

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 20, 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 July 20, 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 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 July 16, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	20-131
<i>Transaction/Contract Type:</i>	RE – Legislative Conveyance
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	151-273-51A
<i>Grantee:</i>	City of Waterbury
<i>Property:</i>	Waterbury, Brookdale Ln (140)
<i>Project Purpose:</i>	DOT Conveyance of 0.11 acre to City of Waterbury
<i>Item Purpose:</i>	Legislative Conveyance pursuant to SA 19-9 (1)

RELEASE PRICE: \$1,000

Under this proposal (#20-131), DOT is seeking to convey a 0.11 acre, residentially zoned, parcel of land to the City of Waterbury pursuant to SA 19-9 (1). The price of the conveyance is \$1,000, the

administrative cost of the conveyance. The City shall use said parcel of land for community garden purposes, to be managed by a neighborhood association. There is a reverter clause.

The Special Act Language is as follows:

Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of Waterbury a parcel of land located in the city of Waterbury at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .11 acre and is located at 140 Brookdale Lane in the city of Waterbury and is identified as Lot 8 in Block 114 of city of Waterbury Tax Assessor's Map 420. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of Waterbury shall use said parcel of land for community garden purposes, to be managed by a neighborhood association. If the city of Waterbury:

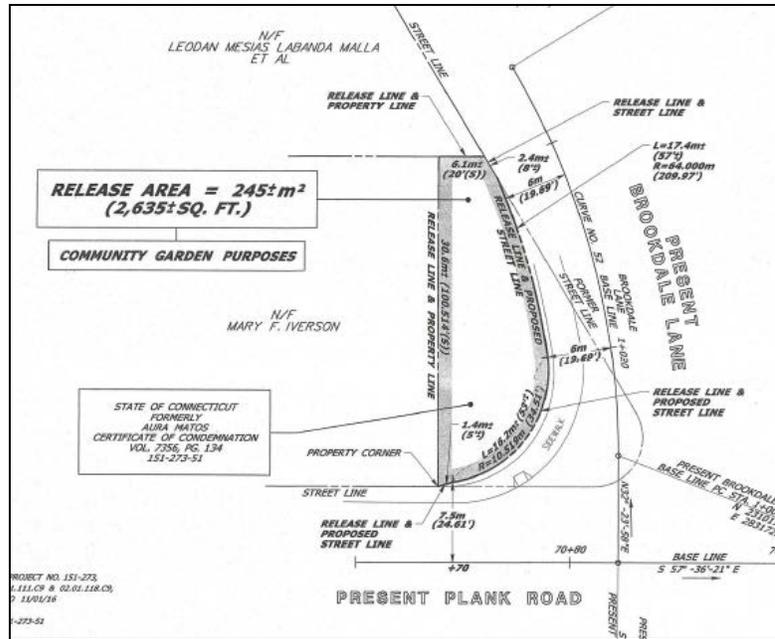
- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel, the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance. Approved July 23, 2019.

RECOMMENDATION: Staff recommends **approval** of the legislative conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 1 of Special Act 19-9, which stipulates the conveyance of approximately 0.11 acres of land to the City of Waterbury at a cost equal to the administrative cost of the conveyance.
2. Section 1(b) requires the City use the parcel for community garden purposes.
3. Section 1(b)(1) includes a reverter clause if the City of Waterbury does not use the land for community garden purposes.
4. The legal description in the Quit Claim Deed is consistent with the DOT survey map.





PRB # 20-132
Transaction/Contract Type: RE – Legislative Conveyance
Origin/Client: DOT/DOT
Project Number: 58-95-27C
Grantee: Town of Groton
Property: Groton, Newtown Rd (land)
Project Purpose: DOT Conveyance of 0.812 acre to Town of Groton
Item Purpose: Legislative Conveyance pursuant to SA 19-5 (1)

RELEASE PRICE: \$91,500

Under this proposal (#20-132), DOT is seeking to convey an 35,375 square foot, commercially zoned, parcel of land to the Town of Groton pursuant to SA 19-5 (1). The price of the conveyance is established by the average of two appraisals, plus an administrative fee. There are no restrictions on the conveyance.

