

# STATE PROPERTIES REVIEW BOARD

## Minutes of Special Meeting Held On January 21, 2020 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Special Meeting on January 21, 2020 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**

Shane Mallory, Administrator, DAS Leasing & Property Transfer (11:14AM-11:34AM)  
Mathew Longanecker, Property Agent 2, DAS Leasing & Property Transfer (11:14AM-11:34AM)

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 January 16, 2020 Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

### **3. REAL ESTATE- UNFINISHED BUSINESS**

### **4. REAL ESTATE – NEW BUSINESS**

<i>PRB #</i>	19-275
<i>Transaction/Contract Type:</i>	RE/ Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	14-186-008
<i>Grantor:</i>	John William Kreider et al
<i>Property:</i>	Branford, Limewood Ave (25 & 28)
<i>Project Purpose:</i>	CT Route 146 Seawall Rehabilitation
<i>Item Purpose:</i>	Voucher

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**DAMAGES: \$15,200.00**

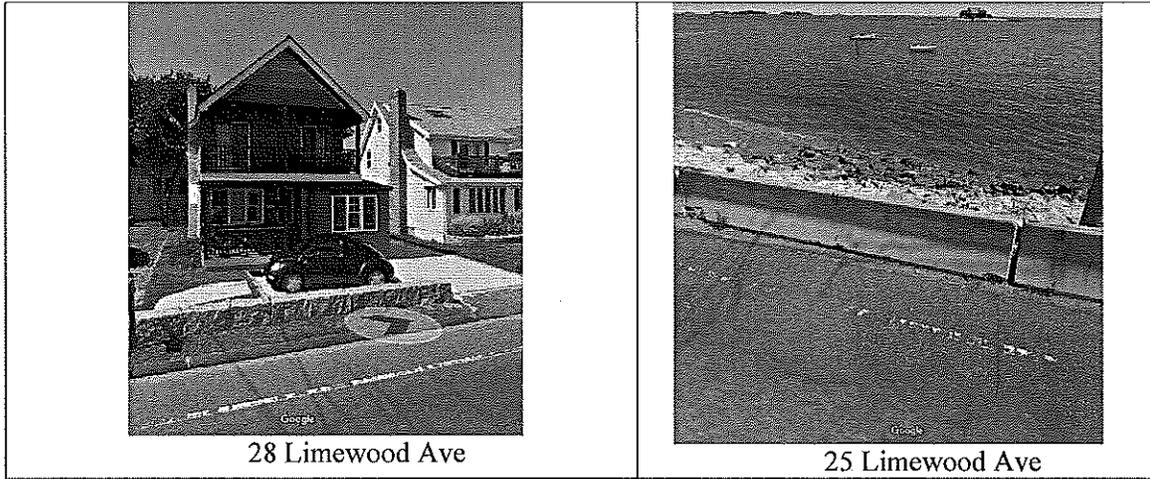
**DOT PROJECT:**

The purpose of the project is to construct a seawall to protect Scenic Route 146 from being eroded by wave action. The existing stone revetment and concrete barrier will be removed in its entirety. It is proposed to construct a 3-foot utility buffer adjacent to the roadway, followed by a 5-foot concrete sidewalk, concrete retaining wall, and a stone revetment to dissipate wave energy.

Construction is anticipated to begin in fall 2020 based on the availability of funding. The estimated construction cost for this project is approximately \$5.8 million. This project is anticipated to be undertaken entirely with State funds. (<https://portal.ct.gov/DOT/Construction-News-from-the-Connecticut-Department-of-Transportation/2018/Public-Information-Meeting-Regarding-the-Proposed-Seawall-Rehabilitation-on-Limewood-Avenue-Scenic-R>)

**Subject Property Description, Before the Taking:** The subject property (per appraisal) consists of two lots. 28 Limewood Ave is a 3,485 sf lot with views of Long Island Sound, improved with a 1,524 sf two story dwelling constructed in 1920. 25 Limewood Ave is a 213 square foot waterfront lot with approximately 40' of direct frontage on Long Island Sound.





**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of September 5, 2019.

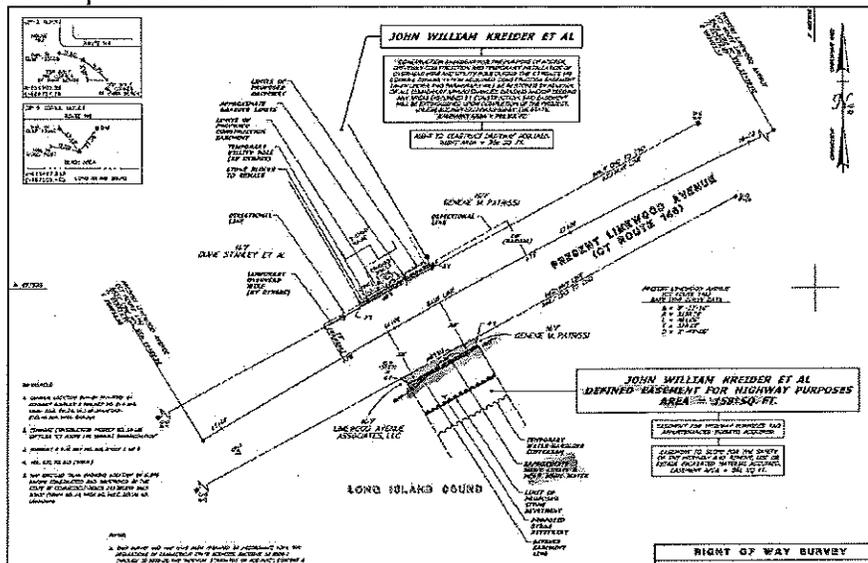
**Land Valuation:** Based on the sales data comparison approach, the appraiser analyzed three sales of residentially-zoned land with water frontage in Branford and concluded that the fair market value of the subject land was \$82.48/square foot, or

Item	Calculation	Value
Fee Simple	3,698 sf x \$82.48/sf	\$305,011
	<b>Rounded</b>	<b>\$305,000</b>

Improvements on the site are not impacted and assigned an "X" value.

**The Taking:** DOT will acquire the following:

1. A Defined Easement for Highway Purposes over an area of 158± sq.ft. of land;
2. Construction Easement Area containing 74± sq. ft. of land for the purpose of access, driveway construction and temporary installation of overhead wire and utility pole;
3. Right to construct driveway acquired over an area of 26± sq.ft. of land; and
4. Easement to slope for the safety of the highway and remove, use or retain excavated material over an area of 55± sq.ft. of land.



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

1. A loss of use of land during construction for both parcels during the 2-year construction period.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales residentially-zoned land in the Before and concluded that the fair market value of the subject land was \$82.48/square foot, or

Item	Calculation	Value
Fee Simple	3,485 sf x \$82.48/sf	\$287,443
Defined Easement Area	158 sf x \$82.48/sf x 1%	\$130
Slope Easement Area	55 sf x \$82.48/sf x 75%	\$3,402
	Total	\$290,975
	<b>Rounded</b>	<b>\$291,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$305,000
After Valuation	\$291,000
Permanent Damages	\$14,000

**Calculation of Temporary Damages**

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

Item	Calculation	Damages
Temporary Construction Easement	74 SF @ \$82.48/SF x 10% x 2 years =	\$1,221
	Rounded	\$1,200

Total damages are then Permanent Damages plus Temporary Damages, \$14,000 + \$1,200 = \$15,200.

**RECOMMENDATION:** Board approval of damages in the amount of \$15,200 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 damages are supported by the DOT appraisal.

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 11:00. The motion passed unanimously. Shane Mallory and Mathew Longanecker were invited to join the Session at 11:14AM and left the Session at 11:34.

**EXECUTIVE SESSION**

**PRB #:** 19-276  
**Transaction/Contract Type:** RE/ Lease Renewal  
**Origin/Client:** DAS/JUD

**Statutory Disclosure Exemption: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

**PRB #:** 19-277  
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Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 11:35. The motion passed unanimously.

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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #19-275** – Mr. Berger moved and Mr. Halpert seconded the motion to approve PRB File #19-275. The motion passed unanimously.

**PRB FILE #19-276** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #19-276. The motion passed unanimously.

**PRB FILE #19-277** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-277. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, January 23, 2020.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary



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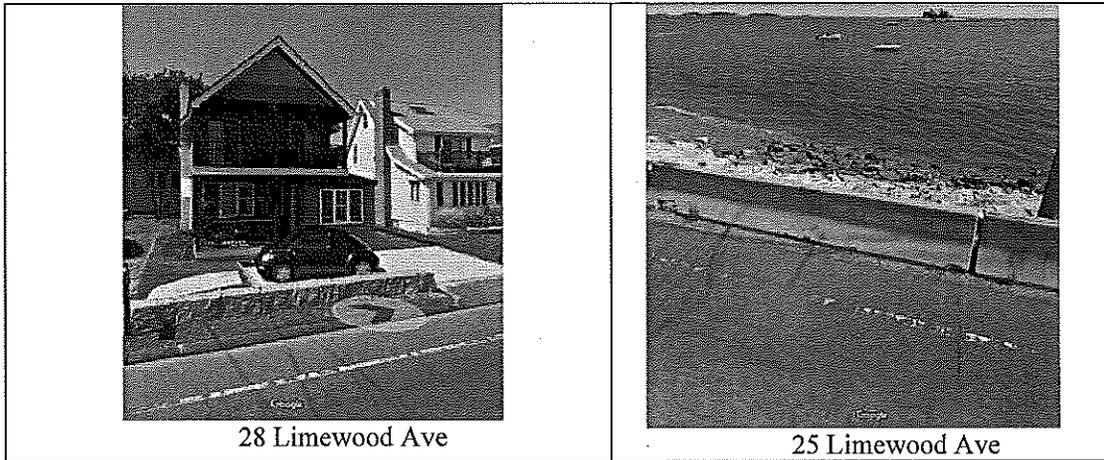
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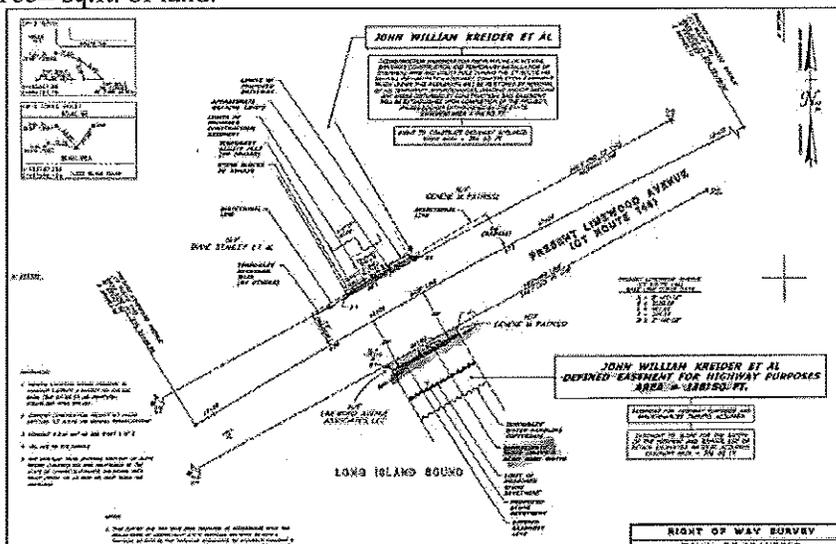
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John Valengavich, Secretary

Date: 1/23/20

