

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 31, 2022 – 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 May 31, 2022 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 May 26, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-074
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT / DOT
<i>DOT Project #:</i>	320-005-015
<i>Grantor:</i>	Waterside Office Park Association
<i>Property:</i>	Windsor Locks, Main St (38-50)
<i>Project Purpose:</i>	New Haven-Hartford-Springfield Rail Corridor
<i>Item Purpose:</i>	Voucher

DAMAGES: \$14,000

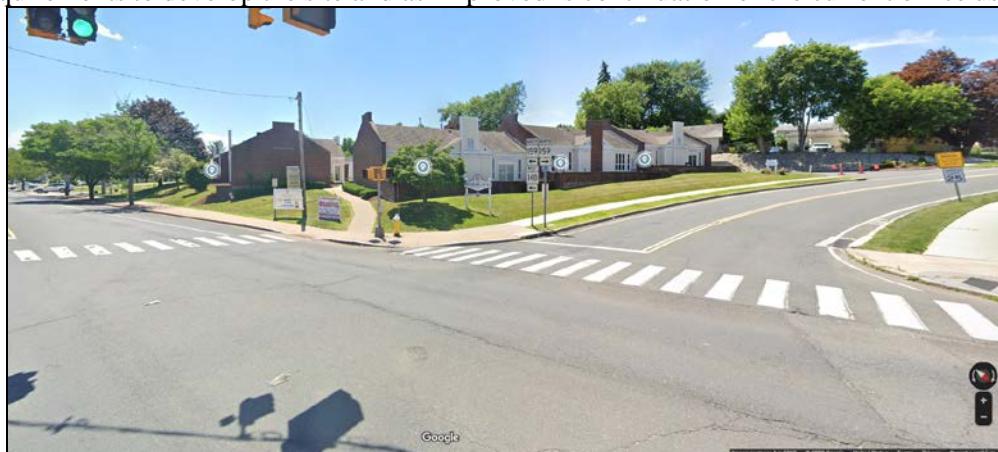
DOT PROJECT: The Department is in the process of designing a new station on the Hartford Line in Windsor Locks, CT. This station will include a single high-level platform, a multi-use trail with connections to the Canal Trail via Bridge Street, parking, and other amenities similar to the newly constructed Hartford Line Stations. The 510 foot-long platform will be fully ADA compliant, with levelboarding from every train car. The station is to be relocated to downtown Windsor Locks. The

project also includes reconstruction of Route 159, closing of Church Street at Route 159, and improvements to nearly 1.5 miles of mainline track. This project would also complement the town's new Transit Oriented Development Area (TOD) in downtown Windsor Locks and the development at Montgomery Mills.

Under this Proposal (PRB #22-074) DOT is seeking SPRB approval pursuant to CGS 13a-73(h) for DOT to acquire land and easements in conjunction with the DOT Project "New Haven-Hartford-Springfield Rail Corridor" with Damages totaling \$14,000. DOT's enabling legislation to acquire land and easements is pursuant to CGS13a-73(c), 13b-36(a) and 13a-79.

SITE DESCRIPTION: The subject property consists of an irregular-shaped 64,960± square foot (1.491± acre) parcel located at the southwest intersection of Main Street (aka Route 159) and Church Street. The site is improved with a 3-building single-story office condominium building containing 11,718 square feet. Site improvements include approximately about 40,000 SF of paving in average condition, landscaping, sidewalks, a main sign, building mounted signs and building mounted lights. The property is located in the B-DRD Zone and is considered a conforming use.

The Appraiser opines the highest and best use of the site as vacant would be for commercial development such as retail and professional and business office uses in conformance with current zoning requirements to develop the site and as-improved is continuation of the current office use.



BEFORE VALUATION: The DOT appraisal was completed September 21, 2021 by independent Appraiser Steven E. MacCormack.

Land Valuation: Based on the sales comparison approach, the appraiser considered the following three sales (2019-2020) of similarly zoned land and similar highest and best use:

LAND SALES SUMMARY						
Sale	Location	Area (acres)	Zone	Sale Date	Sale Price	Sale Price Per Acre
1	229 Ella Grasso Turnpike Windsor Locks, CT	3.90	B-1	2/18/20	\$620,000	\$158,974
2	206 South Main Street East Windsor, CT	10.06	B-2	2/5/19	\$425,000	\$42,247
3	298 South Main Street East Windsor, CT	0.76	B-2	1/17/19	\$80,000	\$105,263
Subject: 32-58 Main Street Windsor Locks, CT		1.49128	B-DRD			

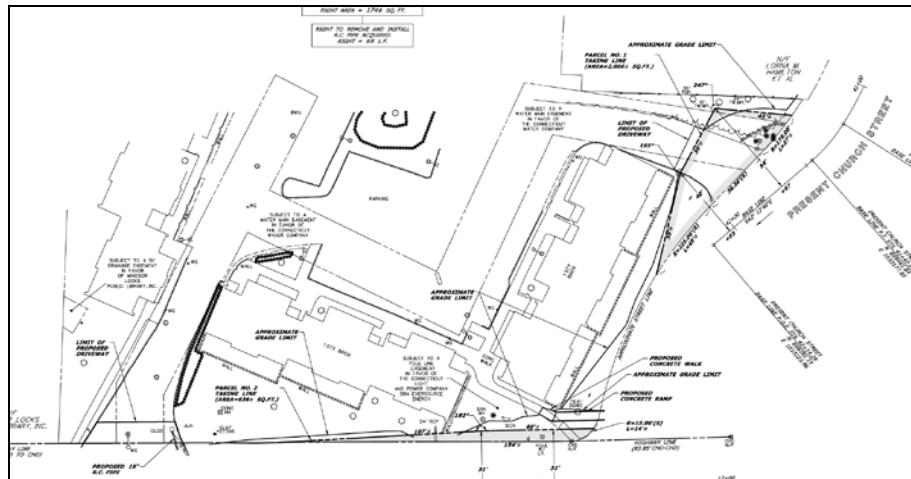
After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$140,000/acre (\$3.21/sf), calculated as follows:

Item	Calculation	Value
Land Valuation	1.491 ac x \$140,000/ac	\$208,799
Affected Site Improvements	Lump Sum	\$5,000
	Total	\$213,799
	Rounded	\$214,000

All unaffected site improvements and other improvements were assigned a value of \$X.

The Taking: DOT will acquire the following:

- 1) Permanent taking of 2,642+/- SF (0.06065 acres) along the site's eastern and northern sides
- 2) 1,262+/- SF right to grade
- 3) 174 +/- SF right to construct concrete walk and ramp
- 4) 6+/- LF right to remove and install R.C. pipe
- 5) 627+/- SF right to construct driveway



IMPACT OF TAKING:

The taking will cause a permanent loss of land area (2,642+/- SF) and a loss of landscaping in the taking area and improved area. No damages are assigned to the above rights since they improve the site to the benefit of the subject. Since the subject's improvements are not affected by the taking, only the land is valued and the improvements are assigned an "X" value.

AFTER VALUATION:

The “After” valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

Extraordinary Assumptions: None

Hypothetical Conditions: None

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same three sales as in the Before Valuation and concluded that the fair market value of the subject land was unchanged at \$140,000/acre (\$3.21/sf), calculated as follows:

Item	Calculation	Value
Land Valuation	$1.431 \times \$140,000/\text{ac}$	\$200,288
		Rounded \$200,000

Calculation of Permanent Damages

Item	Value
Before Valuation	\$214,000
After Valuation	\$200,000
Permanent Damages	\$14,000

RECOMMENDATION: Board approval of damages in the amount of \$14,000 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 acquisition value is supported by the independent appraisal report

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-074 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #22-074. The motion passed unanimously.

9. NEXT MEETING – Thursday, June 2, 2022.

The meeting adjourned.

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