

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On March 19, 2020  
– via remotely via telephone conference –**

Pursuant to Governor Lamont’s Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on March 19, 2020 remotely via conference at (866)-692-4541, passcode 85607781.

**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 inquired if there were any public participants. None responded.

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 moved and Mr. Berger seconded a motion to approve the minutes of the March 16, 2020 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

Director Desai informed the Board of a communication from DOT regarding DOT’s submission of real estate proposals electronically during the period that Executive Order #7B is in effect.

Chairman informed the board about setting up a policy as it relates to Board’s action (reject the proposal) if the Department of Agriculture does not respond to the Board’s questions within certain time frame (may be 60 or 90 days?). This will be an ongoing discussion to firm up the policy.

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>20-036</b>
<b>Transaction/Contract Type:</b>	RE/ Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	014-186-003
<b>Grantor:</b>	Peter J. Lefeber, et al
<b>Property:</b>	Branford, Limewood Ave (9 & 10)
<b>Project Purpose:</b>	CT Route 146 Seawall Rehabilitation
<b>Item Purpose:</b>	Voucher

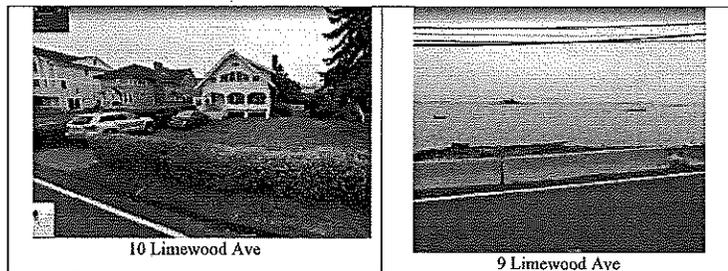
**DAMAGES: \$15,050.00**

**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. 10 Limewood Ave is a 10,019 sf lot with views of Long Island Sound, improved with a 2,420 sf two story dwelling constructed in 1920. 9 Limewood Ave is a 309 square foot waterfront lot with approximately 61' of direct frontage on Long Island Sound.



**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of September 25, 2019.

**Land Valuation:** Based on the sales data comparison approach, the appraiser analyzed four sales of residentially-zoned land with water frontage in Branford and concluded that the fair market value of the subject land was \$42.60/square foot, or

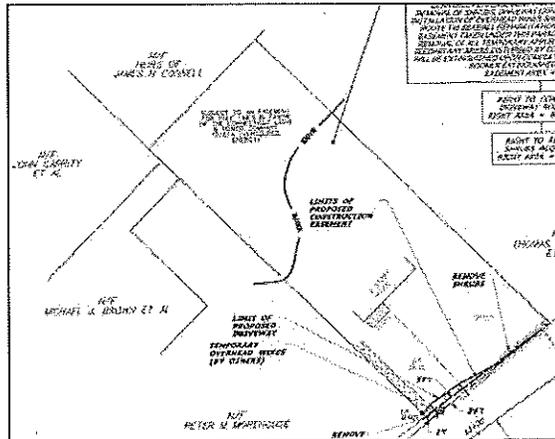
Item	Calculation	Value
Fee Simple	10,328 sf x \$42.60/sf	\$439,973
Affected Site Improvements	Lump Sum	\$4,000
	Total	\$443,973
	<b>Rounded</b>	<b>\$444,000</b>

The contributory value of affected site improvements (affected shrubbery) is estimated at \$4,000. Improvements on the site are not impacted and assigned an "X" value.

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

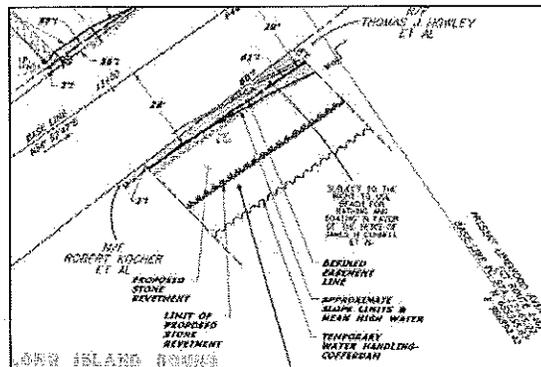
10 Limewood Ave

1. A right to construct driveway acquired over an area of 62± sq.ft. of land;
2. A right to remove shrubs acquired over an area of 6 LF; and
3. A construction easement for the purpose of access, removal of shrubs, driveway construction and temporary installation of overhead wire and utility pole over an area of 63± sq.ft. of land.



9 Limewood Ave

1. A Defined Easement for Highway Purposes over an area of 230± sq.ft. of land;
2. Easement to slope for the safety of the highway and remove, use or retain excavated material over an area of 79± 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 the 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 \$42.60/square foot, or

Item	Calculation	Value
Fee Simple	10,019 sf x \$42.60/sf	\$426,809
Defined Easement Area #1	230 sf x \$42.60/sf x 1%	\$98
Slope Easement Area	79 sf x \$42.60/sf x 75%	\$2,524
	Total	\$429,431
	<b>Rounded</b>	<b>\$429,500</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$444,000
After Valuation	\$429,500
Permanent Damages	\$14,500

**Calculation of Temporary Damages**

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

Item	Calculation	Damages
Construction Easement #1	63± SF @ \$42.60/SF x 10% x 2 years	\$537
	<i>Rounded</i>	<i>\$550</i>

Total damages are then Temporary Damages plus Permanent Damages, or \$14,500 + \$550 = \$15,050.

Staff had the following inquiry:

- The Appraiser’s estimate of contributory value of site improvements – shrubbery – at \$4,000 is inconsistent with other appraisals. And, the right to remove shrubs acquired, is only over an area of 6 linear feet. Can you reach out to the Appraiser for clarification for the inconsistency, and request some supporting data regarding the \$4,000?

DOT Response: The appraiser’s damages of \$4,000 included the impacted shrubbery based on its contributory value of the entire site. The impacted shrubbery consists of a row of hedges that are approximately 4± feet in height, 3± feet in width and extend 46± feet along the frontage of the subject property. The shrubbery/hedges serve as a natural buffer from the Limewood Avenue (Route 146) frontage. The impacted shrubbery includes those on the left side of the driveway and all of the shrubbery on the right side of the driveway extending to the northeasterly property boundary. All of the impacted shrubbery is located within the limits of the construction easement area and extends from station 13+44 southwesterly to the property boundary at station 12+90.

The right to remove shrubs acquired of 6± linear feet as depicted on the taking map includes the shrubbery located at station 13+44 and extends northeasterly to the property boundary.

The end result is a complete loss of all of the shrubbery along the frontage of the property which is shown in the photos on page 12 of the appraisal report.

Staff Response: OK

**RECOMMENDATION:** Board approval of damages in the amount of \$15,050 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.

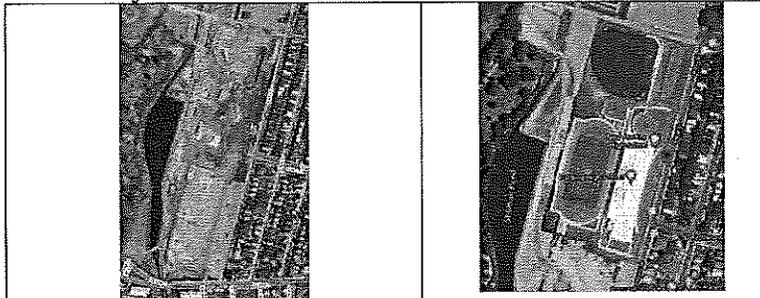
**PRB #** 20-037  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 015-371-013  
**Grantee:** City of Bridgeport  
**Property:** Bridgeport, Bond Street (379)  
**Project Purpose:** Seaview Avenue Corridor Improvements  
**Item Purpose:** Voucher

**DAMAGES: \$190,000.00**

**PROJECT:** The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

**SITE DESCRIPTION:** The subject property consists of a 17.164 acre (747,668 sf) with 1,297.54 feet of frontage on the west side of Bond Street. The site is level at grade. The property is located in the RC Residential C Multi-family residential zone and conforms to zoning. The site is improved with a 217,157 sq.ft. high school building and a 2,678 sq.ft. municipal building, asphalt-paved parking area, athletic fields and a perimeter chain link fence. The property includes a deed restriction limiting the use to an "education institution" and subject to an Environmental Land Use Restriction (ELUR).



The Appraiser opined the highest and best use of the property is as follows:

**Highest and Best Use of the Appraised Land As Vacant**

The subject's land is zoned R-C where residential and some commercial uses are permitted uses in the neighborhood; however, the deed restricts the subject site's use stating that "the property shall only be used for an educational institution". The subject is on the west side of Bond Street which have been historically occupied by commercial users. For these reasons, a commercial use is legally permissible and a commercial use is the most likely use of the land. The subject is a level site that has access to all utilities including electricity, gas, telephone, public sewer and public water. The shape conforms to market standards and site access is adequate. The presence of the existing improvements indicates that development is physically possible. The market has proven that it is financially feasible to develop a commercial use and a commercial use in this zone is maximally productive. Considering these factors, the highest and best use of the site as vacant would be for commercial development with a restricted use for an educational institution in conformance with current zoning requirements to develop the site.

**Before Valuation:** An appraisal was done by independent Appraiser Steven E. MacCormack, as of 8/29/2019.

**Land Valuation:** Based on the sales comparison approach, the Appraiser considered three commercially-zoned comparable sales, one in Milford and two in abutting Stratford, and concluded that the fair market value of the entire property (land only) is \$125,000/acre. The value of the land, before the taking, is then 17.164 acre x \$125,000/acre = \$2,145,500, rounded to \$2,146,000.

The Appraiser estimated the value of the site improvements at \$150,000.

**Sales Comparison Approach:** The Appraiser considered three sales of warehouses:

SUMMARY OF PROPERTY SALES					
Sale	Location	Sale Date	Sale Price	Bldg. Area (SF)	Sale Price / Sq. Ft.
1	365 Chase Parkway & 31 Eastridge Drive Waterbury, CT	9/26/17	\$9,600,000	138,800	\$69.16
2	175 Jefferson Street Fairfield, CT	8/5/16	\$16,500,000	177,187	\$93.12
3	130 Leeder Hill Drive Hamden, CT	1/15/16	\$14,100,000	144,574	\$97.53
Subject:	379 Bond Street Bridgeport, CT			219,835	

The Appraiser concluded that the fair market value of the entire property is \$90.00/square foot. The value of the building, before the taking, is then 219,835/sq.ft. x \$90/sq.ft. = \$19,785,150, rounded to \$19,785,000.

**Income Capitalization Approach:** The Appraiser considered three listings of office properties:

SUMMARY OF OFFICE RENTALS						
#	Address Tenant/Floor	Leased Area (Sq. Ft.)	Rent/ Sq. Ft.	Lease Date	Lease Term	Lease Conditions/Comments
1	350 Fairfield Avenue Bridgeport, CT	19,647	\$14.50	Available	1-5 yrs.	NNN or \$18.50/SF Modified Gross. 114,000 SF Class B Office Building built in 1980.
2	10 Middle Street Bridgeport, CT	42,751	\$19.00	Available	1-5 yrs.	NNN or \$23.00 Modified Gross. 184,000 SF Class A Office Building built in 1973.
3	1000 Lafayette Boulevard Bridgeport, CT	47,354	\$20.00	Available	1-5 yrs.	NNN or \$24.00 Modified Gross. 214,444 SF Class A Office Building built in 1989.

The Appraiser concluded that the fair market value of the property is \$20.00/square foot, on a triple-net basis, or 219,835 sf x \$20/sf = \$4,396,700 gross potential income. After deducting for vacancy, fixed and variable operating expenses (\$3,271,145 Net Operating Income), the Appraisers developed and supported a 7.75% overall capitalization rate, indicating a value of \$42,208,323, rounded to \$42,208,000.

Reconciliation & Value Conclusion

VALUE CONCLUSIONS	
Cost Approach	Not developed
Sales Comparison Approach	\$19,785,000
Income Approach	\$42,208,000
<b>Market Value As Of August 29, 2019</b>	<b>\$25,000,000</b>

**DOT requires acquiring the following:**

- A partial take in fee-simple along Bond Street – 63,598± sf
- A right to construct sidewalk over an area of 1,447± sf,
- A right to construct driveway acquired over an area of 2,126± feet
- An easement to slope for the support of the highway acquired over an area of 1,970± feet
- An easement to slope for the support of the highway acquired over an area of 3,213± feet

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

1. A loss of a total of 63,598± sq.ft. of land area
2. The slope easements will limit utility of that land area.

**After Valuation:**

Land Valuation: The Appraisers utilized the same land sales from the Before valuation and concluded that the fair market value of the remaining property (land only) is \$125,000/acre.

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Remaining Land	15.704 ac x \$125,000/ac	\$1,963,000
Easement to Slope	1,970± SF @ \$125,000/ac x 50%	-\$2,827
Easement to Slope	3,213± SF @ \$125,000/ac x 50%	-\$4,610
	<b>Total:</b>	\$1,955,963
	<b>Rounded</b>	<b>\$1,956,000</b>

Sales Comparison Approach: The Appraiser considered three sales of warehouses, all in Bridgeport, and concluded that the fair market value of the entire property is diminished by \$1.00/sf from the Before Value (\$90.00/sf) due to decreased land-to-building ratio, concluding \$89.00/sf. The value of the building, after the taking, is then 219,835/sq.ft. x \$89.00/sq.ft. = \$19,565,315, rounded to \$19,565,000.

Income Capitalization Approach: The Appraiser considered three listings of office similar properties, all in Bridgeport. The Appraiser concluded that the fair market value of the entire property is diminished by \$0.10/sf from the Before Value (\$20.00/sf) due to decreased land-to-building ratio, concluding \$19.90/sf, on a triple-net basis, or 219,835 sf x \$19.90/sf = \$4,374,717 gross potential income. After deducting for vacancy, fixed and variable operating expenses (\$3,254,790 Net Operating Income), the Appraisers developed and supported a 7.75% overall capitalization rate, indicating a value of \$41,997,290, rounded to \$41,997,000.

Reconciliation & Value Conclusion

VALUE CONCLUSIONS	
Cost Approach	Not Developed
Sales Comparison Approach	\$19,565,000
Income Approach	\$41,997,000
<b>Market Value As Of August 29, 2019</b>	<b>\$24,810,000</b>

Total Direct Damages are calculated as follows:

<b>Direct Damages</b>	
Value Before:	\$25,000,000
Less Value After:	<u>\$24,810,000</u>
Total Direct Damages =	\$190,000

Staff asked DOT to clarify the following:

- Is there a legal agreement between the City of Bridgeport and State of Connecticut regarding DOT acquiring land and easements on behalf of the City for this project, as well as to provide design and construction services? If yes, please provide an electronic copy.
- a) And, if the City of Bridgeport did request technical and financial assistance from DOT and Federal Government, is it appropriate for the State DOT to compensate the City for land it owns, when this project was initiated by the City and upon completion of the project, all land acquired by the State DOT will be conveyed to the City?

**RECOMMENDATION:** Staff recommend suspension of this proposal to award damages in the amount of \$190,000 to permit DOT to respond to the aforementioned inquiries.

**PRB #** 20-038  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 018-135-003  
**Grantor:** Hawley Realty Limited Partnership  
**Property:** Brookfield, Federal Rd (169)  
**Project Purpose:** Safety Improvements along Route 202  
**Item Purpose:** Voucher

**DAMAGES: \$46,500.00**

**DOT PROJECT:** The purpose of this project is to improve safety on the lower portion of Route 202 (Federal Road) for all users. The project limits are from the driveway of BJ's/Kohl's to the intersection of Route 202 (Federal Road) and Route 133 (Junction Road).

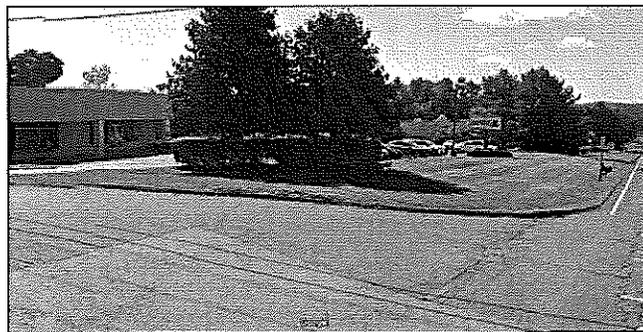
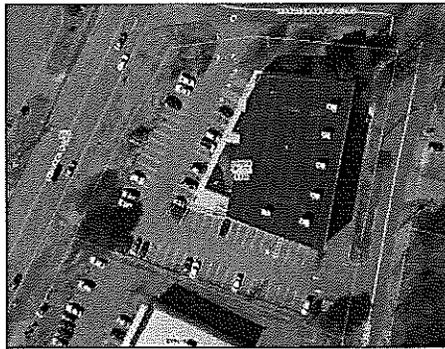
The project consists of four (4) intersection safety improvements:

- The construction of a southbound dedicated left-turn lane into Chick-Fil-A and Shop Rite plaza.
- The installation of a traffic signal at the intersection of Beverly Drive and Hardscrabble Road.
- The installation of a traffic signal at the southern intersection of Route 202 and Old New Milford Road.
- The removal of one of the two traffic signals at the northern intersection of Route 202 and Old New Milford Road.

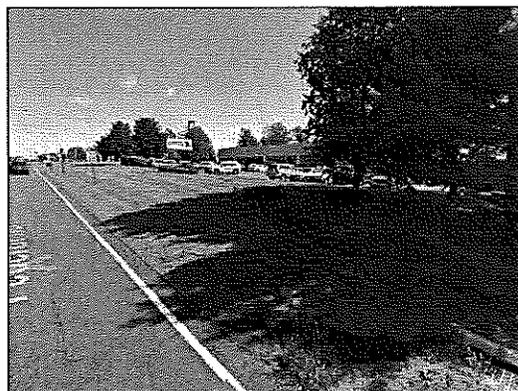
The project also proposes the widening of the roadway along the corridor to provide 4-foot shoulders to improve safety for bicyclists. In addition, the project will include the construction of 5-foot sidewalks to accommodate pedestrian traffic along the corridor.

The present schedule indicates that the design will be completed in January 2021, with construction anticipated to begin in summer 2021. The estimated construction cost for this project is approximately \$6.0 million, anticipated to be undertaken with 80% federal funds and 20% state funds.

**Subject Property Description, Before the Taking:** The subject property (per appraisal) consists of a commercially-zoned, 63,259 square foot (1.42 acre) lot, improved with a single-tenant retail store containing 18,856 sf of gross building area, plus additional basement area, constructed in 1957, and renovated several times, most recently in 2005. The property is located in an intensely developed retail/commercial neighborhood known as the 'Miracle Mile.' The property is pre-existing non-conforming regarding site requirements.



Southeasterly.



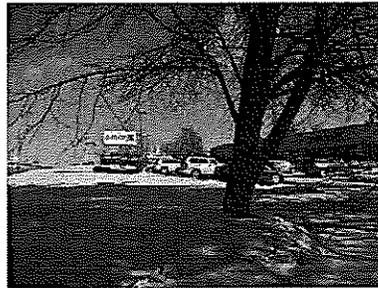
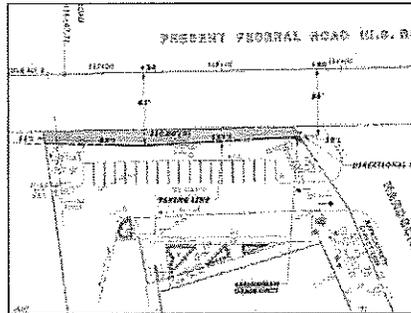
Northeasterly.

**Before Valuation:** An appraisal was prepared by DOT appraiser James P. Mansfield as of December 19, 2019.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of commercially-zoned land in Brookfield (2) and Danbury (1) concluded that the fair market value of the subject land was \$17/square foot, or

Item	Calculation	Value
Fee Simple	63,259 sf x \$17/sf	\$1,075,403
Affected Site Improvements	Lump Sum	\$3,000
	Total	\$1,078,403
	<i>Rounded</i>	\$1,078,500

Improvements within the taking area include a tree, shrubs and seeded lawn with the contributory value estimated at \$3,000.



Acquisition area facing northerly along Federal Road

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

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

1. A partial take of 2,463± sq.ft. of land; and
2. Right to grade acquired over an area of 13± sq.ft.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land was \$17/square foot, or

Item	Calculation	Value
Fee Simple	60,796 sf x \$17/sf	\$1,033,532
	<i>Rounded</i>	\$1,033,500

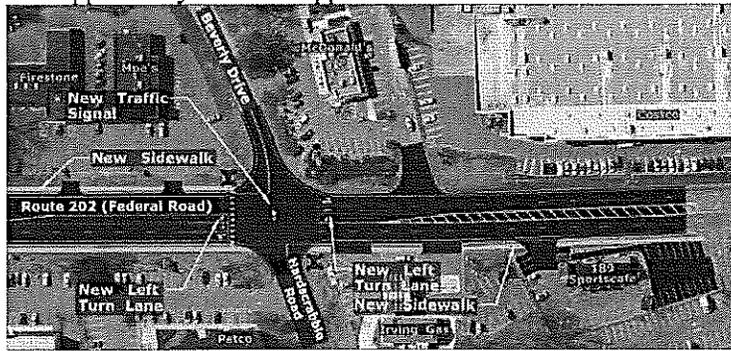
**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$1,078,500
After Valuation	\$1,033,500
Permanent Damages	\$45,000

In addition to Direct Damages, DOT has awarded nominal damages to the Grantor to process the required zoning variance in the amount of \$1,500.

**RECOMMENDATION:** Board approval of damages in the amount of \$46,500 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.



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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-036** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-036. The motion passed unanimously.

**PRB FILE #20-037** – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-037. The motion passed unanimously.

**PRB FILE #20-038** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-038. The motion passed unanimously.

**9. NEXT MEETING** – Monday, March 23, 2020.

The meeting adjourned.

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

