

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 3, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 3, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

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

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 DECEMBER 28, 2010.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of December 28, 2010. The motion passed unanimously.

#### **COMMUNICATIONS**

**State Building Inventory.** Mr. Dillon reported that the Office of Policy and Management provided SPRB an inventory of state buildings that provides the controlling agency, location, condition, and space available for each state building. Mr. Dillon provided the Board with a spreadsheet of the properties that have in excess of 1,000 sq. ft. available.

#### **REAL ESTATE - UNFINISHED BUSINESS**

#### **REAL ESTATE - NEW BUSINESS**

#### **EXECUTIVE SESSION**

***PRB #*** 10 - 335 ***Transaction/Contract Type:*** RE / License Agreement  
***Origin/Client:*** DPW / DPW

**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject License Agreement at 9:55 a.m. and concluded at 10:05 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session. The motion passed unanimously.

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

**OPEN SESSION**

***PRB #***                        **10 - 336**            ***Transaction/Contract Type:*** RE / Voucher  
***Origin/Client:***            DOT / DOT  
***Project Number:***        171-305-108  
***Grantor:***                    17-35 Bartholomew Avenue, LLC  
***Representative:***        Carlos Mouta, Member

***Property:***                    17 Bartholomew Avenue, HARTFORD CT

***Project Purpose:***        New Britain/Hartford Busway

***Item Purpose:***            Acquisition of an easement for transportation purposes consisting of 1,395 sq. ft.; with contributory value for site improvements.

Mr. Dillon reported that the proposal is for the New Britain-Hartford Busway, a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. The subject site is located at 17 Bartholomew Avenue in Hartford. The subject property encompasses approximately 1.15-acres and is currently improved with asphalt pavement and is utilized as a parking lot.

Mr. Dillon said that DOT will acquire an easement for transportation purposes totaling 1,395 SF (0.033-acres). The subject area for this transaction is located along the site's western boundary adjacent to land of Amtrak. The appraiser has determined that the takings have a minimal impact on the site as it will only require a minor reconfiguration of parking spaces and improvements to an existing retaining wall.

DOT Appraiser Mark Mickiewicz did a before and after valuation and identified comparable sales between \$1.04/SF and \$6.92/SF. DOT then identified an overall value of \$3.50/SF and determined the value of the easement based on the direct damage approach to be \$6,700.

Mr. Dillon recommended approval because the acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes; and the acquisition value is supported by the appraisal prepared by DOT.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-335** – Mr. Norman moved and Mr. Pepe seconded a motion to return PRB File #10-335 to the Department of Public Works because the Litchfield County Jail is a surplus property under Section 4b-21-(c), and as such the proposed license agreement requires the prior approval of the Office of Policy and Management; and since the State currently leases 5,825 sq. ft. on West Street, Litchfield at an annual base rental cost for these leases is \$114,987.96, the Board recommends that the client agencies and DPW evaluate the Litchfield County Jail for occupancy. The motion passed unanimously.

**PRB FILE #10-336** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #10-336. The motion passed unanimously.

The meeting adjourned.

BAD:MG