

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 1, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 1, 2012 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman
Mark A. Norman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 22, 2012. Mr. Pepe moved and Mr. Josephy seconded a motion to approve the minutes of October 22, 2012. The motion passed unanimously, except for Mr. Valengavich, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-247 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-110A
Grantor: William E. Howard IV et al
Property: 1420 Park Street, Hartford
Project Purpose: Parkville Streetscape Project
Item Purpose: Acquisition of 499± SF easement for highway purposes and 978± SF easement for temporary work area for the purpose of constructing a retaining wall.

Since October 11, 2012 when the Board suspended action on this, DOT has provided additional information supporting the property valuation based on \$14.00/SF.

1420 Park Street, Hartford, the subject property, is zoned Industrial I-2, and contains 38,725 SF (.889 acres), with 287.53 of frontage along the north side of Park Street, and 393.98 linear feet along the active rail line. The site is triangular in shape, and improved with a 10,010 GBA warehouse (masonry) constructed in 1965. The subject's use for a storage warehouse facility conforms to zoning.

Based on additional information received October 19, 2012, Ms. Goodhouse recommended that the Board approve this proposal to compensate the Grantor \$9,700 for the takings as described. DOT Appraiser

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Raymond Boucher relied on three sales of vacant land in the City in the commercial and business zones. The sales ranged from \$13.82/SF to \$18.96/SF and reasonably support the current estimate of \$14.00/SF for the subject site.

REAL ESTATE- NEW BUSINESS

PRB # 12-266 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
Project Number: 162-056-032A
Grantee: John J. Lovetere
Property: Located along east side of Route 8, North Main Street, Winsted
Project Purpose: Lease of vacant land, DOT Agreement No. 5.29-02(12)
Item Purpose: Five year lease, with two-five year renewal options, of approximately 5,278 ± SF of land to be used for the vending of small retail items, including, but not limited to, tools, antiques and novelty items from a truck.

DOT proposes to lease 5,278 SF on North Main Street, Winsted, to John J. Lovetere, who requested use of the land for vending small items, including tools, antiques and novelty items, from a truck. The site is a truck turnaround on the east side of North Main Street, about ¾ miles north of its intersection with Route 44, Winsted.

DOT policy is to lease land whenever such leases are compatible with ongoing transportation activities and are considered to be in the best interest of the State. The rental amount is established by appraisal or properties for which there may be considerable demand may be leased via a public bid.

DOT advertised the availability of the parcel and received two bids at the monthly rate of \$100 and \$131 with Mr. Lovetere submitting the higher bid. Using 8% as a rate of return, the ground lease at \$131/month indicates the state is receiving ground rent based on a land value of \$3.72/SF, or \$19,650 for the 5,278 SF parcel (\$162,174/acre), which is a good rate for this location.

Ms. Goodhouse recommended approval of the lease agreement. DOT has authority to lease any land and buildings owned by the state and obtained for or in connection with highway purposes which real property is not necessary for such purposes. The lease will provide the tenant's use of the property, generating income for the state. The lease can be terminated without cause with 30 days notice.

PRB # 12-272 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 73-167-6A
Grantee: Town of Litchfield
Property: Located along High Bridge Road, Litchfield
Project Purpose: Assignment of Land to the Town of Litchfield
Item Purpose: Assignment of approximately 1,449 ± SF of land to the Town of Litchfield for highway purposes in connection Agreement No. 01.26-05(06) for the Replacement of Bridge No. 05180 on High Bridge Road over the Bantam River Project.

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Mr. Dillon recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds. In 2007 DOT acquired approximately 1,449 SF of easement area in connection to the proposed Replacement of Bridge No. 05180 on High Bridge Road over the Bantam River Project in Litchfield. Under the project Agreement, No 02.16-05(06) for Federal Project BHZ-6073(9), Section 9 requires that "That all properties and rights acquired by the State within the proposed highway lines will be released to the municipality for highway purposes upon completion of the construction." In 2011, the project was completed and DOT began the process of assigning the acquired easement within the project area back to the Town of Litchfield. This is a release along a town street for highway purposes only.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-265	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-T-601	Origin/Client:	DCS/DEEP
Contract:	OC-DPW-ARC-0036 Task Letter #4A		
Consultant:	Northeast Collaborative Architects, LLC		
Property:	Hammonasset Beach State Park, Madison		
Project Purpose:	New Building Meigs Point Nature Center		
Item Purpose:	Task Letter #4A to compensate the consultant for additional design services related to incorporation of a security and lighting protection system and stand-by generator power; and special services for geothermal and photovoltaic implementation studies.		

Mr. Dillon reported that this project involves the design and construction administration of a new building for the Meigs Point Nature Center at Hammonasset Beach State Park. The project scope will include the development of a new nature center inclusive of full ADA accessibility requirements, a bus drop off area, public contact station, public toilets in excess of the minimum code requirements, a large multi-purpose seating room for up to 100 people, exhibit space/touch tanks, outdoor reception area and the integration of green and passive energy technologies at the facility.

As detailed in the scope letter from NCA to DCS dated May 30, 2012 the \$19,600 is intended to compensate the Architect for the following project scope:

- Completion of the design and specifications for the incorporation of a security system and stand-by generator power via an automatic transfer switch. This work will also include the design and layout of a lighting protection system.
- Completion of a photovoltaic electrical power study inclusive of reviewing possible alternative sources of power.
- Completion of a study and analysis to incorporate geothermal heating and cooling into the project.

DCS has confirmed that funding is available for this project and has provided correspondence from the client agency requesting this work. Mr. Dillon recommended that SPRB approve Task Letter #4A.

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OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-247 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-247. The motion passed unanimously.

PRB FILE #12-265 - Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #12-265. The motion passed unanimously.

PRB FILE #12-266 - Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #12-266. The motion passed unanimously.

PRB FILE #12-272 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #12-272. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary