

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 31, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 31, 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

Member Not Present: N/A

Staff Present: Dimple Desai
Thomas Jerram

Vice Chairman Josephy 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 24, 2018.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of May 24, 2018. The motion passed unanimously.

COMMUNICATIONS - Director Desai summarized a communication from Kevin Kopetz, Director, Office of Legal Affairs, Policy and Procurement regarding SPRB's rejection of a Design-Build Agreement with KBE Building Corporation. Director Desai to provide additional information at the next meeting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-076	Transaction/Contract Type: RE/Voucher
Origin/Client:	DOT/DOT	
Project Number:	126-171-001	
Grantor:	One Hundred Huntington Street Associates, LLP	
Property:	90 & 100 Huntington Street, Shelton, CT	
Project Purpose:	Replacement of Lane Street Bridge #5949	
Item Purpose:	Acquisition of 250 square feet and related construction easements and temporary loss of two parking spaces at 100 Huntington Street.	

The Department is proposing to acquire a 250 square foot "L-shaped" parcel of land from a larger 80,812 sq.ft. parcel at 100 Huntington Street, Shelton. Other acquisitions include: #1. Easement to excavate brook channel (784 sf total), place riprap, remove, use or retain excavated material acquired in two areas (784± sf); #2. Construction easement for the purpose of materials

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and equipment (3,669 sf). Installation of a temporary pedestrian bridge. Installation of a temporary retaining wall. Installation of a temporary driveway, and installation of a temporary sidewalk/sidewalk ramp during the construction of bridge no. 5949 acquired; #3. Right to install temporary striping acquired; and #4. Right to remove and replace striping acquired.

Damages, or the Value of the Acquisition of 250 square feet of land was estimated at \$7.25/sq.ft., rounded to \$5,000 and the value of the acquired site improvements was estimated at \$30,000. Total Damages = \$35,000.

DOT Staff estimated Temporary Damages due to the severance of the temporary loss of two parking spaces (\$13,200) and the temporary loss of access to the site from Lane Street (\$44,000).

SPRB Staff recommend suspension of PRB #18-076 for the following reasons:

1. SPRB Staff require additional information on the Temporary Severance Damages calculated for the temporary loss of parking. DOT Appraiser did not indicate in his appraisal the impact of the temporary loss of parking on overall value or projected loss in rental income value.
2. SPRB Staff require additional information from DOT Appraiser Fox in his estimate of value of the entire property by the Sales Comparison Approach on the Before Value (\$300/sf) and the After Value (\$295/sf).
3. SPRB Staff require additional information regarding the estimate of Temporary Severance Damages due to the temporary closing of Lane Street reconciled with Section 26 of Fox's Appraisal (pg 56) – Non-Compensable Items which may prohibit compensation due to the redirecting of traffic.

PRB #	18-074	Transaction/Contract Type:	RE / Release
Origin/Client:	DOT/DOT		
Project Numbers:	144-173-11A (release) 180-52-43A (easement) 144-000-84 & 85 (acquisitions)		
Grantee:	WEA CT Houses, LLC (release-13,811 sf) WEA CT Houses, LLC (easement-4,507 sf)		
Grantor:	State of Connecticut (easement acquisition-505sf) (easement acquisition-3,608 sf & 5,549sf)		
Property:	5121 Main Street, Trumbull, CT		
Project Purpose:	Release and easement acquisition		
Item Purpose:	Release a 13,811 sq.ft. parcel of land to the abutter along with granting an easement containing 4,507 sq.ft. in favor of the abutter. In exchange, the abutter will grant two easements to the state: #1. A 505 sf defined easement for highway purposes; and #2. A 9,157 sf defined easement (two areas, 3,608 & 5,549) for highway purposes.		

DOT acquired this property in 1999 for the construction of the Route 15/Route 111 Interchange.

The abutter, owners of the Trumbull Shopping Center had requested to purchase the subject parcel of State land located at 5121 Main Street. Through the concurrence process, the request was denied due to the proposed multi-use trail along the Merritt Parkway (part of the 30 year ramp up plan).

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Negotiations between DOT and the abutter (WEA CT Houses LLC) resulted in the State agreeing to sell the release parcel (144-173-11A) and granting a slope easement within state-owned land along the Merritt Parkway (144-180-52-43A). In conjunction with these transfers, the State will acquire an easement from the abutter for highway purposes and potentially for the trail along Route 111 (Main Street) located outside the right of way. A second easement (144-144-000-85) consists of the State acquiring a second easement for highway purposes.

On June 20, 2016, an appraisal was prepared by DOT Staff Appraiser Thomas Fox, who established a value of \$309,000 for the release parcel (144-173-11A) and a value of \$40,000 for the slope easement transferred to the abutter (144-180-52-43A) for a total Release value of \$349,000.

Additionally, the Department valued an easement acquisition from WEA in the amount of \$306,000 as depicted on map 144-000-84. The Department's appraisals for the Releases vs the Acquisitions net the state \$43,000.

The Abutter met with DOT on January 11, 2017, to negotiate an agreed upon sale price. It was agreed that the State would receive \$200,000 for the Release parcel and easement and the Abutter will transfer the two easements to the State at no cost.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

VOTES ON PRB FILES:

The Board took the following votes in Open Session:


PRB FILE #18-076, Mr. Halpert moved and Mr. Josephy seconded a motion to suspend PRB File #18-076. The motion passed unanimously.

PRB FILE #18-074 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #18-074. The motion passed unanimously.

Next meeting Tuesday, June 5, 2018.

The meeting adjourned.

APPROVED:


John P. Valengavich, Secretary

Date:

6/25/18