

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 5, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 5, 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: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

REAL ESTATE- OLD BUSINESS

PRB # 11 - 118 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 171-305-060
Grantor: Robert J. Biella
Property: 0 & 63 Spring Street, Newington, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: 0 Spring Street – Acquisition of 1,744 SF transportation easement, 535 SF slope easement and compensation for associated site improvements.
63 Spring Street – Acquisition of a 21 SF transportation easement, 1,944 SF slope easement and a 1,946 drainage right of way and compensation for associated site improvements.

Ms. Goodhouse reported that the Board had suspended this item on June 13, 2011, requesting information from DOT on design revisions that were made after the appraisal was completed. DOT subsequently withdrew the proposal and resubmitted it as an Administrative Settlement in order to document that changes had been made in the design for easements at 63 Spring Street after the project appraisal was completed. The changes reduced the area of the proposed slope easement and increased the area affected by a drainage right of way. Based on the unit values determined by the report prepared by DOT appraiser Michael Aletta (November 2011), the revised design indicated damages due of \$26,900. The negotiation resulted in an Administrative Settlement to acquire the rights for \$28,500, which is \$1,600 (+5.94%) over the appraised value.

Ms. Goodhouse recommended approval of the item because it is entirely reasonable that a condemnation appeal with respect to PRB #11-134 would result in a court award of \$28,500. Additionally, the acquisitions comply with Section 13a-73(c) of the Statutes, governing the acquisition of property by the commission or transportation for highway purposes.

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REAL ESTATE- NEW BUSINESS

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 - 132 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:50 a.m. and concluded at 10:05 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

PRB # 11 - 135 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 135-295-002
Grantor: Ted R. Jadermark, et al.
Property: 1100 Stillwater Road, Stamford, CT

Project Purpose: Spot Improvements along Stillwater Road in Stamford CT

Item Purpose: Acquisition of an easement area comprising approximately 1,300 SF to slope for highway purposes, a 512 SF right to grade, a 196 SF right to construct a driveway, 90 LF right to relocate a stone wall fence, a 15 LF right to construct curbing, the right to remove trees and additional compensation for site improvements.

Mr. Dillon said that the project will improve Stillwater Road from a point south of Skyview Drive to Westwood Road in the City of Stamford. The general purpose of the project is to improve safety and serviceability of Stillwater Road. The project will involve the horizontal and vertical realignment of Stillwater Road and various points in addition to full depth roadway reconstruction within the project limits. The project will also include various improvements such as tree clearing, drainage improvements, utility relocation and roadway reconstruction within the project limits.

This item is for the acquisition of an easement area comprising approximately 1,300 SF to slope for highway purposes, a 512 SF right to grade, a 196 SF right to construct a driveway, 90 LF right to relocate a stone wall fence, a 15 LF right to construct curbing, the right to remove trees and additional compensation for site improvements. DOT has estimated the acquisition costs for this project as follows:

ACQUISITION ITEM	IMPROVEMENTS	UNIT COST	TOTAL
Easement Areas		18.00/sf	\$5,850
Contributory Value of Landscaping		Lump Sum	\$1,200
TOTAL COST		APPROX.	\$7,100 (EOC)
ADMIN. SETTLEMENT	Cost for fencing	\$5,600	\$12,700 (FINAL)

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Mr. Dillon recommended approval. 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, and the acquisition value is well supported by the EOC report prepared by DOT and the ROW cost estimate and summary report submitted by DOT to FHWA.

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 #11-118 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-118. The motion passed unanimously.

PRB FILE #11-132 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-132, pending receipt of additional information. The motion passed unanimously.

PRB FILE #11-135 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-135. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary