

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 21, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Meeting on October 21, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Edwin S. Greenberg, Chairman

Staff Present:

Thomas Jerram

Guests Present

Vice Chairman Josephy called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the October 16, 2019 Special Meeting. The motion passed unanimously. Mr. Valengavich abstained.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	19-211
<i>Transaction/Contract Type:</i>	RE/ Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	017-188-003
<i>Grantor:</i>	Ann L. Nelson
<i>Property:</i>	Bristol, Louisiana Ave (328)
<i>Project Purpose:</i>	Replacement of Bridge No. 04480 Louisiana Ave over Coppermine Brook
<i>Item Purpose:</i>	Voucher

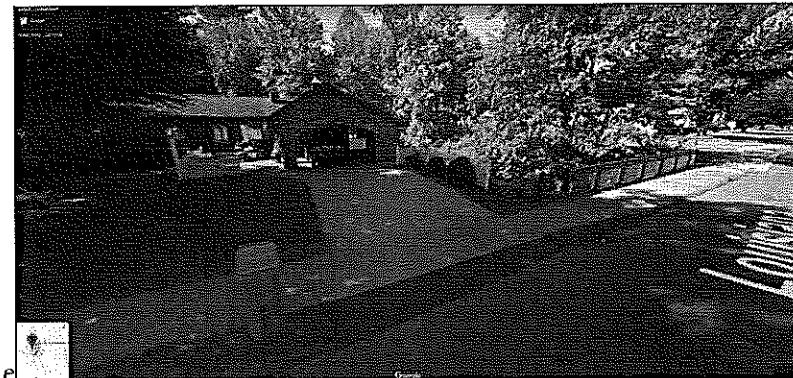
DAMAGES: \$15,000.00

DOT PROJECT:

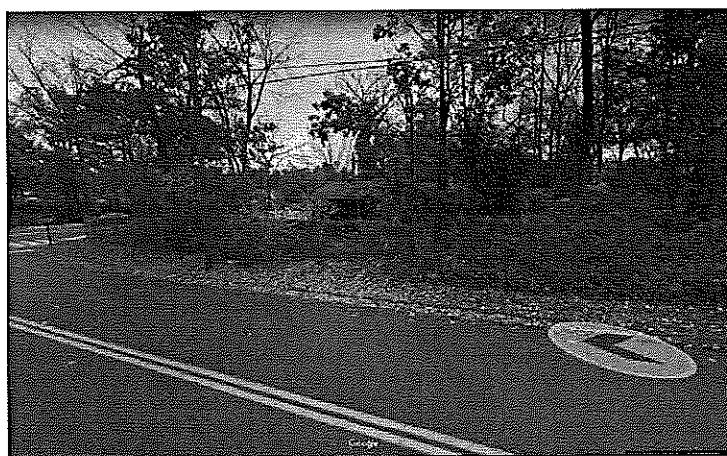
The existing structure consists of two spans of cast-in-place concrete slabs on reinforced concrete abutments, wingwalls, and a central pier. The central pier maintains two 20'-0" clear spans and the curb to curb width of the bridge is 36'-0."

The DOT plan consists of a full replacement of the existing bridge with a 46'-6" clear span structure. The new bridge will feature an adjacent precast, pre-stressed concrete voided slab superstructure on cast-in-place concrete abutments on piles. Other improvements consist of the installation of crash tested bridge rail system and guiderail and full depth reconstruction of approximately 200-feet of Louisiana Avenue as well as the Louisiana Avenue and Lynn Road intersection

Subject Property Description, Before the Taking: The subject property (per DOT Appraiser) consists of a 0.76 acre corner lot at the southeast intersection of Louisiana Avenue and Lynn Avenue. The site is improved with a ranch-style dwelling containing 1,872 square feet of gross living area (7/3/1.5), built in 1966. The site is generally rectangular in shape and level topography generally at road grade. Coppermine Brook bisects the property in a north-to-south direction. The highest and best use is the current use.



View of Louisiana Avenue frontage showing affected areas.



View of Lynn Avenue frontage showing affected areas.

Before Valuation: An appraisal was prepared by DOT appraiser Matthew Malia as of July 12, 2019.

Based on the sales data comparison approach, the appraiser analyzed three sales of ranch style dwellings and concluded that the fair market value of the property was \$226,000.

