

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 22, 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 February 22, 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 February 17, 2022 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

Board Members discussed the contents of a draft communication to be delivered to the Commissioner of the Department of Agriculture.

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	22-010
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Property:</i>	040-141-003
<i>Grantor:</i>	Goodspeed Opera House Foundation, Inc.
<i>Property:</i>	East Haddam, Main St (6)
<i>Project Purpose:</i>	Bridge No. 01138 Route 82 over Connecticut River
<i>Item Purpose:</i>	Voucher

**DAMAGES: \$15,000**

DOT PROJECT: <https://www.easthaddamswingbridgeproject.com/about-the-project/>  
The project consists of the rehabilitation of Bridge No. 01138, also known as the East Haddam Swing Bridge, which carries Route 82 over the Connecticut River. The East Haddam Swing Bridge is a four-

span structure that has a west-east orientation and consists of a fixed deck truss in Span 1, a fixed through truss in Span 2, and a moveable through truss swing span (Spans 3 and 4).

This project involves a major rehabilitation of the structural, mechanical, and electrical components of the bridge. Additionally, a cantilevered sidewalk is being added to the south side of the bridge and approach sidewalks constructed, as requested by the Towns of East Haddam and Haddam.

The project scope includes:

- Span 1 deck and stringer replacement
- Span 2 deck and floor system replacement
- Truss strengthening repairs on all spans
- Substructure modifications and patching
- New bridge and approach rails that meet standards
- Operator house repairs
- Generator house roof replacement
- Major mechanical system upgrades
- Full replacement of the electrical system (including replacement of power, control, and operator house telecommunication submarine cables).

A cantilevered 6' wide fiber reinforced polymer deck sidewalk structure attached to the south side of the bridge is proposed. It will connect to approach sidewalks that will extend on the west side to Little Meadow Road and on the east side to the delivery driveway at the Goodspeed Opera House.

Twenty-five 63-hour road closure periods with a detour of traffic are proposed to facilitate deck and floorbeam replacement in Spans 1 and 2. The signed detour route is 30 miles long and uses the Baldwin Bridge on I-95. Use of overnight road closures and alternating one-way traffic patterns are proposed in order to complete other construction activities. Signalized alternating one-way traffic patterns will be in place for approximately 23 weeks over the course of the three years of construction. A swing span operation outage, where the bridge cannot open for tall marine traffic, is proposed from December 1, 2023, until April 1, 2024, to facilitate the replacement of electrical and mechanical system components. The navigation channel under Span 3 or a temporary channel in Span 4 will be open to boat traffic throughout construction.

Once the bridge rehabilitation is completed, it will provide a safe crossing of the Connecticut River for vehicles and pedestrians traveling on Route 82, extend service life, and improve swing span operation reliability.

The bridge rehabilitation and cantilevered sidewalk construction will be undertaken using State and Federal funds. The approach sidewalk construction will be undertaken using Federal and Town funds. The total construction cost is estimated to be \$58.2 million.

Based on the current project schedule, the design is expected to be completed in July 2021. Construction is anticipated to start Spring 2022 and end Fall 2024.

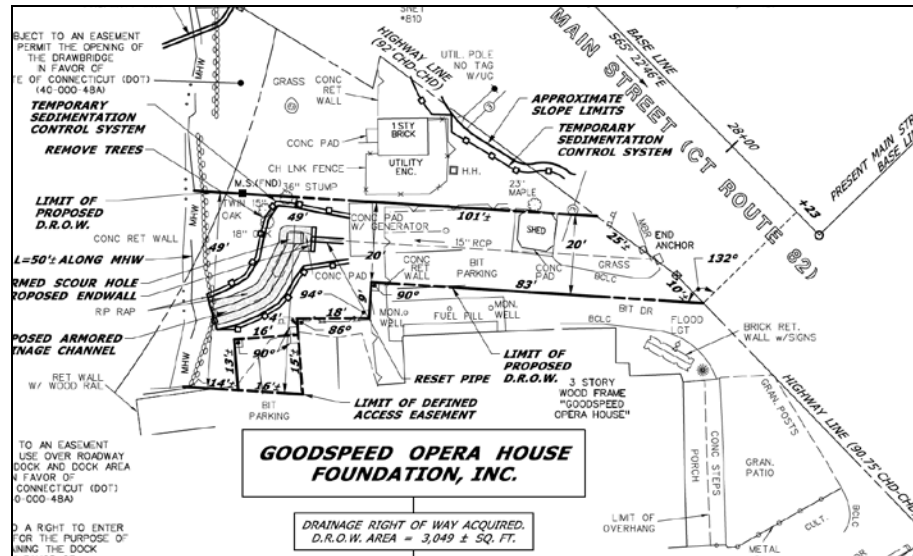
**SITE DESCRIPTION:** The property consists of five contiguous parcels land which is considered one larger parcel, totaling 3.61± acres of land. The site is improved with an 11,472± square foot 3-story and basement former home that was converted to the Goodspeed Opera House. This building has operated for as a theater since 1963 and presents live theater stage productions.

The surrounding land is both bituminous concrete covered for driveways and parking and appropriately landscaped. There is a companion building to the Gelston House Restaurant to the immediate east, which shares parking and commonality of operation and ownership. It is noted that an "X" value was applied to the restaurant and its supporting land.

The Appraiser opines the highest and best use of the site as vacant would be for its improvement as it has



- 33 square foot easement to slope for support of the highway
- 43 linear foot right to install sedimentation control system



**AFTER VALUATION:**

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

**EXTRAORDINARY ASSUMPTIONS:**

It is an Extraordinary Assumption that the site improvements located within the proposed drainage right of way will not be impacted. If this Extraordinary Assumption is proven to be different, I reserve the right to change my opinion of the Market Value of the takings.

**HYPOTHETICAL CONDITIONS:**

The methodology used in this report is a standard State appraisal format in the form of a before and after valuation appraisal used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State project. The appraisal report was based on the Hypothetical Condition that the proposed road project will be completed as currently proposed in the Department of Transportation construction plans, on the day after the “as of” date.

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 unchanged at \$4.71/sf, calculated as follows:

Item	Calculation	Value
Land Valuation – Fee	153,949 sf x \$4.71/sf	\$725,100
Drainage Right of Way	3,049 sf x \$4.71/sf x 10%	\$1,436
Access Easement	221 sf x \$4.71/sf x 10%	\$104
Easement to Slope	33 sf x \$4.71/sf x 50%	\$78
		\$726,718
	<b>Rounded</b>	<b>\$727,000</b>

**Calculation of Permanent Damages**

<b>Item</b>	<b>Value</b>
Before Valuation	\$742,000
After Valuation	\$727,000
Permanent Damages	\$15,000

**RECOMMENDATION:** Board approval of damages in the amount of \$15,000 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**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:49. The motion passed unanimously.

**EXECUTIVE SESSION**

***Update For Discussion Only***

**PRB #:** 22-007  
**Transaction/Contract Type:** RE/ Lease  
**Origin/Client:** DAS/ DCF

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:09. The motion passed unanimously.

**OPEN SESSION**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-010** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 22-010.

**9. NEXT MEETING** – Thursday, February 24, 2022.

The meeting adjourned.

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