

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 23, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on December 23, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

### Members Present:

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

### Members Absent:

### Staff Present:

Dimple Desai  
Thomas Jerram

### Guests Present

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

### 1. ACCEPTANCE OF MINUTES

Mr. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the December 19, 2019 Meeting. The motion passed unanimously. Mr. Josephy abstained.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	19-248
<i>Origin/Client:</i>	DAS/DCS/OHA
<i>Transaction/Contract Type</i>	RE / Employee Relocation
<i>Property:</i>	Hartford, Capitol Ave (450) – DCS
<i>Property:</i>	Hartford, Main St (960) - OHA
<i>Item Purpose:</i>	Employee Relocation Pursuant to CGS 4b-29

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for relocating 16 Office of Healthcare Advocate (OHA) employees from 450 Capitol Avenue, Hartford to leased space at 960 Main Street, Hartford, within space occupied by the Department of Insurance.

Upon completion of the relocation of the OHA employees, DAS is requesting SPRB approval pursuant to CGS 4b-29 for relocating 16 DAS/DCS employees within the School Construction

Grant Program located at 450 Columbus Boulevard, Hartford to the just-vacated space at 450 Capitol Avenue, Hartford.

OPM has previously approved (12-6-19) the relocation of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

Staff requested clarification of the following issues to be addressed by DAS Leasing, including:

1. What is the estimated cost of relocating the OHA staff to the Main Street location?  
DAS Response: Please see attached summary for full detail. The move is estimated to be \$22,559 for OHA. OK
2. How much square feet will the 16 employees occupy and is this a dedicated area, or co-mingled with Dept of Insurance (DOI)?  
DAS Response: 3,200sf. It is not in a dedicated suite, but the space is grouped together for both OHA and DOI. There is shared space for conference and break rooms, etc. OK
3. Is a Memorandum of Understanding between DAS, OHA and DOI required for the co-location of a second agency within the leased building?  
DAS Response: Yes, that will take some time to complete hence our reason for submitting the request in this manner right now. OK. There is no statutory requirement to have a MOU in place.
4. How does the co-location impact reimbursement of rent as DOI is an industry-paid agency? Will this relocation result in a reduction of the reimbursement to DAS?  
DAS Response: DAS is not entitled to the reimbursement it is required to go to the General Fund. OK.
5. Section 6 of the original Lease for space at 960 Main St included a provision to terminate the parking arrangements with the Lessor and take full credit of \$110/car space per month from the rental rate, for a total reduction of \$158,400/yr. The First, Second and Third Amendments to Lease make no reference to the Termination and the most recent DAS Memo, dated 9-28-16, provides contradictory information regarding the parking. Did DAS exercise their rights in Section 6 of the Lease after the State’s acquisition of the Morgan Street Garage in August 2013?  
DAS Response: Those spaces are paid for by the lessor and located at the Morgan Street Garage. There is sufficient parking within 120 to accommodate the 16 people in. OK
6. What is the estimated cost of relocating the DAS/DCS staff to the Capitol Avenue location?  
DAS Response: It is estimated to be \$13,729. OK

**RECOMMENDATION:** Staff recommend approval of the relocation of state employees to the two buildings for the following reasons:

- The relocation complies with CGS 4-67g(f) (OPM statutes); and
- The relocation complies with CGS 4b-29 (DAS statutes).

Sec. 4b-29. (Formerly Sec. 4-133a). Allocation of facilities to state agencies. The Commissioner of Administrative Services shall, subject to the approval of the State Properties Review Board, order the assignment and removal of state agencies, other than institutions and the Judicial Department, to and from real estate available to the state, through ownership or lease, when he deems it necessary

to provide space, facilities and necessary accommodations to meet the needs of any of such agencies and when such assignment or removal will be in the best interests of the state. If any such agency fails to abide by an order of assignment or removal of the commissioner, the Commissioner of Administrative Services shall promptly inform the Governor of the reason for his order and of the failure of the agency to comply therewith. For the purposes of this section, the term "Judicial Department" does not include the courts of probate, the Division of Criminal Justice and the Public Defender Services Commission, except where they share facilities in state-maintained courts.

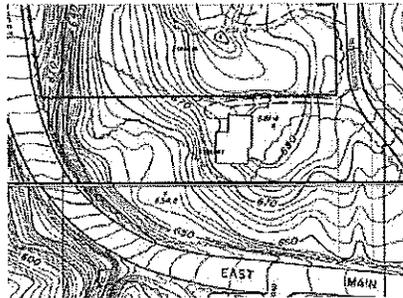
**PRB #** 19-249  
**Transaction/Contract Type:** RE/ Sale by Abutter Bid  
**Origin/Client:** DOT/DOT  
**Project Number:** 4-123-1A  
**Grantor:** Charles E. Zachery  
**Property:** Avon, Montevideo Rd (land)  
**Project Purpose:** Sale by Abutter Bid  
**Item Purpose:** Quit Claim Deed

**Sale Price:** \$10,000

**Background:** The Buyer owns property at 15 Montevideo Road, Avon a 2.25 acre site improved with a 2,702 ranch style dwelling built in 1955. The property was acquired on 9-19-11, for \$465,000. The Avon Assessor values (100%) the property at \$595,000, of which \$301,875 is attributable to the land (2018 reval).

The DOT acquired the 2.20 acre site on February 1, 2007 for \$360,000 as recorded in a Certificate of Condemnation in volume 554, beginning on page 1053 of the Avon land records.

DOT identified an irregularly-shaped remnant parcel containing 24,280 square feet, with 293 feet of non-access frontage on US Route 44 and an additional 206 feet of frontage on Montevideo Road. The parcel slopes upward from the Route 44 frontage from an elevation of roughly 650' to 690' and includes several rock outcroppings. The USDA Soil Survey rates the soils as 'Very Limited' for residential development.



Topography map showing former improvements.



Avon GIS map identifying abutter's property.

A Before and After valuation of the property was prepared by DOT Appraiser Edward P. Sass, Jr. The table below shows the analysis of three comparable sales.

Before Valuation

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	15 Montevideo Rd Avon, CT 06001	50 Pioneer Dr Avon, CT 06001	85 Fairway Rdg Avon, CT 06001	87 Fairway Rdg Avon, CT 06001
Proximity to Subject		2.57 miles W	2.63 miles W	2.65 miles W
Sales Price	\$ N/A	\$ 205,000	\$ 255,000	\$ 200,000
Price /Acre	\$	\$ 183,036	\$ 223,897	\$ 109,503
Data Source	Inspection/Records	Town Land Records	Town Land Records/MLS	Town Land Records/MLS
Date of Sale and Time Adjustment	DESCRIPTION 11/2018	DESCRIPTION 01/05/2018	DESCRIPTION 09/28/2018	DESCRIPTION 11/15/2017
Location	Average	Average	Average	Average
Site View	2.25 +/- Acres	1.12 +/- Acres +10,000	1.143 +/- Acres +10,000	1.99 +/- Acres
Topography	Slight Upslope	Mostly Level	Mostly Level	Mostly Level
Utility/Site Work	Average	Average	Average	Inferior +15,000
Utilities	Well/Septic	Water/Septic	Water/Septic	Water/Septic
Zone/Conformance	RU2A/Yes	R-40/Yes	R-40/Yes	R-40/Yes
Notes or Financing Concessions	None	None Known	None Known	None Known
Net Adj. (Total)		X + - \$ 10,000	X + - \$ 10,000	X + - \$ 15,000
Indicated Value of Subject		\$ 215,000	\$ 265,000	\$ 215,000

The unadjusted sale price per/lot was in the range of \$200,000 to \$255,000. After adjusting for size and utility, the sales indicated a value range of \$215,000 to \$265,000/lot. He concluded \$215,000.

After Valuation

DOT Appraiser Sass utilized the same three sales in the After Valuation.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	15 Montevideo Rd Avon, CT 06001	50 Pioneer Dr Avon, CT 06001	85 Fairway Rdg Avon, CT 06001	87 Fairway Rdg Avon, CT 06001
Proximity to Subject		2.57 miles W	2.63 miles W	2.65 miles W
Sales Price	\$ N/A	\$ 206,000	\$ 255,000	\$ 200,000
Price /Acre	\$	\$ 183,036	\$ 223,897	\$ 109,503
Data Source	Inspection/Records	Town Land Records	Town Land Records/MLS	Town Land Records/MLS
Date of Sale and Time Adjustment	DESCRIPTION 11/2018	DESCRIPTION 01/05/2018	DESCRIPTION 09/28/2018	DESCRIPTION 11/15/2017
Location	Average	Average	Average	Average
Site View	2.31 +/- Acres	1.12 +/- Acres +20,000	1.143 +/- Acres +20,000	1.99 +/- Acres +10,000
Topography	Slight Upslope	Mostly Level	Mostly Level	Mostly Level
Utility/Site Work	Average	Average	Average	Inferior +15,000
Utilities	Well/Septic	Water/Septic	Water/Septic	Water/Septic
Zone/Conformance	RU2A/Yes	R-40/Yes	R-40/Yes	R-40/Yes
Notes or Financing Concessions	None	None Known	None Known	None Known
Net Adj. (Total)		X + - \$ 20,000	X + - \$ 20,000	X + - \$ 25,000
Indicated Value of Subject		\$ 225,000	\$ 275,000	\$ 225,000

The unadjusted sale price per/lot was in the range of \$200,000 to \$255,000. After adjusting for size and utility, the sales indicated a value range of \$225,000 to \$275,000/lot. He concluded \$225,000.

Value of the Release

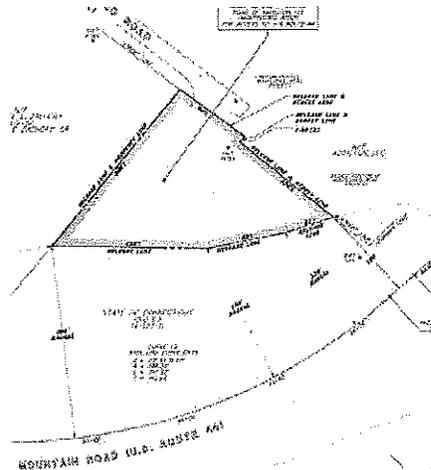
The Value of the Release is then arrived by deducting the Before Value from the After Value as follows:

<i>Valuation of the Release</i>	<i>Market</i>
After =	\$225,000
Before =	-\$215,000
Value of the Release	\$10,000

**Public Bid & Negotiations** – The two abutters were notified of the Public Bid. The abutter bid was held 2/27/2019 with an asking price of \$25,000 (+\$1,000 admin fee). One bid was received: #1. \$5,000 from Clarence Zachary. DOT rejected the \$5,000 offer. On March 2, 2019, Zachary increased his offer to \$10,000 (+\$1,000 admin fee) which was accepted by DOT.

**Recommendation** – Staff recommends Board approval of the sale of the 24,280 square foot remnant parcel of land to the abutter, Clarence Zachary Papa for \$10,000 (+ \$1,000 admin fee).

- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that the Town of Avon declined to purchase and the legislative delegation received the required notification on October 2, 2018.



