

STATE PROPERTIES REVIEW BOARD

Draft Minutes of Meeting Held On May 21, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 21, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Staff Present: Dimple Desai
Rosamond S. White

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 May 14, 2018

Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of May 14, 2018. The motion passed unanimously.

COMMUNICATIONS – Site Visit on the DOT and the Town of Norwalk –Walk Railroad Bridge Replacement is confirmed for Tuesday May 22nd at 10:00 am, Maritime Aquarium (meeting is in the Nautilus Room). Direction to 10 N Water Street, Norwalk will be emailed to the board members. Questions for Asst. Dir. Mason can be forwarded prior the meeting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-070	Transaction/Contract Type: RE/Voucher
Origin/Client:	DOT/DOT	
Project Number:	300-138-002	
Grantor:	EJF, LLC	
Property:	104 Food Terminal Plaza, New Haven	
Project Purpose:	New Haven Rail Yard Facilities Improvements West End Yard	
Item Purpose:	Acquisition of an easement for providing access to the State Rail Yard	

DOT PROJECT: As part of the project known as New Haven Rail Yard Facilities Improvements West End Yard, a proposed easement for providing access to the State Rail Yard within an easement area of 4,315± SF of land is sought. The easement taken will not impede the normal flow of the driveway or access to parking and refuse areas. The

easement will allow for maintenance of said access way. There are no impacts to parking or improvements.

Subject Property Description, Before the Taking: The subject property is composed of a 1.17± acres.

Location: 104 Food Terminal Plaza
Site Area: 1.17± acres
Use: Industrial Wholesale

The DOT Taking: DOT will take the easement as detailed in the table below.

EOC Valuation: Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at 104 Food Terminal Plaza in New Haven at \$8.50/SF. The following table indicates the results of the DOT Estimate of Compensation, prepared as of 4/10/2018:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Easement Parcel	4,315± SF @ \$8.50/SF x 15%	\$5,501.63
Total:	<i>rounded</i>	\$5,600.00

EXECUTIVE SESSION - Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

PRB # 18-072 **Transaction/Contract Type:** RE/Lease Renewal
Origin/Client: DAS/JUD

Statutory Disclosure Exemptions: 1-200(6)(D) and 1-210(b)(24)

The Board began its discussion of the proposed lease at 9:38 a.m. and concluded at 9:53 a.m. Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS: Meeting date has been changed from June 4 to June 5th.

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The Board took the following vote in Open Session:

PRB FILE #18-070 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-070. The motion passed unanimously.

PRB FILE #18-072 - Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #18-072. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary