

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 1, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 1, 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  
John P. Valengavich

**Staff Present:** 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

**ACCEPTANCE OF MINUTES OF July 25, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 25, 2011. The motion passed unanimously.

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

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

**PRB #** 11-154 *Transaction/Contract Type:* RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-137-39A  
**Grantee:** Dino Hoxha  
**Property:** Intersection of Forest Street and Kenney Street, Bristol, CT

**Project Purpose:** DOT, Sale of Excess Property, Bristol  
**Item Purpose:** Release of 3,469+/- SF of vacant land to Grantee as a result of a sole-abutter bid inclusive of an easement for existing utilities in favor of the State of Connecticut.

Ms. Goodhouse reported that the Grantee, being the sole abutter and owner of an adjacent residential property, petitioned DOT requesting to purchase the subject land. The 0.08-acre release parcel was a portion of a larger lot with residence that was acquired by DOT in 2002 for the Relocation of Route 72.

To determine the release value, the subject property was assembled with the adjacent .31 acre property at 77 Kenney Street, which is improved with a single family residence. Before assemblage, as of August 2010 DOT appraiser Edward Sass gave the property a value of \$181,000. After assemblage, the .39 acre property was valued at \$182,500, an increase of \$1,500. The Grantee will pay \$1,500 plus an administrative fee of \$1,000.

Ms. Goodhouse recommended that the sale appears prudent because DOT conformed to statutory requirements for releasing the non-conforming property; there is no other purchaser for this excess land, no longer required for transportation purposes; the purchase price of \$2,500 is well supported by the DOT appraisal report.

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**PRB #** 11 - 155      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 076-212-007  
**Grantor:** Dennis Garcia  
**Property:** 480 North Main Street, Manchester, CT

**Project Purpose:** Reconstruction of North Main Street  
**Item Purpose:** Acquisition of an 846 SF slope easement, a 697 SF defined site line easement and additional compensation for site improvements.

The project is generally located along North Main Street between the intersections with Union Street and McCabe Street, Manchester to improve safety and traffic operations. There were 27 reported accidents on North Main Street within the project limits from 12/2003 to 11/2006 the analysis of which indicated a pattern that could be improved by a reconstruction of North Main Street in the project area to increase sight line distance at the intersecting streets. A signal will be added at the North Main Street/Union Street intersection, which will be redesigned from its present "Y" shape to a conventional "T" shape. The project will provide a full-depth reconstruction of the existing pavement which is in poor condition. Roadway drainage will also be improved.

The total budget for the project is \$3,835,600 which includes \$175,000 for Right of Way activities related to easements and acquisitions. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match. The project design is scheduled for completion by December 2011 with a bid advertisement date of January 2012.

Ms. Goodhouse said that the subject property at 480 North Main Street, Manchester is 0.14 acres improved with a single family residence. Consistent with DOT's agreement with FHWA an estimate of compensation worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. She recommended approval of the item, which requests approval of \$8,100 for the slope easement, defined sightline easement, and payment of compensation for loss of site improvements.

**PRB #** 11 - 156      **Transaction/Contract Type:** RE / Admin. Settlement  
**Origin/Client:** DOT / DOT  
**Project Number:** 171-305-102A  
**Grantor:** Jose DaCosta et al.  
**Property:** 86-88 Francis Avenue, Hartford, CT

**Project Purpose:** New Britain/Hartford Busway  
**Item Purpose:** Complete acquisition of the property located at 86-88 Francis Avenue comprising approximately 0.11-acre and improved with a 2,607 +/- SF multi-family dwelling and a 1,105 +/- SF commercial concrete block garage.

Ms. Goodhouse said that this item is a request for approval of payment of \$183,000 to the Grantor for the total taking of property at 86-66 Francis Avenue in Hartford for the New Britain-Hartford Busway Project. Ms. Goodhouse recommended approval because the purchase price is supported by the appraisal report prepared by Mark J. Mickiewicz of DOT.

The property is 4,798 sq. ft. The primary building is a 3-story, 3-family residence of 2,607 sq. ft. accessed from both Francis Avenue and Hamilton Street. The secondary building is a 1,105 sq. ft. commercial concrete block service garage, accessed from Hamilton Street. The property has 50 front feet on Francis Avenue, and 110 front feet on Hamilton Street. The zone is "I-2" Industrial. The residential use is a legal, non-conforming use.

In his appraisal, Mr. Mickiewicz estimated property value based on three recent sales of similar 3-family houses in Hartford, and concluded a range of \$178,000 to \$182,900 for the subject property.

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The DOT originally offered \$178,000 and this was rejected by the Grantor who claimed a rental loss of \$4,800 (\$1,600/month) because when his tenants learned of the DOT total acquisition, two of three residential tenants departed (units rented for \$900 & \$700/month). He made a counter offer of \$183,000.

In its memorandum to the Board, the DOT acknowledged that the owner's objection was fair, and offered to increase the offer by \$5,000 to compensate the Grantor for lost rent. The DOT also noted that Sale 2 indicated a value of \$182,900, making the settlement within the range of data used to determine value. The Grantor accepted the increased offer of \$183,000.

**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 #11-154** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-154. The motion passed unanimously.

**PRB FILE #11-155** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-155. The motion passed unanimously.

**PRB FILE #11-156** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-156. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary