

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 23, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a special meeting on January 23, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF January 16, 2018.** Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of January 16, 2018. The motion passed unanimously, except for Mr. Valengavich who abstained from voting due to his absence from the meeting.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 17-356 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS / DMHAS

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board discussed the proposed amendment commencing at 9:40 a.m. and concluding at 9:50 a.m.

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

### OPEN SESSION

### REAL ESTATE – NEW BUSINESS

**PRB #** 18-005 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** (50) 180-82-6A  
**Grantee:** 4180 Black Rock LLC

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**Property:** Land adjacent to 4180 Black Rock Turnpike, Fairfield  
**Project Purpose:** Sale to Sole Abutter  
**Item Purpose:** Conveyance by Quit-Claim Deed of 2,776±SF of vacant, non-conforming commercial land to the sole abutter, located on the northeasterly side of Black Rock Turnpike (CT Route 58), Fairfield.

At the request of department staff, DOT has agreed to release a 2,776 SF parcel of commercially zoned land in Shelton, located within the present right of way of Black Rock Turnpike/CT Route 58. The parcel is triangular located at the corner of Route 58 and Congress Street.

The release parcel is adjacent to the 40 room Hi Ho Motel/Barcelona Restaurant owned by 4180 Black Rock, LLC, and the parcel will be used for a business sign, raised gardening beds, a slate patio and parking spaces. All rights of ingress and egress will be denied to Route 58 and to Congress Street.

The file indicates that the Buyer has had a lease arrangement with DOT for the parking spaces that are on state land. The buyer currently has a ground lease with the DOT for 8 parking spaces located on the northerly side of Route 58. The release of 2,776 SF to the buyer will resolve some encroachment issues in areas not included in the DOT lease. The encroaching uses include the business sign, some of the gardening beds, the slate patio and a handicap parking space. The release parcel will enable the buyer to redesign the parking plan so that no parking spaces are on state land, ending the need for a lease agreement with DOT.

The DOT appraisal is a land only appraisal, and was completed as of August 2017. It was based on the highest and best use being assemblage of the release parcel with the 82,764 SF motel site. As is, the appraiser determined a site value of \$1,905,000, or \$23.00/SF (\$1,001,880/acre). After assemblage the site will be 85,540 SF, which was again valued at \$23.00/SF for a total of \$1,970,000. Therefore, the appraiser concluded that the release parcel has a value of \$65,000. DOT offered to release the parcel for \$71,500 (\$25.75/SF), plus a \$1,000 administrative fee for a total asking price of \$72,500. The parties agreed to a sale price of \$72,500.

Staff recommended Board approval of the item. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The DOT has retained a perpetual easement for existing utilities, and the plan indicates that the release line is 50 feet from the base line of Black Rock Turnpike/Route 58. The release value of \$72,500 adequately compensates DOT for the release of the property as indicated by the DOT appraisal report. The sale will end the DOT's liability for DOT land now used in connection with the adjacent commercial motel/restaurant use.

**PRB #** 18-006      **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 126-160-007A  
**Grantee:** Town of Shelton  
**Property:** Land and Easements located along East Village Road, Shelton  
**Project Purpose:** Assignment of real estate to the Town of Shelton for highway purposes  
**Item Purpose:** Assignment of various land totaling 3,928±SF; and easement areas totaling 19,556 ±SF to the Town of Shelton, for highway purposes only, originally acquired for the Reconstruction and Realignment of East Village Road.

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Staff recommended Board approval for the release of the above reference real estate to the Town of Shelton for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing land and easements which were originally acquired for Reconstruction of East Village Road Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Shelton for highway purposes, per Section No. 12 of Agreement No. 12.16-09 (05). There is no monetary consideration. The project release area includes portions of twelve original property taking. The release areas comprise 3,928± SF of land and 19,556± SF of associated easements.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-356** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-356. The motion passed unanimously.

**PRB FILE #18-005** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-005. The motion passed unanimously.

**PRB FILE #18-006** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-006. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary