

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 24, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 24, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Jack Halpert

Members Absent: Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary

Staff Present: Dimple Desai
Thomas Jerram

Guests Present: Shane P. Mallory, Administrator, DAS Leasing & Property Transfer
Thomas Pysh, Property Agent 2, DAS Leasing & Property Transfer

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

Chairman Greenberg stated that due to a lack of a quorum only discussions will take place on the items on the Agenda and no votes will be taken on any item on the agenda.

ACCEPTANCE OF MINUTES:

COMMUNICATIONS

Shane Mallory of DAS Leasing introduced Thomas Pysh to the Board and Staff as one of two newly-hired Property Agents at DAS.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB File #:	#18-164
Transaction/Contract Type	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #	015-248-001A
Grantor:	General Electric Company
Property:	Bridgeport, Boston Ave (1285)
Project Purpose:	Access & Construction Easement for replacement of Bridge #00325
Item Purpose:	Voucher for Access & Construction Easement

PROJECT DESCRIPTION: The existing Bridge No. 00325 consists of a 75-foot long single-span cast-in-place filled spandrel concrete arch built in 1910 and is located on Boston Avenue (Route 1) just west of the intersection with Seaview Avenue and Bond Street. The bridge was widened in 1934 to a width of 54

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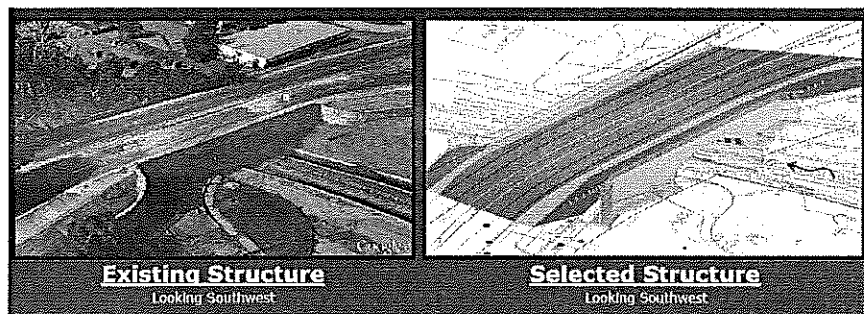
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feet to accommodate 6-foot wide cantilevered sidewalks. Stillman Pond flows under the bridge in a rectangular channel.

Bridge No. 00325 has been found to be in a heavily deteriorated condition. Due to the extensive repairs required to maintain this structure, the bridge has been programmed for rehabilitation. Pedestrian traffic has been removed and relocated from the north sidewalk until the bridge can be rehabilitated due to the deteriorated condition of the sidewalk support system.

The proposed project consists of installing a corrugated steel plate arch relining system below the existing arch to convey the flow from Stillman Pond and also to allow for potential future under-passage. The existing concrete arch will be left in place. The steel plate arch relining system will rest on cast-in-place concrete pedestals. The steel plate arch relining system will be installed to match the skew of the existing structure and will extend beyond the limits of the existing structure at the north and south sides. The widened structure will allow proper roadway alignment, lane and shoulder widths, and improved sightlines. Cast-in-place concrete headwalls and wingwalls will tie into the existing embankment retaining walls allowing for the removal of existing deteriorated sections. Sidewalks with parapets will be constructed on each side of the bridge to match the existing sidewalks on the approaches. The existing wrought iron fence on the parapets and reconstructed wingwalls will be replaced with fencing to replicate the current appearance while meeting design standards.

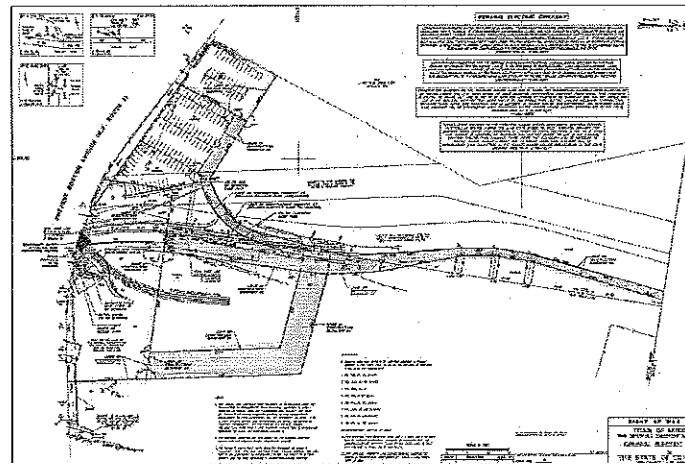


Overhead Map

1285 Boston Avenue, Bridgeport



Right-Of-Way Map



- Construction Easement #1
- Construction Easement #2
- Construction Easement #3 – access only
- Construction Easement #4 – access only

Subject Property Description, Before the Taking: The subject property consists of an unimproved, irregularly-shaped 59.31± acre parcel, with frontage on both Boston Avenue (Route 1) and Asylum Street. The site is traversed by a canal. A former General Electric factory on the site was razed (2010-2012), with remnants of former paved parking areas, concrete walks and railroad tracks remaining.



Photos courtesy of CT Post news.

Location: 1285 Boston Avenue (Route 1), Bridgeport
Site Area: 59.31± acres (2,583,279 sq.ft.)
Use: Vacant

DOT will acquire the following four easements in conjunction with the removal of the southbound sidewalk on Bridge #00325 for a two-month construction period:

- Construction Easement #1: 59,780 sq.ft. for the purpose of access, protecting pre-existing temporary water discharge pipes and monitoring wells, removal of storm manholes, catch basins, curbs, railings, concrete walkways, and bituminous drives, grading for access, demolition and clean-up of southbound sidewalk removal activities. The access ramp will remain for use on future state project 15-148 (bridge reconstruction);

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- Construction Easement #2: 15,594 sq.ft. for the purpose of access and equipment storage;
- Construction Easement #3: 81,450 sq.ft. for the purpose of access only from Asylum Street; and
- Construction Easement #4: 22,690 sq.ft. for the purpose of access to Construction Easement #1.

Valuation: A Value of Finding appraisal was done by DOT Appraiser Thomas L. Fox. His report of 5/21/2018 relied on the Sales Comparison Approach, and analyzed 3 sales of industrial land located in West Haven (1) and Oxford (2). These sales indicated an adjusted site value from \$1.66 to \$1.96/SF. Mr. Fox chose a unit value of \$1.75/SF and recommended damages as follows:

The table shows the appraiser’s summary of damages:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Construction Easement #1	59,780± SF @ \$1.75/SF x 10% x 2 months	\$1,744
Construction Easement #2	15,594± SF @ \$1.75/SF x 10% x 2 months	\$455
Construction Easement #3	81,450± SF @ \$1.75/SF x 10% x 2 months	\$2,376
Construction Easement #4	22,690± SF @ \$1.75/SF x 10% x 2 months	\$662
Total:		\$5,237
	<i>rounded</i>	\$5,250

RECOMMENDATION: Board approval is recommended for the following reasons:

1. 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.
2. The acquisition value is supported by the DOT Value of Finding appraisal.

PRB File #: #18-166
Transaction/Contract Type DAS/DCF
Location: Hartford, Bartholomew Ave (110)
Lessor: Schaefer Belmont Group LLC
Project Purpose: Consent to Assignment (Exhibit G) & SNDA (Exhibit K)
Item Purpose: Consent for Assignment as required under Section 17.09 and Exhibit G of the base lease as amended and most recently approved by the Board in December 2017 under PRB #17-330

In a September 20, 2018 e-mail from Shane Mallory, Administrator DAS Leasing is requesting the Board administratively return this file to DAS.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS


ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS

VOTES ON PRB FILES: No votes were taken due to lack of quorum.

Next Meeting – Special Meeting, Wednesday, September 26, 2018 – 170 Ridge Road, Wethersfield.

The meeting adjourned.

APPROVED:  Date: 9/27/18
 John Valengavich, Secretary