

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 19, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 19, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

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 JUNE 12, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of June 12, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-167	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	015-263-005A		
Grantee:	City of Bridgeport		
Property:	Land located along Housatonic Avenue, Bridgeport		
Project Purpose:	Assignment of real estate to the City of Bridgeport for highway purposes		
Item Purpose:	Assignment of 655.76± SF of land to the City for highway purposes only, originally acquired for the Reconstruction of Housatonic Avenue Project, per Agreement No. 7.25-01(97).		

Staff recommended Board approval for the release of the above referenced real estate. 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 Quitclaim to release the real property are consistent with the project acquisition deeds.

Although the DOT submittal indicates a release of 655.76± SF, the Quitclaim deed refers to the release of 961± SF of land originally acquired for the Reconstruction of Housatonic Avenue Project. The project is complete and it is necessary for the DOT to convey the property to the City of Bridgeport for highway purposes, per Item No.10 of Agreement No. 7.25-01(97). There is no monetary consideration.

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PRB #	17-170	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	036-195-003		
Grantor:	Jo-Ann Cecarelli Revocable Trust		
Property:	385 & 390 New Haven Avenue, Derby CT		
Project Purpose:	Operational Improvements on Route 34 at Derby-Milford Road Project		
Item Purpose:	DOT Acquisition of 1,148± SF and 1,507± SF of land; a 276± SF slope easement; and a 2,541± SF construction easement as required for the intersection improvements project.		

This DOT project extends approximately 700 feet along Route 34, New Haven Avenue, between Ashwood Terrance and Trumbull Street. The purpose is to improve the intersection of Route 34 with Derby-Milford Road, which is a two-lane roadway, located across from Sentinel Hill Road, forming a “four legged” signalized intersection, where a total of 44 accidents occurred between 2009 and 2011. To address safety and capacity, Derby-Milford Road which is currently 2-lanes in total, will be significantly widened to accommodate a 3-lane approach to Route 34. There will also be a 2-lane approach from Sentinel Hill Road. The additional lanes will improve congestion. A retaining wall will be needed for roadway support on the southeastern side of the intersection. Turn radius and signalization will be improved; and some vegetation will be removed to improve sight lines. This project is 80/10/10% federal/state/municipal funded, with the total cost estimated at \$4,000,000 for the 2018 construction season.

This Grantor owns 2 properties located on opposite sides of Route 34, New Haven Avenue, at the project intersection. All public utilities are available to the sites. The property at 385 New Haven Avenue has 763 feet of frontage on the southerly side of Route 34, and 117 front feet on the southerly side of Derby-Milford Road. DOT will take 1,148 SF of land and a 276 SF slope easement along the frontage where Derby-Milford Road meets Route 34. DOT will construct a retaining wall and will acquires a 2,541 SF temporary construction easement for constructing the wall and for storing materials and equipment. The temporary easement is needed for about 1 year.

The property at 390 New Haven Avenue has 152 feet of frontage on the northerly side of Route 34; and 101.9 front feet on the easterly side of Sentinel Hill Road. DOT will take 1,507 SF of land along the frontage where Sentinel Hill Road meets Route 34. Within this area are two trees and some vegetation to be removed for the project.

Valuation: Independent fee appraiser Steven MacCormack completed the appraisal reports, in which he relied on the Sales Comparison Approach. For the 4.87 acre commercial site, the buildings were not valued because the highest and best use analysis indicated that value would be maximized by removing the buildings and marketing a vacant commercial site. The data indicated the site value for the commercial parcel to be \$111,000/acre (\$2.55/SF); and the site value for the residential parcel to be \$160,000/acre (\$3.67/SF). The appraiser concluded damages in the amount of \$11,000.

Staff recommended 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 total damages in the amount of \$11,000 is well supported by the appraisal reports prepared by Steven MacCormack.

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PRB #	17-172	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	036-195-002		
Grantor:	J. Cecarelli & Sons, LLC		
Property:	Lot 108A, Derby Milford Road, Derby CT		
Project Purpose:	Operational Improvements on Route 34 at Derby-Milford Road Project		
Item Purpose:	DOT Acquisition of 1,097± SF of land; a 772± SF slope easement; and a 43,453± SF construction easement as required for the intersection improvements project.		

This taking is also for the Route 34, Derby project referenced in the prior agenda item. The subject parcel is 1.35 acres identified as Lot 108A, and is located on the south side of the Derby-Milford Road, Derby. All utilities are available to the site. The zone is B-2 commercial, and the parcel is vacant. It provides access to other land of the Grantor.

The DOT will take 1,097 SF of land along the road frontage along the property's northern boundary, and a 772 SF slope easement in this same general area. All of the remainder of the parcel is affected by a temporary construction easement of that measures 43,453 SF. This area will be used for the construction of a retaining wall, storing materials and equipment, and to construct a temporary access road.

Independent fee appraiser Steven MacCormack completed the appraisal report, in which he relied on the Sales Comparison Approach. The Derby sales indicated that the value for the subject would range from \$112,737 to \$163,527/acre. Before the taking, Mr. MacCormack concluded \$134,000/acre (\$3.08/SF) or \$181,000 for the subject property. After the taking, he concluded \$133,750/acre, or \$177,000 for the subject property, which is \$4,000 in damages due to the land taken and the slope easements. The construction easement was considered to affect the entire parcel for the duration of the project, which is reasonable considering that the land area not included in the construction easement is not useful for any purpose for the 1 year duration of the project. Mr. MacCormack applied a land rental rate of 10% and

Staff recommended 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 total damages in the amount of \$22,000 is well supported by the appraisal reports prepared by Steven MacCormack.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-167 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-167. The motion passed unanimously.

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PRB FILE #17-170 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-170. The motion passed unanimously.

PRB FILE #17-172 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-172. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary