

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 19, 2023

– 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 January 19, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

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 January 17, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 22-207
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 170-5017-001
Grantor: CL&P d/b/a Eversource Energy
Property: Cromwell, Main St (674)
Project Purpose: Wethersfield Secondary Track MP 27.4
Item Purpose: Voucher

DAMAGES: \$40,000

SITE DESCRIPTION:

The subject site consists of a 103.19 acre (4,494,956± square foot) parcel located in the northeast corner of Cromwell, at the southerly boundary of Rocky Hill. A portion of the

land is subleased to The First Tee of Connecticut with golf-related improvements (driving range, par-3 holes) in the western portion of the site. Other improvements include asphalt-paved driveways, gravel parking areas and fencing. The site is located in the Business Industrial Park District.

There are no improvements to the site (fee-simple).



Courtesy: Google

Highest and Best Use – As Vacant: Mixed use development.



VALUATION: The DOT appraisal was completed on August 29, 2022 by DOT Appraiser James P. Mansfield.

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

EXTRAORDINARY ASSUMPTIONS:

1. The appraiser is not a qualified expert in the field of site contamination, soil remediation, environmental hazards and/or other such potentially negative soil conditions. While no such contamination or potential hazardous conditions were immediately apparent during the property inspection and due diligence process, for the purposes of this report, the appraiser is valuing the subject property with the ***Extraordinary Assumption*** that the subject in whole is 'Free and Clear' of any and all environmental contamination, hazardous waste material, and any and all other potentially negative soil conditions not specifically indicated, including but not limited to PCBs, VOCs, SVOCs, ACMs, lead paint, underground storage tanks, toxic chemicals and gases, and radioactive material. The appraiser reserves the right to reconsider value after a qualified soil scientist and/or hazardous material

remediation expert has delivered a signed inspection and remediation report.

- The appraiser understands that a section of the subject land is ground leased to The Greater Hartford Community Foundation Inc., who in turn, has subleased to The Connecticut Golf Foundation, Inc., d.b.a. The First Tee of Connecticut. No ground lease was provided to the appraiser and, therefore, the appraiser has valued the subject property as vacant land with the extraordinary assumption that there is no ground lease in place. If a ground lease is subsequently provided, the appraiser reserves the right to alter the report and value conclusions.

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's 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. No other conditions were necessary to arrive at a value.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2017-2022) of similarly zoned land in the greater market area, with a similar highest and best use, as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	674 Main St Cromwell, CT 06416	280 Salmon Brook St Granby, CT 06035		11 Rainbow Rd East Granby, CT 06026		76 Field Rd Cromwell, CT 06416	
Proximity to Subject		23.62 miles NW		20.97 miles N		0.99 miles S	
Sales Price	\$ N/A	\$ 2.66		\$ 1.49		\$ 0.77	
Price	\$ N/A	\$ 5,287,500		\$ 8,368,000		\$ 3,585,000	
Data Source(s)	Town Records, Insp	Town Records, Inspection		Town Records, Inspection		Town Records, Inspection	
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	August 29, 2022	5/10/2022		8/2/2021		9/1/2017	+0.08
Location	Good / Suburban	Good / Similar		Good / Similar		Good / Similar	
Site/View	4,494,956 sf	1,990,256 sf	-0.53	5,610,528 sf		4,676,166 sf	
Site Utility/Zone	Good/BP	Good / CC & R-30		Good/CP Transitional		Good / PRD	+0.08
Access/Topography	Average/Rolling	Avg /Level-gentle slope		Inferior / Mostly level	+0.15	Avg / Level	
Flood/Wetlands	Zone X / Minimal	50% AE zone & Wetlands	+0.53	X & AE, Wetlands	+0.30	X / None	
Easements	Various esmts	Less encumbrances	-0.27	Various encumbrances		Less encumbrances	-0.08
Sales or Financing Concessions	None	Apprvd 235-unit apts	-0.40	None		Zone change apprvt.	-0.08
		Raze single-fam bldg	+0.03				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -0.64	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.45	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00
Indicated Value of Subject			\$ 2.02		\$ 1.94		\$ 0.77

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$1.50/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	4,494,956 sf x \$1.50/sf	\$6,742,434
	Rounded	\$6,742,500

TAKING DESCRIPTION:

DOT requires acquiring the following:

- An Easement to Pass and Repass acquired over an area of 29,082± square feet;
- A Construction Easement #1 for the purpose of providing access from present Main Street to Construction Easement #2, limited to travel only, acquired over an area of 2.66± acres;
- A Construction Easement #2 for the purpose of access and staging of equipment acquired over an area of 5± acres; and
- A Right to Remove and Install Gate and Fence acquired over an area of 27± linear feet.

IMPACT OF TAKING

The 29,081+/- sf easement to pass & repass runs along a portion of the subject's southern property line in an easterly-to-westerly direction. At the time of inspection, the appraiser noted that the majority of this easement access area had been resurfaced & recurbed. A gate & fence had been removed and reinstalled at a nearby location. The gate was open at the time of inspection. There are no impacted site improvements along the permanent easement access are that are providing a contributory value.

Construction easement no. 1, which consists of 2.66+/- acres, commences at the subject's entrance along Main Street. This temporary access easement runs over the existing bituminous access road that travels westerly from the Main Street entrance toward and then around the perimeter of the existing driving range and practice golf holes. It terminates at a point along the eastern side of the existing driving range. There are no impacted site improvements along this temporary construction easement access are that are providing a contributory value.

Construction easement no. 2, which consists of 5+/- acres, is located in proximity to the subject's southern property line. It abuts a section of the permanent access easement road, This temporary easement area is open space land that is partially improved by a bituminous lot, dirt driveways, and a dirt lot. The remainder of the easement area is under grass. There are no impacted site improvements along this temporary construction easement access are that are providing a contributory value.

AFTER VALUATION:

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 unchanged at \$1.50/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	4,465,875 sf x \$1.50/sf	\$6,698,813
Easement to Pass & Repass	29,081 x \$1.50/sf x 50%	\$21,811
	Total	\$6,720,624
	Rounded	\$6,720,500

Calculation of Permanent Damages

Item	Value
Before Valuation	\$6,742,500
After Valuation	\$6,720,500
Permanent Damages	\$22,000

Calculation of Temporary Damages

The Appraiser then considered Temporary Damages as follows:

Item	Calculation	Value
Construction Easement #1	115,870 sf x \$1.50/sf x 8% x 4 months	\$4,635
Construction Easement #2	217,800 sf x \$1.50/sf x 12% x 4 months	\$13,068
	Total	\$17,703
	Rounded	\$18,000

Calculation of Total Damages

Total damages are then Permanent Damages plus Temporary Damages, or \$22,000 + \$18,000 = \$40,000.

RECOMMENDATION: Staff recommend the Board approval this proposal in the amount of \$40,000 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 #22-207 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-207. The motion passed unanimously.

9. NEXT MEETING – Monday, January 23, 2023.

The meeting adjourned.

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