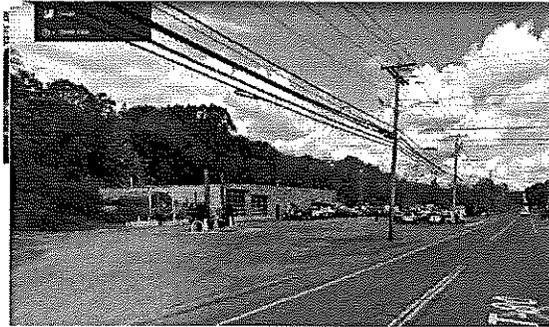
**PRB #** 19-250  
**Transaction/Contract Type:** RE/ Sale by Sole Abutter Bid  
**Origin/Client:** DOT/DOT  
**Project Number:** 98-13-6A  
**Grantor:** Robert A. Winner  
**Property:** North Branford, Foxon Rd (10,084 sf land)  
**Project Purpose:** Sale by Sole Abutter Bid  
**Item Purpose:** Quit Claim Deed

**Sale Price:** \$18,000

**Background:** The Buyer owns the property at 2000 Foxon Rd, North Branford, a 5.75 acre lot improved with an autobody shop and ranch style dwelling. The Buyer had previously acquired DOT property to the east of his property and thought he had also acquired the 10,084 sq.ft. of land

under this proposal. The Buyer seeks this land to meet zoning requirements to install a canopy over diesel fuel kiosks and had previously installed a fence on the land and utilized the area for parking.

Under this proposal, DOT will release a generally rectangular-shaped, 10,084 square foot remnant parcel of land, via a sale by Sole Abutter Bid, as the parcel is surrounded on two sides by the proposed Grantee. DOT will retain a Drainage Right of Way over a 375 square foot portion of the release parcel.



**Valuation** – The appraisal was completed by DOT Staff Appraiser Thomas L. Fox as of September 1, 2017, and updated in February 2019, with no change in value.

An analysis of three comparable sales is as follows:

Before Valuation

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2000 Foxon Road (SR 80) North Branford, CT 06471	468 Boston Post Rd # US1 Westbrook, CT 06498	2945 Boston Post Rd # US1 Gulford, CT 06437	134 Main Street Ext Middletown, CT 06457
Proximity to Subject		19.1 Miles Southeast	2.6 Miles Southeast	17.7 Miles Northeast
Sale Price	\$ N/A	\$ 428	\$ 5.16	\$ 5.02
Price	\$ N/A	\$ 400,090	\$ 935,400	\$ 385,000
Date Source	Inspection/Rece	V. 335 P. 462	V. 844 P. 224	V. 1833 P. 985
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +/- \$ Adjst.	DESCRIPTION +/- \$ Adjst.	DESCRIPTION +/- \$ Adjst.
	9/1/17	7/9/2015	5/14/2015	1/29/2015
Location	Average	Very Good -1.29	Very Good -1.58	Very Good (Comm) -1.51
Site/View	211,973+ SF/Suburb	63,218+ SF/Suburb	181,210+ SF/Suburb	78,666+ SF/Urban
Present Use	Commercial/Repair	Vacant	Vacant	Vacant
Highest & Best Use	Commercial/Repair	Comm/Best/Storage	Commercial/Retail	Commercial
Utilities	Water, Septic, E.T	Water, Sewer, E.T	Water, Septic, E.T	Water, Sewer, E.T
Zone	B-1 Business	CB	TS2	TD
Sales or Financing Concessions	Within Flood Plain	Riparian Rights -0.43 Unbuildable +0.28	No Wetlands or FP -1.03 Together with ROW -0.52	No Wetlands or FP -1.00
Net Adj. Total		[-] + [X] - \$ -1.71	[ ] + [X] - \$ -3.1	[ ] + [X] - \$ -2.78
Indicated Value of Subject		\$ 2.57	\$ 2.06	\$ 2.25

The unadjusted sale price per/sf was in the range of \$4.28 to \$5.02/sf. After adjusting for location, utilities and site characteristics, the sales indicated a value range of \$1.71 to \$3.10/sf. He concluded \$2.15/sf indicating a value of \$456,000 + x (value of improvements not affected).

After Valuation

DOT Appraiser Fox utilized the same three sales in the After Valuation.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2000 Foxon Road (SR 80) North Branford, CT 06471	468 Boston Post Rd # US1 Westbrook, CT 06498	2945 Boston Post Rd # US1 Gulford, CT 06437	134 Main Street Ext Middletown, CT 06457
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	9/1/17	7/9/2015	5/14/2015	1/29/2015
Location	Average	Very Good -1.29	Very Good -1.58	Very Good (Comm) -1.51
Site/View	222,083+ SF/Suburb	63,218+ SF/Suburb	181,210+ SF/Suburb	78,666+ SF/Urban
Present Use	Commercial/Repair	Vacant	Vacant	Vacant
Highest & Best Use	Commercial/Repair	Comm/Best/Storage	Commercial/Retail	Commercial
Utilities	Water, Septic, E.T	Water, Sewer, E.T	Water, Septic, E.T	Water, Sewer, E.T
Zone	B-1 Business	CB	TS2	TD
Sales or Financing Concessions	Within Flood Plain	Riparian Rights -0.43 Unbuildable +0.28	No Wetlands or FP -1.03	No Wetlands or FP -1.00
Net Adj. Total		[-] + [X] - \$ -1.71	[ ] + [X] - \$ -2.58	[ ] + [X] - \$ -2.78
Indicated Value of Subject		\$ 2.57	\$ 2.58	\$ 2.25

The unadjusted sale price per/sf was in the range of \$4.28 to \$5.02/sf. After adjusting for location, utilities and site characteristics, the sales indicated a value range of \$1.71 to \$3.10/sf. He concluded \$2.15/sf indicating a value of \$477,500 + x (value of improvements not affected).

Value of the Release

The Value of the Release is then arrived by deducting the Before Value from the After Value as follows:

<i>Valuation of the Release</i>	<i>Market Value</i>
After =	\$477,500
Before =	-\$456,000
Value of the Release	\$21,500

On October 4, 2017, DOT offered the property to the sole abutter for \$26,000. A December 2017 counter offer of \$12,000 was rejected by DOT. On June 13, 2018 DOT received a second counter offer of \$18,000, or 84% of the appraised value, which was accepted by DOT. The sole abutter delayed remitting his 10% deposit until February 2019, explaining the delay of the approval process.

Staff asked DOT to clarify the following:

1. Please clarify if the map description in the Quit Claim Deed should be corrected to reflect the correct date of the map (May 2019, not June 2017).  
DOT Response: Yes, the map should be May 2019. OPM approved the change. OK
2. Please clarify if there is a mathematical error in the adjustment grid in the After Valuation as the appraiser concluded a value outside of the value range.  
DOT Response: Per Anthony Delucco's (Supervising Property Agent of the Appraisal Section) review this afternoon, he has confirmed that Mr. Fox had forgotten to carry over the last adjustment for Comparable #2 in the after grid. The last adjustment was identified as "Together with ROW". This adjustment was in the before and should of remained in the after, therefore keeping the adjusted range for both the before and after the same, i.e. \$2.06 on Comparable #2. OK

**Recommendation** – Staff recommends Board approval of the sale of the 10,084 square foot remnant parcel of land to the abutter, Robert A. Winner for \$18,000.

- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that the Town of North Branford declined to purchase and the legislative delegation received the required notification on August 7, 2017.
- The release value of \$18,000 is reasonable in that it represents 84% of the appraised value and it will return the property to the North Branford tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the compilation plan to be filed in the North Branford Land Records.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #19-248** – Mr. Berger moved and Mr. Valengavich seconded the motion to approve PRB File #19-248. The motion passed unanimously.

**PRB FILE #19-249** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #19-249. The motion passed unanimously.

**PRB FILE #19-250** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #19-250. The motion passed unanimously.

**9. NEXT MEETING** – Monday, December 30, 2019

The meeting adjourned.

**APPROVED:** *John Valengavich* **Date:** 12/30/19  
John Valengavich, Secretary