

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 7, 2020 – 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 May 7, 2020 remotely via telephone 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 May 4, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:38. The motion passed unanimously.

EXECUTIVE SESSION

PRB #:	20-064
Transaction/Contract Type:	RE/ Lease
Origin/Client:	DAS/JUD

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

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:10. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB # 20-065
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT
Project Number: 135-331-001
Grantor: City of Stamford
Property: Stamford, High Ridge Rd (Land)
Project Purpose: Replacement of bridge No. 01350 Route 137 over Rippowam River
Item Purpose: Voucher

DAMAGES: \$13,500.00

DOT PROJECT:

Bridge #01350 was found to be structurally deficient, having a poor super structure condition rating. The bridge was originally constructed in 1931 and widened in 1974. The purpose of this project is to replace the existing structure with a new bridge. The proposed bridge will accommodate two 11 foot travel lanes in each direction, a new southbound dedicated right turn lane, and a new 5 foot sidewalk along the northbound lane. Construction is anticipated to begin in the Spring of 2021. The project cost is estimated at \$4,600,000, of which \$900,000 is funded by the state and the remainder by the federal government.

Subject Property Description, Before the Taking: The property consists of a 1.781 acre (77,580sq.ft.) vacant parcel of land located along the westerly side of High Ridge Road between the Route 15 south bound ramp and Wire Mill Road. The subject property is bisected by the Rippowam River. The subject is zoned RA-1 Residential and is a legally permitted, conforming use.

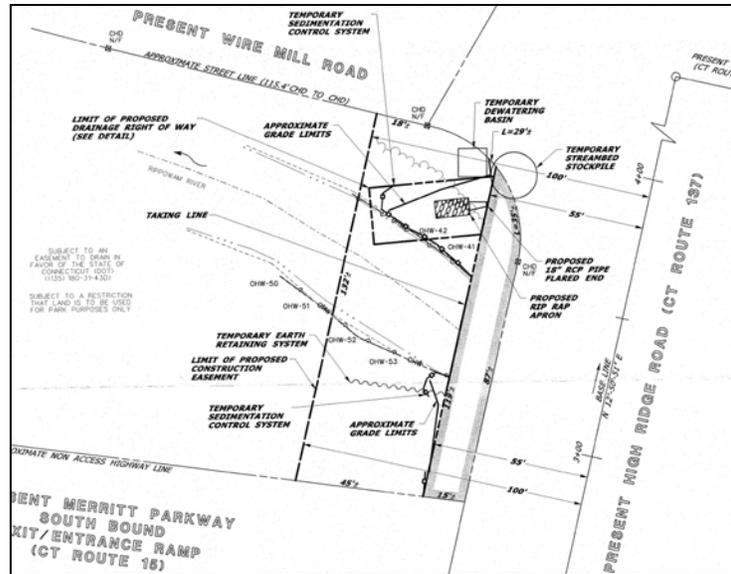
The property is subject to a deed restriction limiting the use of the property for park purposes. The property is also subject to a right reserved to the state of Connecticut to discharge water onto the property and restricts highway access from several boundaries of the property.

Before Valuation: A Before and After land appraisal report was prepared by DOT appraiser Michael Aletta, as of January 14, 2020.

Aletta concluded the highest and best use is for public park purposes in line with the deed restriction.

Before Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of vacant land in Newtown, Wolcott and Cromwell, all acquired for public purposes that sold between 2012 and 2016 and concluded that the fair market value of the subject land was \$5.00/square foot, or

Item	Calculation	Value
Fee Simple (High Ridge Rd)	77,580/sf x \$5.00/sf	\$387,900



The Taking: DOT will acquire the following:

1. A partial take in fee simple of 1,609± sq.ft. of land area;
2. A drainage right of way acquired over an area of 815± sq.ft. of land; and
3. A construction easement for the purpose of installing a temporary earth retaining system, grading, temporary sedimentation control system, and temporary dewatering basin, streambed material stockpile area, and for crane placement acquired over an area of 4,966± sq.ft. of land.

After Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of vacant land in Newtown, Wolcott and Cromwell, all acquired for public purposes that sold between 2012 and 2016 and concluded that the fair market value of the subject land was \$5.00/square foot, or

Item	Calculation	Value
Fee Simple (High Ridge Rd)	75,156/sf x \$5.00/sf	\$375,780
Drainage Right of Way	815 SF x \$5.00/sf x 90% =	\$3,668
	Total	\$379,448
	Rounded	\$379,400

Calculation of Permanent Damages

Item	Value
Before Valuation	\$387,900
After Valuation	\$379,400
Permanent Damages	\$8,500

Calculation of Temporary Damages

Item	Calculation	Damages
Construction Easement Area	4,966 SF x \$5.00/sf x 10% x 1 yr =	\$4,966
	Rounded	\$5,000

Total damages are then Permanent Damages plus Temporary Damages, \$8,500 + \$5,000 = \$13,500.

RECOMMENDATION: Board approval of damages in the amount of \$13,500 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 acquisition amount is supported by the DOT appraisal.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-064 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-064. The motion passed unanimously.

PRB FILES #20-065 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-065. The motion passed unanimously.

9. NEXT MEETING – Monday, May 11, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary