

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On December 17, 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 December 17, 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**

At Chairman Greenberg's request, Vice Chairman Josephy led the meeting.

Vice Chairman Josephy 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 December 14, 2020 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai informed Board Members of a communication from Department of Agriculture Commissioner Hurlburt memorializing the issues discussed between Commissioner Hurlburt and Chairman Greenberg last week.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

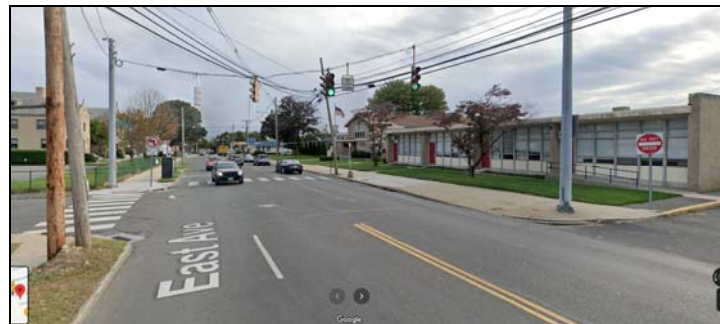
<b>PRB #</b>	<b>#20-220</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project #:</b>	102-297-017
<b>Grantor:</b>	St Thomas the Apostle Roman Catholic Church
<b>Property:</b>	Norwalk, East Ave (203 & 208)
<b>Project Purpose:</b>	East Avenue Reconstruction
<b>Item Purpose:</b>	Voucher

**DAMAGES: \$50,500**

**DOT PROJECT:**

The East Avenue Reconstruction Project will reconstruct approximately 1,625 linear feet of roadway to a uniform width of 48 feet (with four 11-foot lanes and two 2-foot shoulders) from approximately 65 feet south of Rowan Street extending northerly to the intersection of East Avenue at St. John Street/Raymond Terrace. The project will include sidewalks, retaining walls, drainage improvements, and modifications to existing traffic signals. Also included within the scope of this project is the installation of a drainage trunk-line beginning from about the southerly project terminus and extending along Gregory Boulevard for approximately 740 linear feet to be connected to a 6'x8' concrete box culvert located at Cemetery Road.

**Subject Property Description, Before the Taking:** The subject property (per appraisal) consists of two corner lots containing a total of 203,920 square foot (4.68 acre) lot. The lots are commercially zoned, and improved with a religious campus including church, school and parking. The property is located approximated 630 feet south of the Exit 16 I-95 Interchange. The highest and best use, as vacant, is for residential/commercial development, and as-improved, is for continued religious use (grandfathered), as improved.



**Before Valuation:** An appraisal was prepared by DOT appraiser Steven C. Miller as of August 31, 2020.

**Land Valuation:** Based on the sales comparison approach, the appraiser analyzed three sales of commercially-zoned land in Norwalk and concluded that the fair market value of the subject land was \$40/square foot.

