

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 30, 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 30, 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

Shane P. Mallory, DAS Administrator, Leasing & Property Transfer

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 27, 2020 and July 28, 2020 Meetings. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:44. The motion passed unanimously. Mr. Shane P. Mallory, DAS Administrator, Leasing & Property Transfer was invited to attend the Session.

EXECUTIVE SESSION

PRB #: 20-129
Transaction/Contract Type: RE/ First Amendment to Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 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.

Mr. Mallory left the meeting at 10:10.

OPEN SESSION

PRB #	20-134
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	139-103-002
Grantor:	Connecticut Southern Railroad, Inc.
Property:	Suffield, Harvey Ln
Project Purpose:	Railroad-Highway Grade Crossing Improvements
Item Purpose:	Voucher

DAMAGES: \$17,000

PROJECT: This DOT project consists of railroad-highway grade crossing improvements on Harvey Lane in Suffield, CT to correct the road grade at the railroad intersection.

Under this proposal (PRB #20-134), DOT now requires to acquire a defined easement, construction easement and drainage easement to complete the project.

SITE & TAKING DESCRIPTION: The subject site consists of a 4.2 mile railroad right of way that is 90' wide covering an area of 1,995,840 square feet, known as the Suffield Industrial Track, running from Windsor Locks to Suffield. The area of the ROW impacted by this project is located on the north side of Harvey Lane.



The Appraiser opined the highest and best use of the property is for the continued rail corridor, as improved.

Before Valuation: A real estate appraisal report was prepared by DOT Appraiser Kenneth N. Goldberg as of April 22, 2019, the improvements not impacted by the taking are assigned an "X" value.

For purposes of valuation, the Larger Parcel is considered to be two separate parcels. Parcel #1, a 270,508 sq.ft. parcel, on the westerly side of the ROW is owned by Wicks Building, LLC and Parcel #2, an 528,818 sq.ft. parcel, on the easterly side of the ROW is owned by Suffield 1120 Harvey Lane. Both parcels are industrially zoned and conform to zoning regulations. The railroad use is an existing, non-conforming use within the Industrial zone.

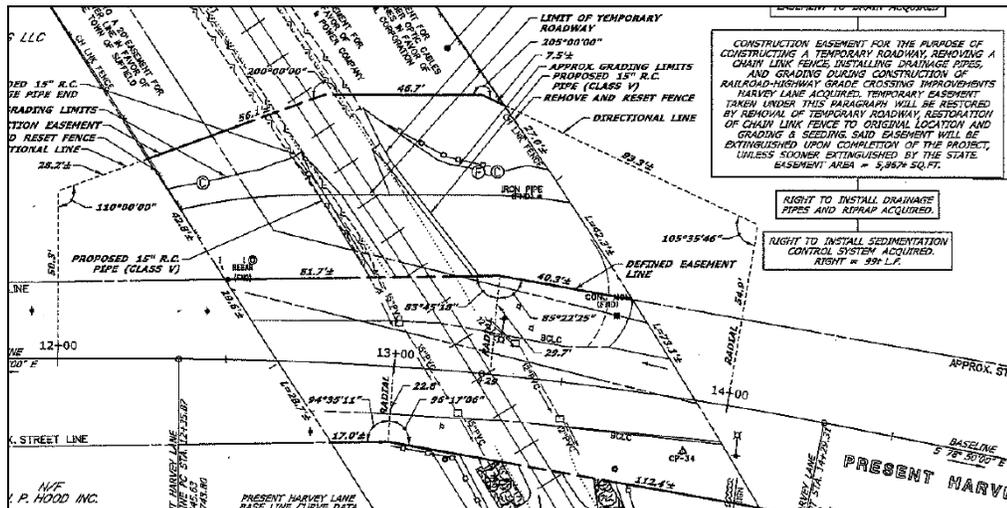
Land Valuation: Based on the sales comparison approach, the appraiser analyzed three sales of industrially-zoned land: one in nearby Bloomfield and two in Suffield, and concluded that the fair

market value of the subject land was \$2.28/sf for Parcel #1 and \$2.38/sf for Parcel 2, calculated as follows:

Calculation	Value
270,508 sf x \$2.28 =	\$616,758
528,818 sf x \$2.38 =	\$1,258,587
Total	\$1,875,345
Rounded	\$1,880,000

DOT requires acquiring the following:

- A defined easement for highway purposes acquired over an area of 6,664± sq.ft;
- An easement to drain acquired over an area of 500± sq.ft;
- Construction easement for the purpose of constructing a temporary roadway, remove a chain link fence, installing drainage pipes, and grading acquired over an area of 5,867± sq.ft;
- A right to install drainage pipes and riprap acquired; and
- A right to install sedimentation control system acquired over an area of 99± LF.



Improvements not affected by the easements are assigned an “X” value.

To calculate the value of the land impacted by the taking, the Appraiser developed a blended rate (\$2.35/sf) based on the proportion of land area for each of the two parcels as follows:

SUMMARY:

Computations:

Parcel #1 (34% of Subject Property):

- Comp #1 - \$2.25/s.f. x 20% = \$0.45/s.f.
- Comp #2 - \$2.60/s.f. x 50% = 1.30/s.f.
- Comp #3 - \$1.75/s.f. x 30% = 0.53/s.f.
- Parcel #1 Unit Value \$2.28/s.f. x 34% = \$0.78/s.f.

Parcel #2 (66% of Subject Property):

- Comp #1 - \$2.42/s.f. x 50% = \$1.21/s.f.
- Comp #2 - \$2.75/s.f. x 30% = 0.83/s.f.
- Comp #3 - \$1.72/s.f. x 20% = 0.34/s.f.
- Parcel #2 Unit Value \$2.38/s.f. x 66% = \$1.57/s.f.
- Weighted Unit Value \$2.35/s.f.

Calculation of Permanent Damages

Item	Calculation	Value
Defined Easement	6,664 sf x \$2.35/sf x 95%=\$14,877	\$15,000 rd
Drainage Easement	500 sf x \$2.35/sf x 50% = \$587.5	\$600 rd
	Total	\$15,600

Calculation of Temporary Damages

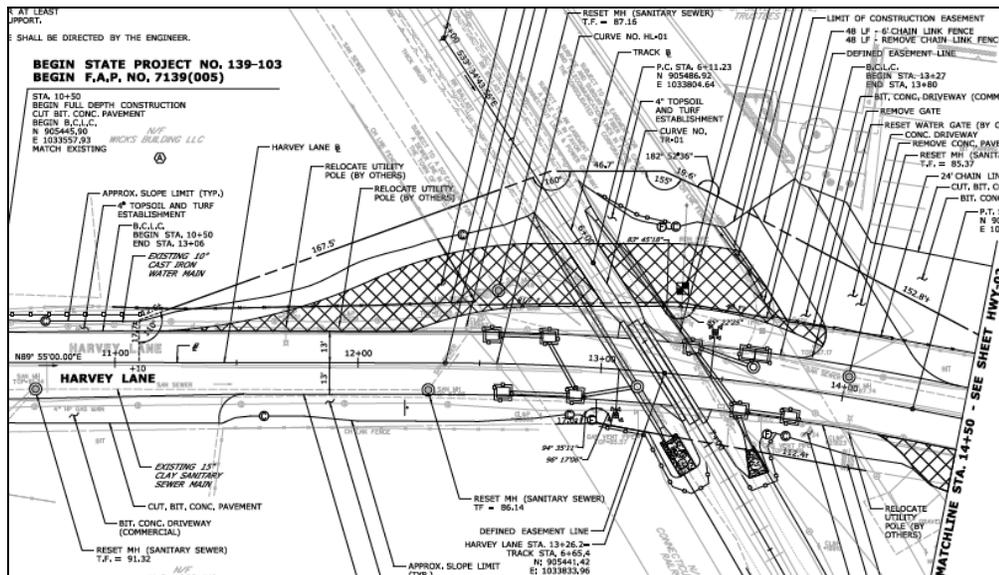
Temporary Damages due to the Temporary Construction Easements are calculated as follows:

Item	Calculation	Damages
Construction Easement	5,867± SF @ \$2.35/SF x 10% x 1 year	\$1,379
	Rounded	\$1,400

Total damages are then Permanent Damages plus Temporary Damages, \$15,600 + \$1,400 = \$17,000.

RECOMMENDATION: Board approval of \$17,000 in damages 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 #20-129 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-129. The motion passed unanimously.

PRB FILE #20-134 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-134. The motion passed unanimously.

9. NEXT MEETING – Monday, August 3, 2020.

The meeting adjourned.

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