

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 19, 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 April 19, 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
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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 April 15, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

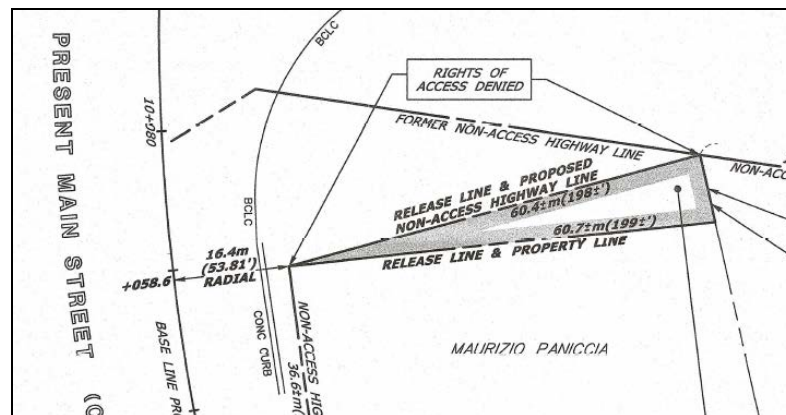
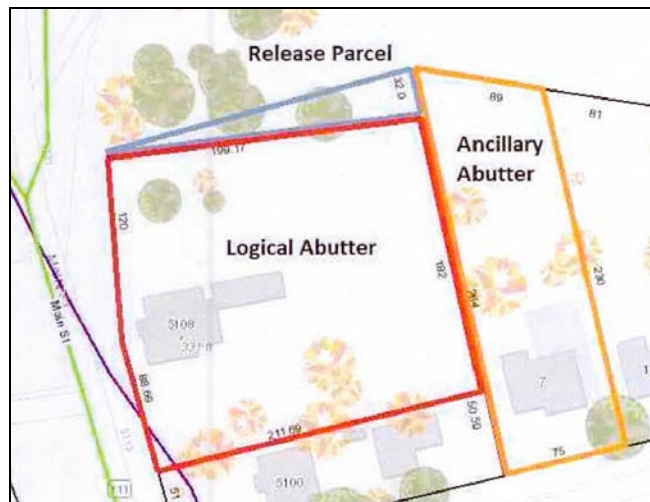
PRB #	21-036
Transaction/Contract Type:	RE – Sale by Abutter Bid
Origin/Client:	DOT/DOT
Project #:	144-173-2A
Grantee:	Maurizio Paniccia
Property:	Trumbull, Main St (3,166 sf)
Project Purpose:	Sale by Abutter Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$31,000

Under this Proposal (PRB #21-036) DOT is seeking SPRB approval to this Sale by Abutter Bid to release this irregularly-shaped, 3,166± sf square foot remnant parcel of land to the Abutter located at 5108 Main Street, Trumbull. The only other abutter did not respond to DOTs solicitation.

The abutter located at 5108 Main Street is comprised of a 0.93 acre (40,511) residentially-zoned lot with 209 feet of frontage on the easterly side of Main Street (Route 111). The site is improved with a 2.5 colonial style dwelling constructed in 1898, containing 1,880 square feet of gross living area (8/4/1.5). The property last sold in November 2019 for \$362,000.

The abutter also received a variance in August 2019 to permit office uses. The conditional approval required the implementation of a 24' wide buffer easement along the southerly property line as well as the installation of sidewalks along a portion of the frontage. Should the existing improvements be razed, the condition approval permits reconstruction with up to 5,000 sf of office space, with a residentially-oriented design to be in harmony with the neighboring properties.



The Appraiser opined the Highest and Best Use of the release parcel is for assemblage to the southerly abutter.

Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Steven C. Miller appraised the property, as of July 8, 2020, in both the Before and After assemblage, valuing the two contiguous properties in the Before Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards. Based on the sales comparison approach, the Appraiser utilized three sales of similarly-zoned land in Trumbull (2019) and concluded the fair market value of the Larger Parcel was $\$7.00/\text{sq. ft.} \times 40,511 \text{ sq. ft.} = \$283,577$, rounded to \$284,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property was $\$7.00/\text{sq. ft.} \times 43,677 \text{ sq. ft.} = \$305,739$, rounded to \$306,000.

Value of the Release

After Valuation	\$306,000
Before Valuation	\$284,000
Value of Release	\$22,000

Sale by Abutter Bid & Negotiations – The two abutters were notified of the Public Bid. The abutter bid was held 10/14/2020 with an asking price of \$31,000 (1,000 admin fee included). One bid was received: \$31,000 from Maurizio Paniccia, which was accepted by DOT.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$31,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Trumbull declined to purchase and the legislative delegation received the required notification on May 10, 2017.
- The release value of \$31,000 is reasonable in that it represents 141% of the appraised value and it will return the property to the Trumbull tax rolls and relieve the State of all future expenses. The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Trumbull Land Records.

PRB #	21-052
Transaction/Contract Type	RE / Assignment of Space
Origin/Client	DAS / DAS
Property:	Hartford, Elm St (79)
Project Purpose:	DAS Print-Mail - Trinity Street Relocation
Item Purpose:	Assignment of Space Pursuant to CGS 4b-29

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for assigning space at 79 Elm St for the following state agency:

- DAS Print and Mail Services (DAS) – 2,600 sf of lower level space and 950 sf of shared space at 79 Elm Street, Hartford. There are 12 employees, of which 9 employees are drivers.

DAS states that the current 18-20 Trinity Street location has been deemed surplus property by OPM and will be sold through the surplus process. DAS estimates the cost of relocation for finish and moving at \$375,000. Relocation is scheduled to begin on May 31, 2021.

OPM has previously approved (4-14-21) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

RECOMMENDATION: Staff recommend approval of the relocation of identified Trinity Street agencies to 79 Elm Street for the following reasons:

- The relocation complies with CGS 4-67g(f) (OPM statutes); and
- The relocation complies with CGS 4b-29 (DAS statutes).

Sec. 4b-29. (Formerly Sec. 4-133a). Allocation of facilities to state agencies. The Commissioner of Administrative Services shall, subject to the approval of the State Properties Review Board, order the assignment and removal of state agencies, other than institutions and the Judicial Department, to and from real estate available to the state, through ownership or lease, when he deems it necessary to provide space, facilities and necessary accommodations to meet the needs of any of such agencies and when such assignment or removal will be in the best interests of the state. If any such agency fails to abide by an order of assignment or removal of the commissioner, the Commissioner of Administrative Services shall promptly inform the Governor of the reason for his order and of the failure of the agency to comply therewith. For the purposes of this section, the term "Judicial Department" does not include the courts of probate, the Division of Criminal Justice and the Public Defender Services Commission, except where they share facilities in state-maintained courts.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-036 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #21-036. The motion passed unanimously.

PRB FILE #21-052 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-052. The motion passed unanimously.

9. NEXT MEETING – Thursday, April 22, 2021.

The meeting adjourned.

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