

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 14, 2021 – 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 January 14, 2021 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
William Cianci
Jeffrey Berger

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Cameron Weimar – Dept. of Agriculture, Director of Farmland Preservation

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 January 11, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

The Board received a correspondence from Paul Elconin from the Northwest Connecticut Land Conservancy regarding a Purchase of Development Rights Agreement under consideration by the Board.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	#20-231
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project #:	61-152-001
Grantor:	The Hamden Hall School, Inc.
Property:	Hamden, Skiff St (225)
Project Purpose:	Rehabilitation of Bridge No. 00783 Skiff St over Route 15
Item Purpose:	Voucher

DAMAGES: \$21,700

DOT PROJECT:

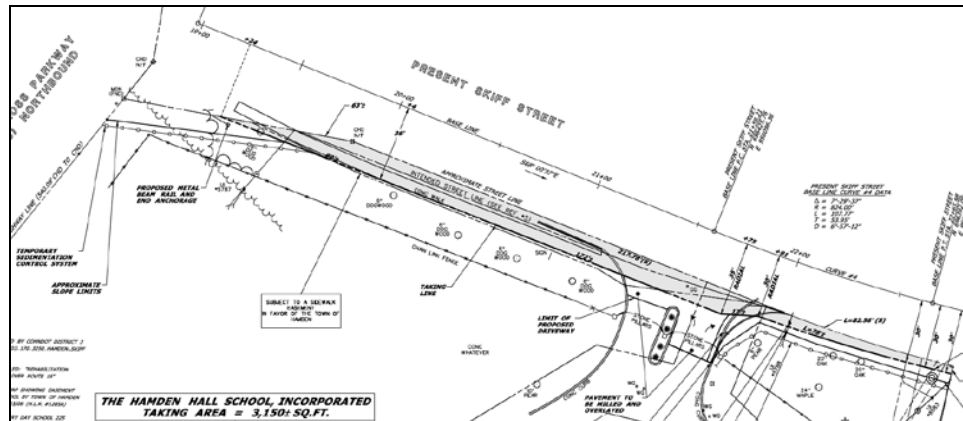
The Construction Project is to widen and repair Bridge No. 00783, Skiff Street over Route 15. This project includes the addition of a retaining wall adjacent to Skiff Street at the southwest approach of the Bridge. Funding for the Project is provided under the Fix-it-First State of Connecticut Funds at 100 percent (100%) State funds, except for items related to the approach widening, which have an associated funding ration of 80 percent (80%) State and 20 percent (20%) Town funds. The total cost of the work is Six Hundred Ninety Thousand Seven Hundred One Dollars and Fifteen Cents (\$690,701.15), of which the State's share is Five Hundred Fifty-Two Thousand Five Hundred Sixty Dollars and Ninety-Two Cents (\$552,560.92). The Town is responsible for the balance. The DOT is responsible for the Administration of the Project.

Subject Property Description, Before the Taking: The subject property consists of a athletic facility as part of an education facility known as the Beckerman Athletic Center located on a 20.5+/- acre site on the west side of ACES Whitney High School West aka Area Cooperative Educational Services and along the southerly side of Skiff Street in Hamden. The property is known as 225 Skiff Street and/or Assessor Tax Map 2529, Lot 36 in Hamden, Connecticut. The subject property is irregular in shape with rolling topography, bounded on the north by Skiff Street, on its east by ACES Whitney High School West, a school facility, and on its west by Route 15. The subject is located in a T4, Transect, Urban General, mixed commercial/residential and is legally permitted and conforming to zoning. Although developed with a school type athletic facility, the T4 zone is typically delineated for larger scale, commercial/residential mixed use development. The highest and best use of the subject property as vacant is for mixed use commercial/residential development as allowed by T4 zoning. The subject's highest and best use as improved is its present continued school type athletic use.



The Taking: DOT will acquire the following:

- Acquisition of 3,150± square feet of land in fee-simple;
- An easement to slope for the support of the highway acquired over an area of 601± square feet;
- An easement to install, construct and maintain metal beam rail and end anchorage acquired over an area of 9± LF;
- A right to construct driveway and grade acquired over an area 1,195± square feet;
- A right to install sedimentation control system acquired over an area of 218± LF;
- A right to install concrete curbing acquired over an area of 25± LF.



Short Form/Letter Valuation – DOT Appraiser Michael Aletta appraised the entire 20.5 acre property, as of September 16, 2020. The Appraiser utilized three sales in Hamden (2017-2019), and concluded the market value of the subject property was \$6.00, with value of the impacted areas as follows:

Item	Calculation	Value
Fee simple acquisition of 3,150sf	3,150 sf x \$6.00/sf	\$18,900
Easement to Slope in Support of Highway	601 sf x \$6.00/sf x 50%	\$1,803
Contributory Value of Site Improvements	Lump Sum	\$1,000
	Total	\$21,703
	Rounded	\$21,700

Note: The Hamden Assessor valued (100%) the subject property at \$3.97/sf for the October 1, 2015 revaluation.

RECOMMENDATION: Board approval of damages in the amount of \$21,700 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. Berger seconded a motion to go out of Open Session and into Executive Session at 9:32. The motion passed unanimously. Cameron Weimer was invited to join the session at 9:38 and left the meeting at 10:00.

EXECUTIVE SESSION

PRB # 20-233-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 10:01. 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 #20-231 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-231. The motion passed unanimously.

PRB FILE #20-233-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-233-A. The motion passed unanimously.

9. NEXT MEETING – Tuesday, January 19, 2021.

The meeting adjourned.

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