Independent Appraiser Howard Russ appraised the Larger Parcel at 52 Newtown Road (Town Library) as of 12/03/2019, both before and after the assemblage of the 35,375 sf release parcel. He opined the highest and best use of the 468,270 sf site was the existing municipal uses with room for expansion of potential senior housing and small scale commercial development to support the potential senior housing.

Based on three similarly-zoned parcels in Groton, concluded the value of the land was \$5.00/sf x 468,270 sf = \$2,341,350, rounded to \$2,341,000.

LAND SALES SUMMARY OF ADJUSTMENTS - BEFORE							
ITEM	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
	52 Newtown Road, Groton	355 RT 12, Groton, CT		RT 12 & Toll Gate Rd, Groton		38 Perkins Farm Road, Stonington	
Unadjusted Sale Price		\$80,000	adjusted for demo	\$99,000	adjusted for demo	\$2,900,000	adjusted for demo
Unadjusted Sale Price / SF			\$13.12		\$20.61		\$8.10
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	less than fee simple	fee simple	0%	fee simple	0%	fee simple	0%
FINANCING	N/A	none	0%	none	0%	none	0%
CONDITIONS OF SALE	Arms Length	arms length	0%	arms length	0%	arms length	0%
MARKET CONDITIONS	12/5/2019	12/21/2018	0%	10/16/2019	0%	1/21/2019	0%
ADJUSTED SALE PRICE			\$13.12		\$20.61		\$8.10
LOCATION	very good	very good	0%	very good	0%	superior	-10%
ZONE	MVC	CA-12	-5%	CA-12	-5%	GED	0%
at Area AC	19,790	1,4700	-	1,0460	-	8,2260	-
LOT AREA SF	408,270	64,033	-55%	45,564	-55%	338,063	+15%
SHAPE	rectangular	rectangular	0%	irregular	0%	rectangular	0%
FRONTAGE	916	1091	0%	750	0%	345	21%
FISIBILITY - ACCESS	very good	good via poor access	10%	very good	0%	very good	0%
TOPOGRAPHY	level	level	0%	level	0%	level	0%
TITLEES	all	all	0%	all	0%	all	0%
INCUMBRANCES	nil	nil	0%	nil	0%	nil	0%
USE AT SALE DATE	municipal	office demo adj above	0%	office demo adj above	0%	unimproved land	0%
OTHER	insurance no approvals in hand	approved retail site	-15%	approved restaurant site	-15%	approved multi-dwell	-15%
OTHER							
HIGHEST AND BEST USE							
TOTAL ADJUSTMENT			-63%		-73%		-13%
ADJUSTED SALE PRICE / SF			\$4.39		\$5.15		\$5.26

Sale #1 was redeveloped with a retail building. Sale #2 was redeveloped with a restaurant and medical office building. Sale #3 was approved for a 50-unit apartment complex.

In the After Valuation Appraiser Russ utilized the same three sales and adjusted downward for not located in a flood zone as a large portion of the Release Parcel is in a Flood Zone, concluding \$4.85/sf, or \$4.85/sf x 503,645sf = \$2,442,678, rounded to \$2,442,000.

Russ - Value of the Release

After Valuation	\$2,442,000
Before Valuation	\$2,341,000
Value of Release	\$101,000

Independent Appraiser Steven MacCormack appraised the Larger Parcel at 52 Newtown Road (Town Library) as of 12/10/2019, both before and after the assemblage of the 35,375 sf release parcel. He opined the highest and best use of the 468,270 sf site, as vacant, was for multi-family residential development and as improved is continuation of the existing municipal use.

Based on three similarly-zoned, 5-20 acre, parcels in Groton, Stonington and Bozrah, concluded the value of the land was \$135,000 per acre (\$3.10/sf) x 10.75 acres = \$1,451,250, rounded to \$1,450,000.

LAND SALES SUMMARY						
Sale	Location	Area (acres)	Zone	Sale Date	Sale Price	Sale Price Per Acre
1	682-684 Norwich Westerly Road North Stonington, CT	7.64	RC	6/26/18	\$325,000	\$42,539
2	380 Salem Turnpike Bozrah, CT	14.30	HC	12/20/17	\$637,500	\$44,580
3	0 Route 12 Groton, CT	12.40	NMDD	11/18/16	\$1,625,000	\$131,048
Subject: 52 Newtown Road (aka 113-153) Groton, CT		10.75	MVC			

Item	Subject	Sale 1		Sale 2		Sale 3	
Unadjusted Sale Price Per Acre	N/A	\$42,539		\$44,580		\$131,048	
Adjustments	Description	Description	+/- Adj	Description	+/- Adj	Description	+/- Adj
Property Rights Conveyed	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing	N/A	Bank	0	Bank	0	Cash	0
Conditions of Sale	Arm's Length	Raze Dwellings	+5%	Arm's Length	0	Arm's Length	0
Market Conditions As of	12/19	6/18	0	12/17	0	11/16	0
Adjusted Sale Price		\$44,666	+5%	\$44,580	0	\$131,048	0
Location	Good	Superior	-15%	Superior	-15%	Similar	0
Median Family Income	\$67,465	\$96,125		\$99,625		\$67,465	
Tax Mill Rate	30.41	28.20		27.50		29.63	
Zone	MVC	RC	0	HC	0	NMDD	0
Size (Acres)	10.75	7.64	-5%	14.30	+5%	12.40	0
Shape	Rectangular	Rectangular	0	Rectangular	0	Triangular	+5%
Frontage / Access	Single Front	Single Front	0	Two Fronts	-5%	Three Fronts	-10%
Visibility	Good Highway	Similar Highway	0	Similar Highway	0	Similar Highway	0
Topography	Level	Gentle Slope	0	Gentle Slope	0	Sloping	+5%
Utilities	All Public	Private Well Septic Sewer	+10%	All Public	0	All Public	0
Wetlands	None	3%	+3%	10%	+10%	5%	+5%
Flood Zone	Less than 1%	None	0	40%	+20%	None	0
Amenities	None	None	0	None	0	None	0
Encum / Appurtenances	None	None	0	None	0	None	0
Present Use (at Sale)	Town Bldgs.	Houses	0	Vacant	0	Vacant	0
Highest & Best Use	Multi-Family	Multi-Family	0	Multi-Family	0	Multi-Family	0
Total Adjustment		Downward	-7%	Upward	+15%	Upward	+5%
Adj. Sale Price Per Acre		\$41,539		\$51,267		\$137,600	

In the After Valuation Appraiser MacCormack utilized the same three sales and adjusted downward for not located in a flood zone as a large portion of the Release Parcel is in a Flood Zone, concluding \$132,300 per acre (\$3.04/sf) x 11.5621 acres = \$1,529,666, rounded to \$1,530,000.

MacCormack - Value of the Release

After Valuation	\$1,530,000
Before Valuation	\$1,450,000
Value of Release	\$80,000

Value of the Release – Average of Two Independent Appraisals

Appraiser Russ	\$101,000
Appraiser MacCormack	\$80,000
Value of Release – Average	\$90,500

The Special Act Language is as follows:

