

STATE PROPERTIES REVIEW BOARD

Minutes of Special Meeting Held On September 27, 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 a Special Meeting at 9:30AM on September 27, 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 September 22, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	22-140
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT / DOT
<i>Project Number:</i>	170-3320-002
<i>Grantor:</i>	34 Swift Place, LLC
<i>Property:</i>	Waterbury, Swift Place (34)
<i>Project Purpose:</i>	Rehabilitation of Four Railroad Bridges on the Pan America (Pan Am) Railways Line
<i>Item Purpose:</i>	Voucher

DAMAGES: \$7,700

The purpose of the project is to rehabilitate four railroad bridges on Pan America Railways Line in Waterbury. The project was initiated to address deteriorating conditions of the bridges. The project

includes superstructure replacement and rehabilitation, culvert re-lining, substructure retrofit and retaining wall repair. Construction is anticipated to begin in March of 2022 and end in March of 2023.

There are right-of-way impacts associated with the proposed project. A Temporary construction easement is being acquired from the owner of an adjacent parking lot to facilitate access for the retaining wall repair.

Under this Proposal (PRB #22-140) DOT is seeking SPRB approval pursuant to CGS 13a-73(h) for DOT to acquire a construction easement in conjunction with the DOT Project “Rehabilitation of Four Railroad Bridges on the Pan America (Pan Am) Railways Line” with Damages totaling \$7,700. 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 site consists of two abutting lots totaling 51,547± square feet (1.18336± acres-per survey), with 27’ frontage on Sperry St. The site is accessed via a private access road and has gently upward sloping terrain in a northerly direction, which leads to a generally level rear building envelope. The land has an irregular site shape that can be described as triangular with a narrow access strip. There are no indications of wetlands nor flood zone encumbrances impacting the property. The site is located in the Limited Industrial (IL) district which allows for a myriad of industrial activity, as well as various office and low impact commercial uses, via zoning permit approval.

As the subject property is comprised of two contiguous parcels of record that are owned in common and have an integrated Highest and Best Use, the appraiser has considered the Larger Parcel as required by UASFLA.

The site is improved with a single-story brick building containing 12,553± square feet, constructed in 1958.



(Source: Google Maps)

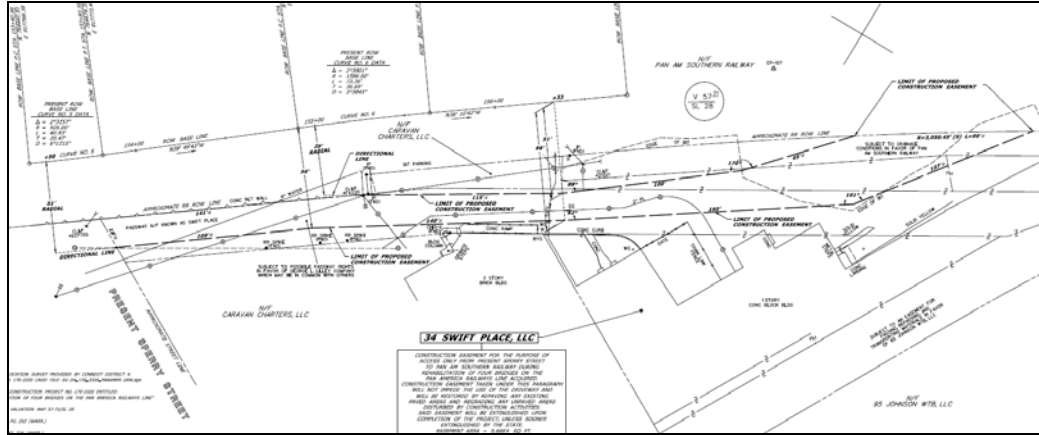


Highest and Best Use – As Vacant: It is the opinion of the appraiser that the Highest and Best Use of the subject parcel “As Through Vacant” is for industrially oriented development in harmony with municipal zoning regulations.

Highest and Best Use – As Improved: It is the opinion of the appraiser that the Highest and Best Use of the subject property “As Improved” is for its continued use as a light industrial manufacturing facility.

The Taking: DOT will acquire the following:

- A construction easement for the purpose of access only from present Sperry Street to Pan Am Southern Railway during the Rehabilitation of Four Bridges on the Pan America Railways acquired over an area of 9,668± square feet.



The Construction Easement For The Purpose Of Access Only totals 9,668± square feet and, as its name implies, is utilized for the purpose of temporary access only during the State’s project. There shall be no material storage on-site nor contractor parking allowed. Similarly, the subject property owner’s business and employees cannot utilize this space within the temporary construction easement.

This results in a temporary inconvenience for the subject property. The subject parcel’s westerly property boundary is utilized for parking; there is unlined paved parking along the south portion of the west property boundary, while a gravel area that is along the north portion is utilized for overflow parking and for freight trucking turnaround. The temporary construction easement occupies a gravel area north of the paved parking lot, and diminishes overflow unlined parking on-site during the term of the construction project.

The property owner also incurs inconvenience as a result of locking and unlocking security gate access each workday during the construction term. Given the use of the temporary construction easement for access only (albeit for heavy machinery access, moving of materials to and from the construction site), otherwise high inconvenience factors regarding the reorientation of on-site overflow parking and security gate management, the appraiser considers a generally high degree of impact on this land.

Restricted Use/Short Form Value Finding - The DOT appraisal was completed August 8, 2022 by DOT Appraiser Steven C. Miller.

Land Valuation: Based on the sales comparison approach, the Appraiser considered sales in Waterbury and Prospect (2020-2021) and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was \$3.75/sf x 51,547 square feet = \$193,301, rounded to \$195,000.

The Appraiser then calculated the Permanent Damages, as follows:

Item	Calculation	Value
Access Easement	9,668 sf x \$3.75/sf x 1.25%/mo. X 17 months	\$7,704
	Rounded	\$7,700

RECOMMENDATION: Board approval of damages in the amount of \$7,700 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 value is supported by the DOT appraisal report.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-140 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-140. The motion passed unanimously.

9. NEXT MEETING – Thursday, September 29, 2022.

The meeting adjourned.

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