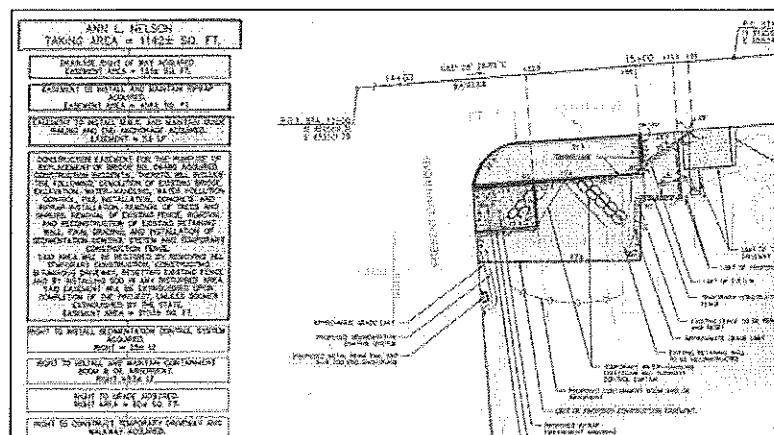
The Bristol Assessor valued the property, as of October 2018, at \$217,400.

Appraiser Malia then valued the subject land, analyzing three lots sales in Bristol, concluding a market value of the subject land before the taking is \$1.66/sq.ft.

Item	Calculation	Value
Fee Simple	33,106 sf x \$1.66/sf	\$54,996
	Rounded	\$55,000

The Taking: DOT will acquire the following:

1. Partial taking of $1,142\pm$ sq.ft. of land;
2. Drainage right of way acquired over an area of $133\pm$ sq.ft. of land;
3. Easement to install and maintain a riprap over an area of $458\pm$ sq.ft. of land;
4. Easement to install and maintain a metal beam rail (MBR) and anchorage of an area of $5\pm$ lin.ft. of land;
5. Construction Easement Area containing $2,103\pm$ sq. ft. of land for the purpose of providing access, demolition of bridge, excavation, water handling, water pollution control, pile installation, concrete and rip rap installation, removal of trees and shrubs, removal of fence, removal and reconstruction of existing retaining wall, final grading, installation of sedimentation control and temporary construction fence; and
6. Several other rights including right to construct temporary driveway and walkway as right to construct driveway acquired.



The following is a summary of the effects of the taking:

1. A loss of 1,142± sq.ft of land area and limited landscaping and fencing;
2. A loss of use of the driveway and carport during the construction period.
3. Permanent easements and right-of-way impacting the land adjacent to the brook.

Calculation of Permanent Damages

Item	Calculation	Value
Fee Simple Take	1,142 sf x \$1.66/sf	\$1,896
Drainage Right of Way	133 sf x \$1.66/sf x 75%	\$166
Easement to Maint/Install Riprap	458sf x \$1.66/sf x 50%	\$380
Easement to Install MBR	5 lf	\$100
Loss of Site Improvements	Lump Sum	\$3,500
	Total	\$6,042
	Rounded	\$6,000

Calculation of Temporary Damages

Temporary Damages due to the Temporary Construction Easement are calculated as follows:

Item	Calculation	Damages
Temporary Construction Easement	2,103 SF @ \$1.66/SF x 10% x 1 year =	\$349

Calculation of Temporary Severance Damages

Appraiser Malia opined that the overall utility of the site is impacted by the loss of use of the driveway and carport during the one-year construction period. Damages are based upon an estimated 30% overall damage to the existing property value as currently improved, calculated as follows:

$$\$226,000 \times 30\% = \$67,800 / 8 \text{ years} \times 1 \text{ year} = \$8,475$$

Total Temporary and Temporary Severance Damages are then $\$349 + \$8,475 = \$8,824$, rounded to \$9,000.

Total damages are then Permanent Damages plus Temporary Damages, $\$6,000 + \$9,000 = \$15,000$.

RECOMMENDATION: Board approval of damages in the amount of \$15,000 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 amount is based on the appraisal report by Matthew Malia who estimated the site value at \$1.66/SF. These estimates support the damage award.
3. The valuation of the site is consistent with the valuation of property for DOT project 017-188-001, reviewed and approved under PRB #19-190.

Minutes of October 21, 2019

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #19-211 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #19-211. The motion passed unanimously.

9. NEXT MEETING – Thursday, October 24, 2019

The meeting adjourned.

APPROVED: John Valengavich Date: 10/24/19
John Valengavich, Secretary

