

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 2, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 2, 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

Members Absent: John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary 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

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 085 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-014
Grantor: Kyle A. Liptak, et al
Property: 79 Hill Parkway, Middlebury

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Study, Middlebury
Item Purpose: Acquisition of 0.75+/- acres of land, in fee, together with improvements situated thereon, a "total take".

In January 2009, DOT received approval from the Federal Aviation Administration to conduct a federal program for the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

PRB #11-085, 79 Hill Parkway, Middlebury, is the 15th acquisition, and is located in the project's Phase 2 acquisition area, which has 10 properties located on Hill Parkway and Triangle Boulevard.

Ms. Goodhouse said that DOT will acquire the subject property in total, consisting of .75 acres (32,500 SF) improved with a 1,098 raised ranch style dwelling, with 6 rooms above grade (3 bedrooms, 1 bath), one-car garage, under, all in "good" condition. There is a public sanitary sewer system and private water well. The zone is R-40, and the current use is in a non-conforming, legal use.

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DOT Appraiser Anthony John DeLucco employed the Sales Comparison Approach and relied on three sales in Southbury, occurring June-September 2010. Prior to adjustment, the sale prices ranged from \$290,000 to \$311,000. After adjusting for sales concessions, site, age, gross living areas and design features, the sales indicated a value range from \$280,050 to \$291,100. Consequently, Appraiser DeLucco assigned a value of \$285,000.

Board staff recommended Board approval because (1) DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports; (2) DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act; and (3) the appraisal report prepared by Anthony John DeLucco as of December 18, 2010 supports the purchase price.

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

EXECUTIVE SESSION

PRB # 11 - 067 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject contract at 9:45 a.m. and concluded at 9:50 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 10-332 **Transaction/Contract Type:** AE / Commission Letter
Project Number: CF-RC-353 **Origin/Client:** DPW /CTC
Contract: CF-RC-353-ENG, Commission Letter #2
Consultant: LMG Consulting Engineers, Inc.
Property: Central Connecticut State Univ., New Britain, CT

Project Purpose: HVAC Conversion of Five Residence Halls at the CCSU campus
Item Purpose: Compensates Engineer to provide engineering services for revising the design of the HVAC systems for North Hall and Beecher Hall from a chilled beam system to a fan coil unit system (Phases 2 and 3).

Mr. Dillon said that he had met with DPW three times concerning this commission letter, for which Board action had been suspended on December 20, 2010, in order to determine if the request by the Consulting Engineer for an additional \$57,000 in fees was justified. In a memorandum from Allen Herring, P. E., DPW Chief Engineer, Mr. Herring stated that the design changes were being made solely at the request and direction of the client and owner, CCSU.

The project will provide for the conversion of HVAC systems in five residence halls on the CCSU campus. During the design development phase, a chilled-beam system was recommended, and three of the dormitories' systems were so designed. For the final two dormitories, which are North Hall and Beecher Hall, CCSU

