

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On December 30, 2019  
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on December 30, 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:**

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. Valengavich and Mr. Berger seconded a motion to approve the minutes of the December 23, 2019 Meeting.

**2. COMMUNICATIONS**

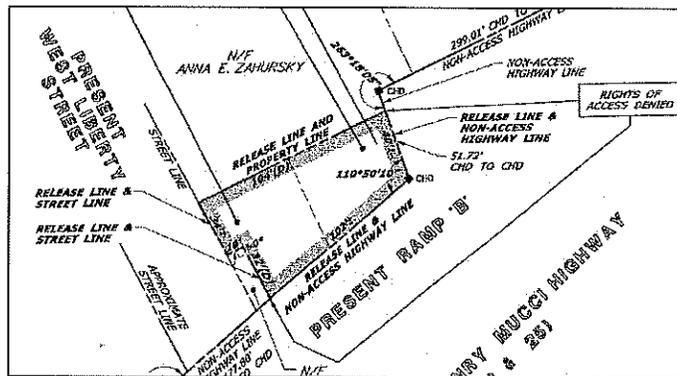
**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>19-251</b>
<b>Transaction/Contract Type:</b>	RE/ Sale by Public Bid
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	015-043-033B
<b>Grantee:</b>	M. Lato Excavating & Tree Care Service, LLC
<b>Property:</b>	Bridgeport, West Liberty St (5,724 sq.ft. land)
<b>Project Purpose:</b>	Sale by Public Bid
<b>Item Purpose:</b>	Quit Claim Deed

**Sale Price:** \$22,006

Under this proposal, DOT will release an irregularly-shaped, 5,724 square foot parcel of land originally acquired for the construction of Routes 8 & 25. The parcel is located at the end of West Liberty Street, adjacent to the Exit 1 off-ramp from Routes 8/25. The property is residentially zoned, non-conforming lot, with a minimum lot requirement of 9,000 sq.ft.

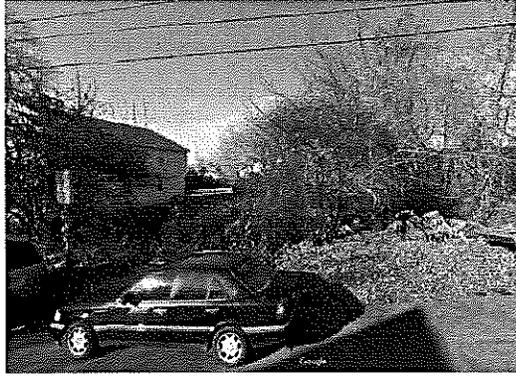


**Valuation** – A Value of Finding appraisal was done by DOT appraiser Anthony John DeLucco as of November 28, 2018, with the assumption that the City of Bridgeport will approve the parcel to be a buildable lot. Based on the sales data comparison approach (3 lot sales in Bridgeport), the appraiser concluded that the fair market value of the subject lot is \$12,000.

**Public Bid & Negotiations** – The Public Bid was held 1/30/2019 with an asking price of \$20,000. One bid was received: \$21,006 (+\$1,000 admin fee) from M. Lato Excavating & Tree Care Service, LLC, which DOT accepted.

**Recommendation** – Staff recommend approval of the sale for \$21,006 (+ admin fee) for the following reasons:

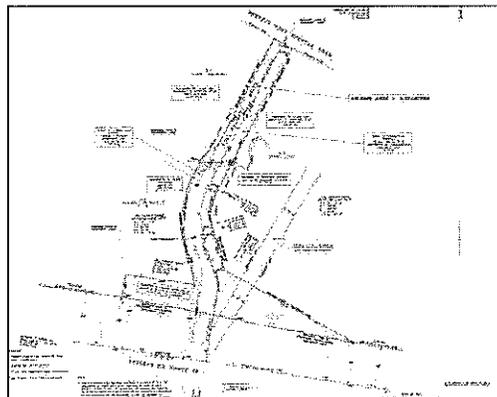
- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that the City of Bridgeport declined to purchase and the legislative delegation received the required notification on December 7, 2018.
- The release value of \$21,006 is reasonable in that it represents 175% of the appraised value and it will return the property to the Bridgeport 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 Bridgeport Land Records.



**PRB #** 19-252  
**Transaction/Contract Type:** RE/ Sale by Public Bid  
**Origin/Client:** DOT/DOT  
**Project Number:** 85-75-43D  
**Grantee:** Aleaph Enterprises, LLC  
**Property:** Montville, Fort Shantok Rd (1.32 ac of land)  
**Project Purpose:** Sale by Public Bid  
**Item Purpose:** Quit Claim Deed

**Sale Price:** \$43,000

Under this proposal, DOT will release an irregularly-shaped, 1.32 acre parcel, a portion of land originally acquired for an access road to a toll plaza and subsequent use by CT State Police. The site is improved with an asphalt-paved driveway, asphalt-paved parking area and communications tower. According to the DOT Appraiser, the property is residentially zoned (R-20), non-conforming lot, and given shape likely cannot be developed with a building, but possibly improved with a billboard(s) or cell tower.



**Valuation** – A Value of Finding appraisal was done by DOT appraiser Edward P. Sass, Jr as of January 11, 2019. Based on the sales data comparison approach (3 open space sales in the greater market area), the appraiser concluded that the fair market value of \$7,500 per acre, or \$10,000 (rounded).

**Public Bid & Negotiations** – The Public Bid was held 4/3/2019 with an asking price of \$20,000. Two bids were received: \$29,999 (+\$1,000 admin fee) from Wireless Solutions and \$43,000 (+\$1,000 admin fee) from Aleph Enterprises, LLC, which DOT accepted. Notably, both entities are controlled by the same individual.

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 (July 2019, not September 2018).

DOT Response: The deed was corrected to reflect the map. OPM has approved of the change. OK

2. Please clarify if the following description from the deed is correct stating 619 feet of frontage, or 583 feet of frontage from the map.

SOUTHWESTERLY by said land now or formerly of Richard A. Bedingfield et al and land  
WESTERLY -now or formerly of Clara L. Kalnitsky, each in part, a total distance of  
NORTHWESTERLY 619 feet, more or less, by a line designated "RELEASE LINE &  
PROPERTY LINE", as shown on said map;

DOT Response: The deed was corrected to reflect the map. OPM has approved of the change. OK

3. Please clarify how DOT plans to prevent the Proponent from utilizing remaining state land within the state right of way.

DOT Response: There are no plans to create a barrier to the state owned land. OK

**Recommendation** – Staff recommend approval of the sale for \$43,000 (+ admin fee) for the following reasons:

- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that the Town of Montville declined to purchase and the legislative delegation received the required notification on December 14, 2018.
- The release value of \$43,000 is reasonable in that it represents 430% of the appraised value and it will return the property to the Montville 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 Montville Land Records.

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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #19-251** – Mr. Halpert moved and Mr. Berger seconded the motion to approve PRB File #19-251. The motion passed unanimously.

**PRB FILE #19-252** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #19-252. The motion passed unanimously.

9. **NEXT MEETING** – Thursday, January 2, 2020

The meeting adjourned.

**APPROVED:**  **Date:** 1/2/20  
John Valengavich, Secretary

