

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 8, 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 September 8, 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 September 3, 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 9:40. The motion passed unanimously.

### EXECUTIVE SESSION

#### *For Discussion Purposes Only*

<b>PRB #</b>	<b>20-166-A</b>
<b>Transaction/Contract Type:</b>	AG/PDR
<b>Origin/Client:</b>	DoAG/DoAG

#### **Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into

Open Session at 10:25. The motion passed unanimously.

**OPEN SESSION**

**4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>20-163</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	018-135-017
<b>Grantor:</b>	Savona Realty, LLC
<b>Property:</b>	Brookfield, Federal Rd (164)
<b>Project Purpose:</b>	Safety Improvements along Route 202
<b>Item Purpose:</b>	Voucher

**DAMAGES: \$35,000**

**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, 82,764 square foot (1.9 acre) corner lot, improved with a single-tenant automotive/retail store containing 7,200 sf of gross building area, plus a single-tenant restaurant building containing 5,482 sf of gross building area. 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.



Southwesterly.

**Before Valuation:** An appraisal was prepared by DOT appraiser Steven C. Miller as of May 21, 2020.

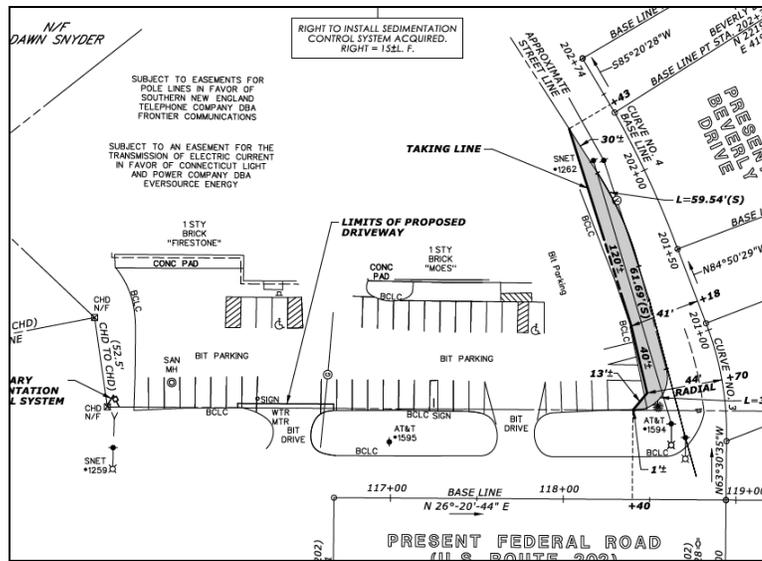
Land Valuation: Based on the sales comparison approach, the appraiser analyzed three sales of commercially-zoned land in Brookfield (2) and Danbury (1) concluded that the fair market value of the subject land was \$17/square foot, or

Item	Calculation	Value
Fee Simple	82,764 sf x \$17/sf	\$1,406,988
	<i>Rounded</i>	\$1,407,000

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

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

1. A partial take of 1,958± sq.ft. of land;
2. Right to construct driveway acquired over an area of 137± sq.ft.; and
3. Right to install sedimentation control system acquired over an area of 15± LF.



**After Valuation:**

Land Valuation: Based on the sales 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	80,806 sf x \$17/sf	\$1,373,702
	<i>Rounded</i>	\$1,373,500

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$1,407,000
After Valuation	\$1,373,500
Permanent Damages	\$33,500

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 \$35,000 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 #** 20-164  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 151-333-001  
**Lessee:** City of Waterbury  
**Property:** Waterbury, Municipal Rd (210)  
**Project Purpose:** Replacement of Bridge Nos. 03176 & 03177 Route 8  
SB/NB over Naugatuck River  
**Item Purpose:** Voucher

**DAMAGES: \$8,550**

**DOT PROJECT:**

Bridge Nos. 03176 & 03177 carry Route 8 southbound and northbound over the Naugatuck River in Waterbury.

The purpose of this project is to address all structural deficiencies of the two bridges and improve the bridges to a state of good repair. The project rehabilitation consists of repairing the steel superstructure, patching of the concrete deck and repairs to the substructure.



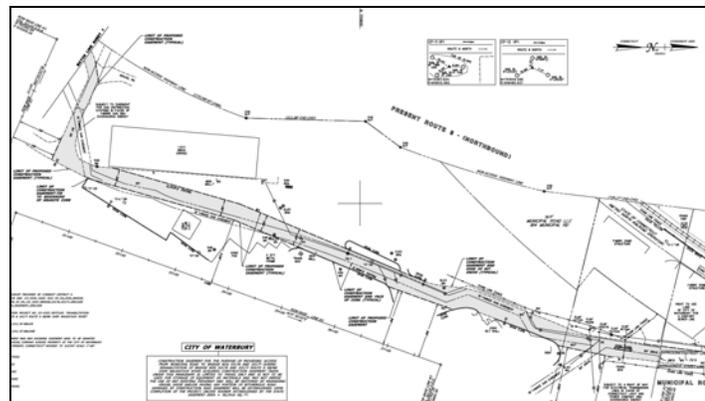
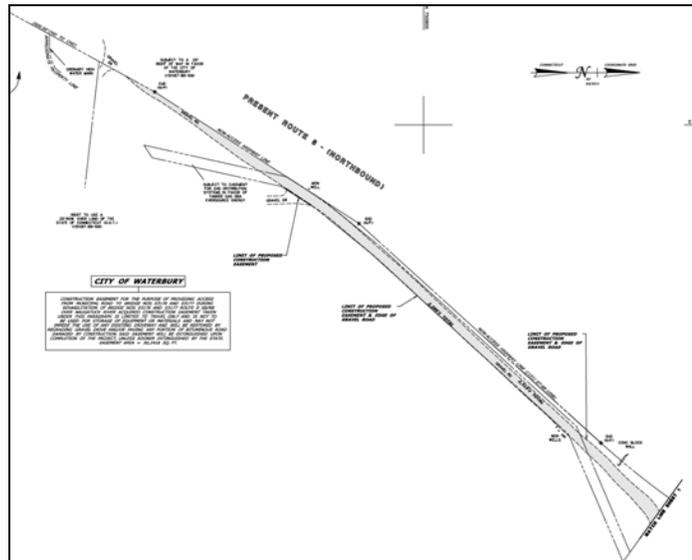
**Subject Property Description, Before the Taking:** The property consists of a 29.43 acre (1,282,190 sq.ft.) industrially zoned parcel of land improved multiple buildings including a waste-water treatment plan, garbage incinerator and multiple offices.

**Before Valuation:** An appraisal report prepared by DOT Appraiser Matthew Malia as of May 15, 2020. Improvements are not impacted by the taking are assigned an “X” value.

Land Valuation: Based on the sales comparison approach, the appraiser analyzed three sales of industrially-zoned land in Cheshire, Terryville and Waterbury (2017-2018) and concluded that the fair market value of the subject property was  $\$1.70/\text{sf} \times 1,282,190 = \$2,179,723$ , rounded to  $\$2,180,000$ .

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

- A construction easement for the purpose of providing access from Municipal Road to Bridge Nos. 03176 and 03177 during rehabilitation of Bridge Nos 03176 and 03177, acquired over an area of  $50,241 \pm$  sq.ft. of land. Construction easement is limited to travel only and may not impede the use of any existing driveway.



**After Valuation:**

Land Valuation: Based on the sales comparison approach, the appraiser analyzed the same three sales of industrially-zoned land and concluded that the fair market value of the subject property was  $\$1.70/\text{sf} \times 1,282,190 = \$2,179,723$ , rounded to  $\$2,180,000$ .

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$2,180,000
After Valuation	\$2,180,000
<i>Permanent Damages</i>	\$0

**Calculation of Temporary Damages**

Construction Easement Area	50,241 sf x \$1.7/sf x 10% x 1 year	\$8,540.97
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Total damages are then Permanent Damages plus Temporary Damages = \$0 + \$8,540.97 = \$8,540.97, rounded to \$8,550.

SPRB Staff had asked following questions regarding this Proposal.

- Should the DOT Voucher ‘Invoice Amount’ (\$8,500), be corrected to reflect the “Detail Amount” (\$8,550), as well as the Damages (\$8,550) communicated to the City of Waterbury?

<b>Invoice Amount:</b>	<b>Detail Amount</b>
\$8,500.00	\$8,550.00

**DOT Response:** Yes the DOT Voucher ‘Invoice Amount’ (\$8,500), should be corrected to reflect **\$8,550.00**. Thank you for making us aware, we will correct it. OK

**RECOMMENDATION:** Board approval of damages in the amount of \$8,550 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.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:40. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 20-179-A  
**Transaction/Contract Type:** AG/PDR  
**Origin/Client:** DoAG/DoAG

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:25. The motion passed unanimously.

**OPEN SESSION**

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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-163** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-163. The motion passed unanimously.

**PRB FILE #20-164** – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #20-164. The motion passed unanimously.

**PRB FILE #20-179-A** – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-179-A. The motion passed unanimously.

**9. NEXT MEETING** – Special Meeting, Wednesday, September 9, 2020

The meeting adjourned.

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