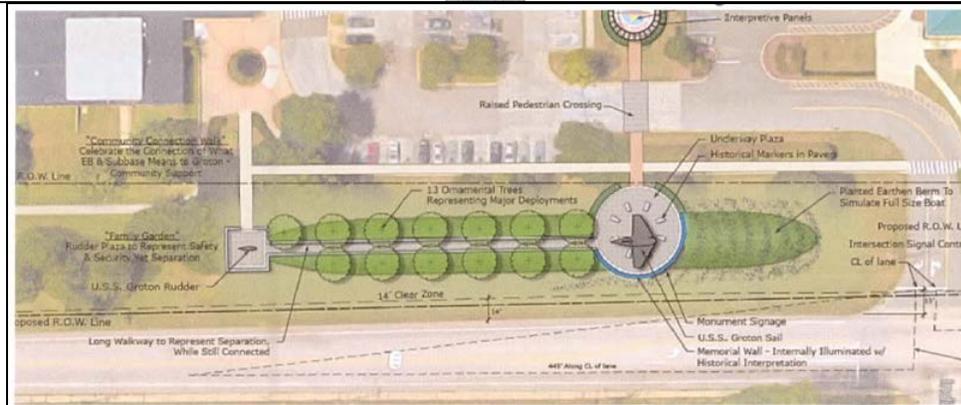
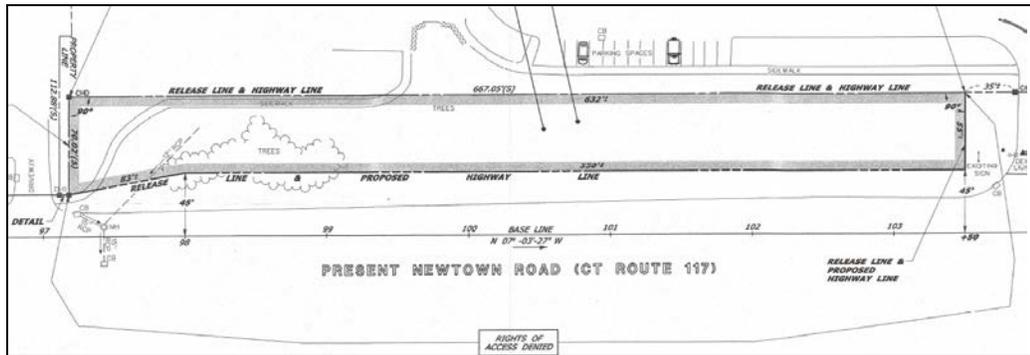
Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Groton a parcel of land located in the town of Groton, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 1.5 acres and is identified as the parcel located on Connecticut Route 117, adjacent to the property containing the Groton Public Library and the Town of Groton Senior Center, and further generally described as follows: Beginning at a point in the southeast corner of property of the town of Groton, said point being on the westerly highway line of Connecticut Route 117; thence northerly approximately 930 feet along the westerly highway line of Connecticut Route 117 to the northeasterly corner of property of the town of Groton; thence easterly approximately 70 feet to a point; thence southerly, approximately 70 feet off of, and parallel to, the westerly highway line of Connecticut Route 117 for approximately 930 feet to a point; thence westerly approximately 70 feet along land now or Senate Bill No. 1205 July Sp. Sess., Special Act No. 19-5 2 of 2 formerly of BJAG Associates to the place and point of beginning. If a survey of said parcel of land for the purpose of said conveyance is deemed necessary by the Commissioner of Transportation, the town of Groton shall pay the costs of any such survey. The precise size and area of the parcel to be conveyed shall be determined by the Commissioner of Transportation. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) Prior to the town of Groton installing any monument on said parcel, the Department of Transportation shall approve the size, location and materials of the monument to ensure the department's ability to maintain Connecticut Route 117 properly and that the monument does not pose a safety issue for the public travelling on said route.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance. Approved July 23, 2019.

RECOMMENDATION: Staff recommends **approval** of the legislative conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 1 of Special Act 19-5, which stipulates the conveyance of approximately 35,375 sf of land to the Town of Groton at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.
2. Section (c) requires SPRB approval.
3. The legal description in the Quit Claim Deed is consistent with the DOT survey map.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-131 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #20-131. The motion passed unanimously.

PRB FILES #20-132 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-132. The motion passed unanimously.

9. NEXT MEETING – Thursday, July 23, 2020.

The meeting adjourned.

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