

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 31, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 31, 2016 in the State Office Building.

Members Present: Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Mary Goodhouse, Real Estate Examiner

Vice Chairman Josephy called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF October 24, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of October 24, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 16-185 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DORS

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

The Board commenced its discussion of the proposed lease at 9:35 a.m. and concluded at 9:51 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 31, 2016

Page 2

PRB # 16-245 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 301-176-019
Grantor: 79-81 Washington Street, LLC et al
Property: 79 Washington Street, Norwalk
Project Purpose: Walk Railroad Bridge Replacement Project
Item Purpose: Acquisition of a 433±SF construction easement for highway purposes only as part of the Walk Railroad Bridge Replacement Project.

DOT is in the design phase for the Replacement of the Walk Bridge with project completion in 2020. The Walk Bridge Project is expected to cost approximately \$600 million, with the federal government sharing in the project cost. DOT has established a website with project information: www.walkbridgect.com. The next public hearing on the project is November 17, 2016.

PRB #16-245 is a partial taking of 222 SF and 211 SF, for a total of 433 SF for temporary construction easements for the purpose of reconstruction of an existing retaining wall located in the rear of 79-81 Washington Street, Norwalk, adjacent to the railroad right of way. The affected property is a 3,741 SF (0.09 acre) parcel of land having 45.76 feet of frontage on the north side of Washington Street. Except for the temporary construction areas which are graveled areas at the rear of the building, the entire site is covered with a 4-story brick building that houses 2 retailers and 10 apartments. The zone is WSDD (Washington Street Design District), which seeks to preserve the historic characteristics of the neighborhood. A variety of uses are permitted.

The DOT work areas are in the rear, are triangular in shape, and located between the tracts and the building on the site. The appraisal report was prepared by Kloss Appraisal Services (Walter Kloss) as of 1/7/2016. He found that the property's current use was the highest and best use. He valued the site only, and his analysis concluded \$60.00/SF based on 3 sales of commercially zoned sites in Norwalk, located within an approximate 2 mile radius of the subject.

Since the takings are temporary in nature, the damages are based on a 10% ground rental rate for the required area needed for a 5 year project period: $\$60.00/\text{SF} \times 433 \text{ SF} \times 10\% \times 5 \text{ years} = \$12,990$, say \$13,000.

Staff recommended Board approval of the item. 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. The damages award of \$13,000 is well supported by the Kloss appraisal report.

PRB # 16-249 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT/DOT
Project Number: 133-92-1A
Grantee: Town of Sprague
Property: Various easements along Potash Hill Road, Sprague
Project Purpose: Assignment of easements to the Town of Sprague
Item Purpose: Assignment of easements totaling 2,854± SF to the Town of Sprague for highway purposes, originally acquired for the Reconstruction of Bridge No. 04773 on Potash Hill Road over Little River.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 31, 2016

Page 3

Staff recommended Board approval for the release of this real estate to the Town of Sprague 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 the land and easements which were originally acquired for the Reconstruction of Bridge No. 04773 on Potash Hill Road over Little River. The project is complete and it is necessary for the DOT to convey the property to the Town of Sprague for highway purposes, per Item No. 9 of Agreement No. 03.22-02 (01). There is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-185 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-185. The motion passed unanimously.

PRB FILE #16-245 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-145. The motion passed unanimously.

PRB FILE #16-249 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-249. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary