

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 6, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on November 6, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
William Cianci

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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 November 2, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$10,000.

Members were reminded that a Site Visit in Suffield, for a Proposal being reviewed under PRB 23-182-A, is scheduled for Tuesday, 11-7-23, at 10:30 AM.

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 9:35. The motion passed unanimously.

EXECUTIVE SESSION

For Discussion Purposes Only

PRB #: 23-182-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

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

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:40. The motion passed unanimously.

4. REAL ESTATE – NEW BUSINESS

PRB # 23-171
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
Project Number: 32-110-5A
Grantee: Chad Greiner
Property: Coventry, Main St (Lots 152, 156 & 157)
Project Purpose: Sale by Public Bid
Item Purpose: Quit Claim Deed

Sale Price: \$31,001 plus \$1,000 Admin Fee

At its meeting held on March 9, 2023 the State Properties Review Board voted, under PRB #23-011, to approve the sale of three contiguous Assessor's Parcels totaling 27,404 square feet (0.629 acre) with a total of 202.24 feet of frontage on the northerly side of Main St (Rt 31) and 50 feet on the southerly side of Ridgewood Trail, for \$30,500 plus an administrative fee of \$1,000.

DOT informed the SPRB that subsequent to the Quit Claim Deed being fully executed by the Department, Office of Policy and Management, State Properties Review Board and Office of Attorney General, Mr. DeHart opted not to purchase the property. The Department contacted the second highest bidder Mr. Chad Greiner to see if he was still interested in the property.

Mr. Greiner was still interested in the property, and after the Town of Coventry waived their interest, the Department collected a 10% deposit to continue processing the sale to Mr. Greiner. This conveyance is for the final sale price of Thirty-One Thousand and One Dollars (\$31,001.00), plus a One Thousand Dollars (\$1,000.00) administrative fee.

Under this Proposal (PRB #23-171), DOT is seeking SPRB approval of the sale to Mr. Greiner. This conveyance is for the final sale price of Thirty-One Thousand and One Dollars (\$31,001.00), inclusive of a One Thousand Dollars (\$1,000.00) administrative fee.

Staff inquired with DOT regarding the following:

1. What is the DOT Process when a Buyer opts to withdraw from the purchase after DOT had obtained all approvals? In this case did Mr. DeHart forfeit their 10% deposit?

DOT Response: His deposit was forfeited and deposited into the STF.
Staff Response: OK.

Recommendation – Staff recommend approval of the proposed Sale by Public Bid in the amount of \$31,001 (plus \$1,000 Admin Fee) for the following reasons:

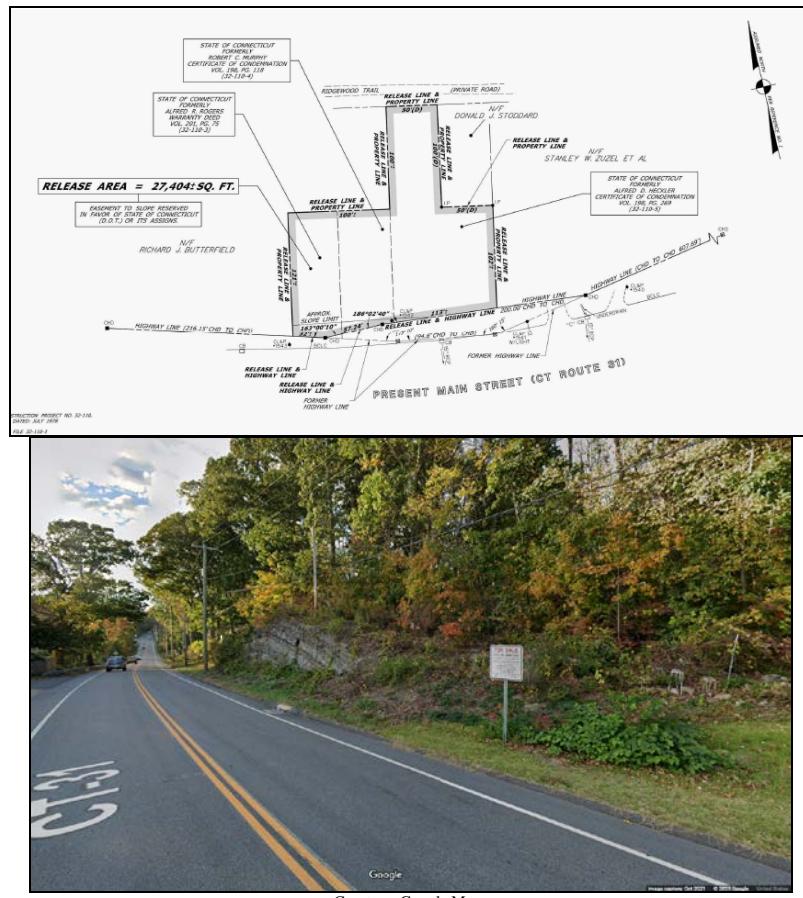
- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Coventry declined to purchase and the legislative delegation received the required notification on August 4, 2014.
- The release value of \$31,001 is 126% of the appraised value and it will return the property to the Coventry tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the Coventry Land Records.

From PRB #23-011

Sale Price: \$30,500 plus \$1,000 Admin Fee

Description – The release parcel consists of three contiguous Assessor's Parcels totaling 27,404 square feet (0.629 acre) with a total of 202.24 feet of frontage on the northerly side of Main St (Rt 31) and 50 feet on the southerly side of Ridgewood Trail. The site has views of the northerly end of Coventry Lake. The topography increases from approximately 542' at the highway frontage up approximately 568' at the Ridgeview Trail frontage. Rock outcroppings are readily visible on the highway frontage. The property is located in the LR Lake Residential Zone is non-conforming regarding minimum lot area requirements (40,000 sf minimum).





Courtesy: Google Maps

The Appraiser opined the Highest and Best Use of the property, as vacant, is for assemblage to the Logical Abutter at 2304 Main Street.

The Logical Abutter at 2304 Main Street is a 30,492 square foot parcel of land with 121 feet of frontage on Main Street and additional frontage on Ridgewood Trail and has upward sloping topography from the Main Street frontage to the northerly portion of the site. The site is improved with a one-family dwelling containing 2,268 sf (7/4/2.5), constructed in 1950.

Upon assemblage of the two parcels, the Logical Abutter will contain 57,896 square feet with 323 feet of frontage on Main Street.

Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser James P. Mansfield appraised the property, most recently as of June 1, 2022, in both the Before and After assemblage to the Logical Abutter, considering three sales (2021-2022) of similarly zoned land in Coventry, with a similar highest and best use, as follows.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	2304 Main St & Ridgewood Trl Coventry	2075 Main St Coventry, CT 06238		35 Avery Shrs Coventry, CT 06238		120 Squirrel Trl Coventry, CT 06238	
Proximity to Subject		0.44 miles E		1.17 miles S		1.04 miles SW	
Sales Price	\$ Per S/F N/A	\$ 1.32	\$ 2.32	\$ 3.17			
Price		\$ 49,900	\$ 162,500	\$ 42,750			
Data Source	Inspection/Research	Assessor, Land Records, & MLS		Assessor, Land Records, & MLS		Assessor, Land Records, & MLS	
Date of Sale and Time Adjustment	DESCRIPTION 6/1/2022	DESCRIPTION 4/26/2022	+(-)\$ Adjust. +0.26	DESCRIPTION 1/4/2022	+(-)\$ Adjust. +0.46	DESCRIPTION 3/4/2021	+(-)\$ Adjust. +0.16
Location	Average-good	Average	+0.26	Average-good		Average-good	
Site/View	30,492+ SF/Lake view	37,861+ SF/Resid	+0.26	70,132+ SF/Lake view	+0.46	13,504+ SF/Resid	+0.16
Present Use	Residential	Vacant res. lot		Vacant res. lot		Vacant res. lot	
Highest & Best Use	Residential	Residential dev.		Residential dev.		Residential dev.	
Utilities/Topography	Well, Septic/Sloping	Well, Septic/Level	-0.13	Water, Sewer/Slope	-0.12	Water, Sewer/Lvl	-0.48
Zone	LR/Lql non-cnfrm.	GR40/Lql non-cnfrm		LR/Legal cnfrm	-0.12	LR/Legal non-cnfrm	
Sales or Financing Concessions		240 sf garage	-0.07			Deed restriction on 0.1 acres	+0.64
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.32	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.22	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.32
Indicated Value of Subject			\$ 1.64		\$ 2.54		\$ 3.49

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$3/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	30,492 sf x \$3/sf	\$91,476
	Rounded	\$91,500

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same sales as in the Before Valuation and concluded that the fair market value of the subject land was \$2.00/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	57,896 sf x \$2/sf	\$115,792
	Rounded	\$116,000

Release Value

Item	Value
After Valuation	\$116,000
Before Valuation	\$91,500
Release Value	\$24,500

It should be noted that the Release Parcel was appraised by DOT on four previous occasions in 2009 (\$34,000), 2014 (\$25,000), 2016 (\$26,000), and 2020 (\$24,000).

Public Bid & Negotiations – The public bid was held multiple times, most recently on September 7, 2022, with an asking price of \$30,000. Two bids were received, \$30,001 and \$30,500 offer from Rocky and Mariah DeHart, which was accepted by DOT (+ \$1,000 Admin Fee).

<https://portal.ct.gov/DOT/Properties/Active-Public-Bids/032-110-005A-Coventry-Item-No-824>

It should be noted that a Public Bid for the Release Parcel was held in 2010 (\$5,000), 2014 (\$10,000), 2017 (\$0), 2020 (\$0), and in February 2022 (\$18,000, \$19,850, 28,750).

Recommendation – Staff recommend approval of the proposed Sale by Public Bid in the amount of \$30,500 (plus \$1,000 Admin Fee = \$31,500 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Coventry declined to purchase and the legislative delegation received the required notification on August 4, 2014.
- The release value of \$30,500 is 127% of the appraised value and it will return the property to the Coventry tax rolls and relieve the State of all future expenses.
The description in the Quit Claim Deed is consistent with the survey map filed in the Coventry Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-171 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-171. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Tuesday, November 7, 2023.

The meeting adjourned.

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