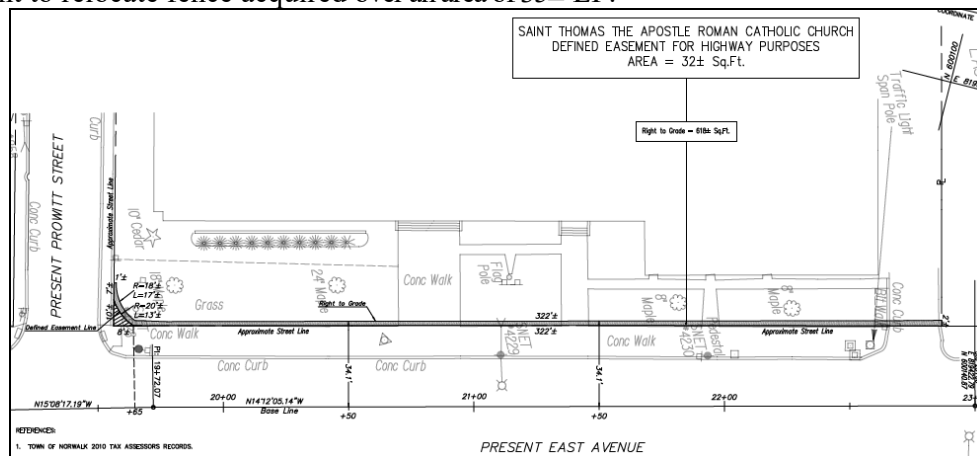
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	203 & 208 East Avenue Norwalk, CT 06855	467 West Avenue Et Al Norwalk, CT 06855		230 East Avenue Et Al Norwalk, CT 06855		71 - 75 Connecticut Avenue Norwalk, CT 06855	
Proximity to Subject		0.64 miles NW		0.18 miles S		1.02 miles W	
Sales Price	\$	\$ 149.40 per Sq.Ft		\$ 92.56 per Sq.Ft.		\$ 29.15 per Sq.Ft.	
Price \$/Sq. Ft.	\$	\$ 34,050,000		\$ 14,580,000		\$ 1,550,000	
Data Source(s)		Town Records, Vol 8936 Pg 192 & 197		Town Records, Vol 8692 Pg 328		Town Records, Vol 8704 Page 60	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	8/10/2020	12/18/2019		6/6/2018		6/14/2018	
Location	Good / Highway	Excellent / Highway	-44.82	Excellent / Railway	-13.88	Good / Highway	
Site/View	4.68±Ac/203,920±SqFt	5.23±Ac/227,919±SqFt		3.62±Ac/157,522±SqFt		1.22±Ac/53,167±SqFt	
Terrain & Topography	Generally Level	Generally Level		Generally Level		Gen Lvl, Rear Slope	+2.92
Wetlands & Floodzone	Minimal, If Any	Minimal, If Any		Minimal, If Any		Minimal, If Any	
Frontage & Access	Gd, 2-3FF / 293' per Ac	Exclnt, 4FF/300' per Ac	-14.94	Gd, 3FF / 274' per Ac		Gd, 3FF / 720' per Ac, Inf	+5.83
Zone / Highest & Best Use	NB, B, C / Mixed Use	CBD / Mixed Use	-14.94	NB, I / Mixed Use		B1 / Mixed Use	
Sales or Financing Concessions		Apprvd 522k MxdUse	-29.88	Apprvd 276k MxdUse	-18.51	Proposed Mixed Use	
		Raze Sf Bldngs		Shell Structures	-23.14	N/A	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-104.58	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-55.53	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	8.75
Indicated Value of Subject		\$ 44.82		\$ 37.03		\$ 37.9	

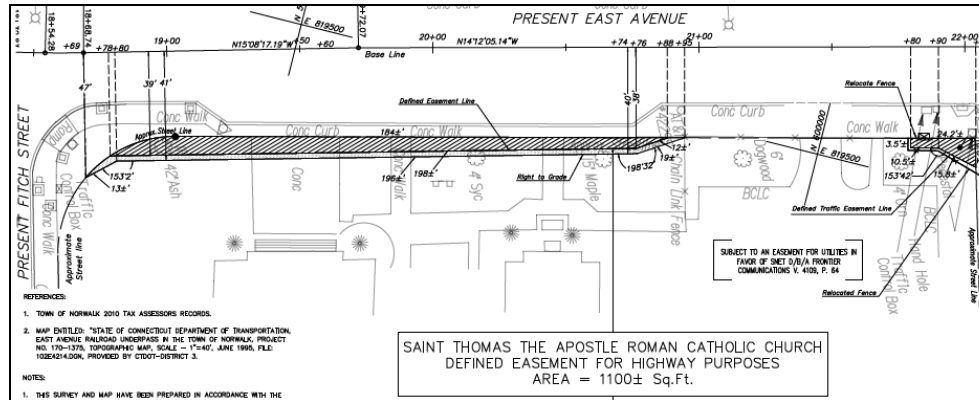
Item	Calculation	Value
Fee Simple	203,920 sf x \$40/sf	\$8,156,800
Contributory Value of Site Imps.	Lump Sum	\$3,500
	<b>Total</b>	\$8,160,300
	<b>Rounded</b>	\$8,160,500

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

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

1. A defined easement for highway purposes acquired over an area of 32± sq.ft. over 208 East Avenue;
2. A right to grade acquired over an area of 618± sq.ft. over 208 East Avenue;
3. A defined easement for highway purposes acquired over an area of 1,100± sq.ft. over 203 East Avenue;
4. An easement to install and maintain traffic signalization devices and appurtenances thereto acquired over an area of 137± sq.ft. over 203 East Avenue;
5. A right to grade acquired over an area of 448± sq.ft. over 203 East Avenue; and
6. A right to relocate fence acquired over an area of 35± LF.





## After Valuation

**Land Valuation:** Based on the sales comparison approach, the appraiser analyzed the same three sales of commercially-zoned land in Norwalk and concluded that the fair market value of the subject land was \$40/square foot.

Item	Calculation	Value
Fee Simple	202,651 sf x \$40/sf	\$8,106,040
Defined Easement Area	1,132 sf x \$40/sf x 5%	\$2,264
Easement for Traffic Signals	137 sf x \$40/sf x 25%	\$1,370
	<b>Total</b>	\$8,109,674
	<b>Rounded</b>	\$8,110,000

## Calculation of Permanent Damages

Item	Value
Before Valuation	\$8,160,500
After Valuation	\$8,110,000
Permanent Damages	\$50,500

**RECOMMENDATION:** Board approval of damages in the amount of \$50,500 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 Appraisers estimate of value.

**PRB #** #20-222  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project #:** 131-203-008  
**Grantor:** Uyemura International Corporation  
**Property:** Southington, Town Line Rd (240)  
**Project Purpose:** Farmington Canal Heritage Trail  
**Item Purpose:** Voucher

**DAMAGES: \$8,150**

**DOT PROJECT:**

Farmington Canal Heritage Trail (FCHT) History (<https://fchtrail.org/pages/history.asp>):

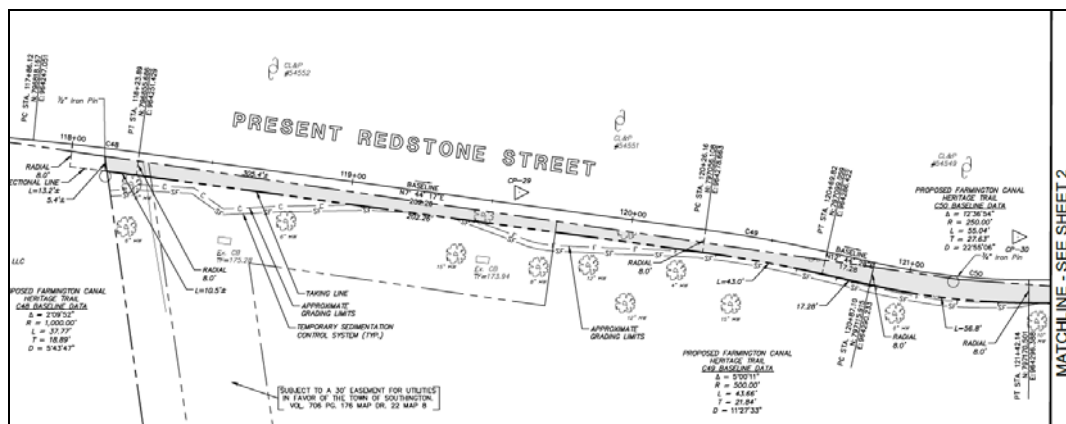
The **over Eighty miles** of the FCHT and the eighteen miles of the Farmington River Trail constitute one of the most picturesque and historic greenways in New England. The FCHT, 58 miles of which is paved in Connecticut, stretches from New Haven to the Massachusetts border before continuing into Massachusetts for a total length of 80.2 miles and 11 towns. The multi-use trail runs along abandoned rail corridors and canal tow paths through urban, suburban and rural areas of Southern Connecticut and the Farmington Valley. Along the way are historic buildings, canal locks, the remains of canal aqueducts and other landmarks that provide a rich cultural background for the trail experience. The largest gap remaining is 9.1 miles from southern Farmington, through all of Plainville into northern Southington.

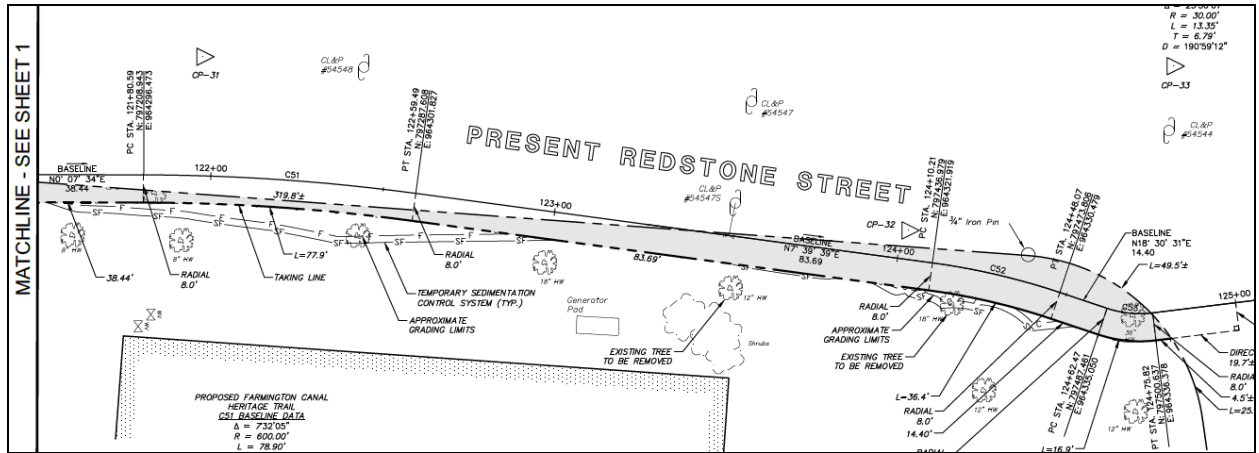
**Subject Property Description, Before the Taking:** The subject property (per survey map) consists of a 4.71 acre (205,168 square feet) corner lot with 266.53 feet of frontage on the south side of Town Line Road and 701.59 feet of frontage on the east side of Redstone Hill Road. The property is located in the I-1 Industrial zone.



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

1. Partial taking of 4,080± sq.ft. of land;
2. A right to grade acquired over an area of 1,054 sq.ft.;
3. A right to remove tree acquired – 2 each; and
4. A right to install sedimentation control system over an area of 576 14± LF.





**EOC Valuation:** Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 4.71 acre industrially-zoned site at \$1.75/SF (\$359,044 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 10/27/2020:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Acquisition Parcel	4,080± SF @ \$1.75/SF	\$7,140
Contributory Value of Affected Trees	Lump sum	\$1,000
	<b>Total:</b>	<b>\$8,140</b>
	<b>Rounded</b>	<b>\$8,150</b>

**RECOMMENDATION:** Board approval of damages in the amount of \$8,150 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

Vice Chairman Josephy had requested Director Desai reach out to DOT regarding an update on the Walk Bridge project in Norwalk.

## 8. VOTES ON PRB FILE:

**PRB FILE #20-220** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-220. The motion passed unanimously.

**PRB FILE #20-222** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-222. The motion passed unanimously.

## 9. NEXT MEETING – Monday, December 21, 2020.

The meeting adjourned.

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