

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 10, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 6, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bennett Millstein, Vice Chairman

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 3rd and 5th 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 3rd and November 5th 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-266 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 053-187-004
Grantor: Estate of Ellen A. Heinz
Property: 211 Griswold Street, Glastonbury, CT
Project Purpose: Griswold Street at House and Harris Streets Intersection Improvements Project
Item Purpose: Acquisition for highway purposes of a defined easement comprising 284 ±SF of land, a 97 ±SF traffic signal easement, additional compensation for the contributory value of site improvements and severance for the permanent loss of use of encumbered land.

Staff reported that the subject property is 0.28 acres (12,000 SF) located at the northwest corner of Griswold Street and House Street as presently aligned. The zone is A Residential; the lot is a 60' by 200' rectangular shaped vacant residential lot, improved with a 1,134 SF Cape Cod style single family residence (circa 1943).

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DOT Appraiser Anthony J. DeLuco valued the property *before* the takings based on three Glastonbury sales of older capes within 0.5 miles of the subject that occurred between 2/22/13 and 2/25/14. Before adjustment, the sales ranged from \$166,000 to \$197,000. After adjusting for financing, age, condition, living area and design features, the sales indicated a range between \$162,700 and \$167,700. Mr. DeLuco concluded **\$165,000**.

Staff reported that DOT will take a defined easement for highway purposes of 284 SF which will allow the roadway to shift closer to the house by as much as 12 feet. The changing radius will allow for easier right hand turns from Griswold Street as well as improving the sight line. Additionally, the project will install, on the subject property, a mast arm for the signal (18 feet high), and a signal for pedestrian crossing (97 SF easement, 10 feet high signal). The easements will have a negative impact on the subject's curb appeal and screening. Trees and shrubs which currently screen the premises will be removed. The useable areas of the front and side yards will be smaller because of the construction of the sidewalks. In the appraiser's opinion, the property value after the takings will be **\$145,000 for \$20,000** in total damages as follows:

<i>Item</i>	<i>Calculation</i>	<i>Cost</i>
Defined Easement for Highway Purposes	284 SF @ \$7.00/SF x 95% =	\$ 1,889
Traffic signal easement (mast arm & pedestrian signal)	97 SF @ \$7.00/SF x 90%	\$ 611
Contributory value of site improvements	Mature trees, bushes	\$ 2,500
Severance	Damage to remainder as a result of the taking	\$15,000
Total		\$20,000

SPRB staff recommended approval based on this information.

PRB # 14-274 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Albert Honegan
Property: Connecticut Valley Hospital Campus, Eddy Home, Middletown
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MHCVEH304AB
Item Purpose: Lease-out of 2-room dormitory style dwelling comprising approximately 336- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

Staff reported that items PRB #14-274 is standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing. The Program required that DAS commission market value appraisals of the housing at least once every 6 years. The market value would be discounted 30% for employees living on institutional grounds, and rent would be paid through payroll deduction. The rent reduction is intended to compensate employees for interruptions such as job-related calls, visits or emergencies that occur during off-duty hours and for the lack of a traditional neighborhood setting. The client agency must provide written justification indicating the occupant's eligibility for state housing. Housing may be authorized if it would (1) facilitate the employee's ability to direct, manage or maintain the health, safety and welfare of clients, patients, inmates, students or other employees where such

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responsibilities are part of the employee's duties; (2) expand the employee's ability to protect, safeguard or conserve facilities and/or equipment where such responsibilities are part of the employee's duties; (3) aid in the recruitment or retention of employees in those specific job classes or positions approved for housing inducements for recruitment or retention of employees.

The rental unit is an unfurnished dormitory style dwelling located within the EDDY House on the campus of Connecticut Valley Hospital. When appraised in 2008, the market rent for each unit established. Consistent with the adopted policy, the rent is reduced 30%. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is an employee at the facility and DMHAS has certified that state housing would facilitate each employee's ability to perform job duties. Staff recommended approval of the lease.

PRB # 14-275 **Transaction/Contract Type:** RE /Conveyance
Origin/Client: DAS/JUD
Grantor: State Street Bank and Trust Company
Property: One Court Street, Middletown
Project Purpose: Conveyance of Judicial Branch Courthouse and Parking Garage
Item Purpose: Conveyance of Judicial Branch Courthouse and Parking Garage pursuant to CGS 51-27d and the subsequent agreement previously approved by the Board under PRB File #91-513.

In September 1990, DPW issued an RFP for Project No. BI-JD-183, for the development in Middletown of a 131,000 SF court complex on 1.5 acres, with parking garage. Northland Development Corporation was selected over Konover Associates as the successful proposer/developer. The Northland entity created for the project was One Court Street, Inc. Legislation was passed in June 1991 authorizing the lease-purchase agreement in Middletown. The project was financed through a sale of COPS bonds (Certificates of Participation, tax-exempt bonds), to be repaid through lease payments made to the Trustee, State Street Bank and Trust Company ("State Street Bank").

The lease with option to purchase was approved by SPRB on December 12, 1991. Judicial occupied the courthouse in the spring of 1994.

Pursuant to CGS 51-27d, DAS has requested SPRB approval for the property transfer of the Middletown Courthouse facility from U. S. Bank National Association ("U.S. Bank") to the State. The Quitclaim Deed provided is from State Street Bank as Grantor, and the consideration is \$1.00. SPRB Staff recommended approval of the transfer as all of the conveyance documents are generally consistent with project legislation and the Board's previous approval in 1991.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-266 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File

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#14-266. The motion passed unanimously.

PRB FILE #14-274– Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-274. The motion passed unanimously.

PRB FILE #14-275 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-275. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary