



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS



Bruce L. Morris
Commissioner

TO: Richard F. Piotrowski, Deputy Commissioner
Department of Public Works

FROM: John J. Fortunato, Property Agent
Leasing and Property Transfer
Department of Public Works *J. Fortunato*

DATE: April 13, 1992

RE: Draft form - Gangway rights - Trinity and Clinton Streets,
Hartford

Attached is the draft of negotiations thus far on the above-referenced matter for your information and consideration.

JJF:lr (167)

attachment

cc: Lease file

SUBJECT: Status of negotiations to acquire gangway rights between Trinity and Clinton Streets

The two property owners who, along with the State of Connecticut, enjoy the use of the gangway, Raynald Cantin and the Williams Group, have agreed to relinquish their use rights to the state provided the state agrees to grant the following:

in their favor

1. that four feet be added to the width of the gangway to the rear of their property.
2. that an easement which would extend from the northwest corner of the Cantin building 32 feet along Elm Street, running the length of the Cantin building, along with a new curb cut onto Elm Street.

On March 16, Gary Gallucci, Director of Facilities, and I met separately with, first Attorney Raynald Cantin and secondly with Mr. William Ervin, who represented the Williams Group. The purpose of the meeting was to provide answers to questions unanswered from previous meetings. These questions dealt primarily with parking problems, means of entering and exiting their properties severance damage to their property value etc., should they no longer enjoy use of the gangway. As a result of discussions with James Koester, project coordinator, a parking lot scheme along with means of entry was devised. The amount of space to be used in the parking scheme was reviewed and agreed to by Gary Gallucci who considered space availability. We offered the above-stated solution to both owners for consideration. Given to the other proposals suggested in providing an alternate entrance way from Elm Street, Gary Gallucci advised that there would be minimal negative impact on the use of the remaining property. Please see attached plot plan.

DESCRIPTION OF GANGWAY AREA

The 12 foot mutual gangway contains 4005 plus or minus square feet of property at 30 Trinity Street, 93-95 Elm Street and 97 Elm Street. The owners of these properties as well as property at 20-22 Trinity Street have a right to use in common this 12 foot gangway that extends from Clinton Street through to Trinity Street a distance of approximately 333 feet.

The appraisal of the gangway area was completed in October 1991 and the value was placed at \$65,000. In arriving at this value, the appraiser made the assumption that the state would provide another means of access to the rear parking area from Elm Street thus avoiding any severance damage to the value of the building.

Gary Gallucci 4-20-92

Gary Gallucci Date:

Administrator, Facilities Management

John Fortunato
John Fortunato

Property Agent

4-20/92
Date:

(167) lr

Approved
Richard P. ...
4-22-92