

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On January 26, 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 26, 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 23, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai provided an update regarding inquiries from the Auditors of Public Accounts.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

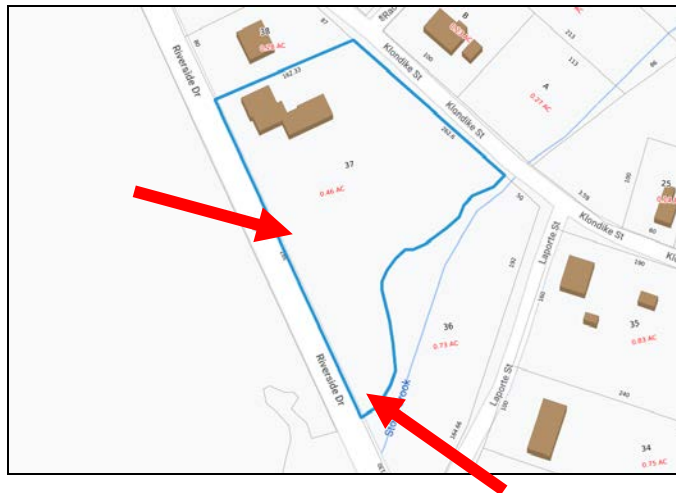
PRB File #: 22-209
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 141-157-002
Grantor: Valentine Lyn Iamartino
Property: Thompson, Riverside Dr (573)
Project Purpose: Replacement of Bridge No. 02128 Route 12 over Sunset Hill Brook
Item Purpose: Voucher

DAMAGES: \$8,025

From August 4, 2022 DOT Presentation:

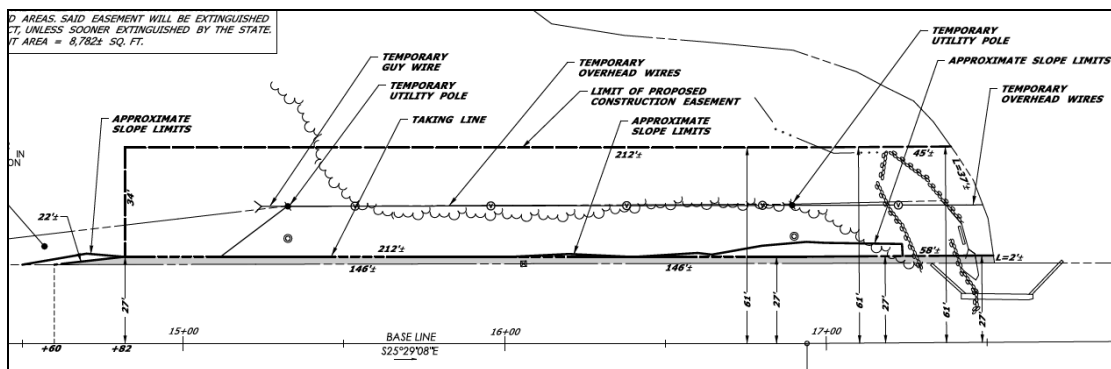
SITE DESCRIPTION: The subject property consists of an irregular-shaped, 0.46 acre (20,038 sf) site with approximately 307' of frontage on the northeasterly side of Route 12 and an additional 263' of frontage on the southwesterly side of Klondike St. Sunset Hill Brook (a/k/a Stroud Brook) borders the property to the southeast. The property is located in an R-20 residential zone and appears to conform to zoning.

The site is improved with a ranch-style dwelling containing 1,802 square feet of gross living area (8/4/2) built in 1951.



The Taking: DOT will acquire the following:

- A partial take in fee simple of 634± square feet of land;
- An easement to slope for the safety of the highway and remove, use or retain excavated material acquired over an area of 307± square feet; and
- A construction easement for the purpose of construction access, clearing, grading, installation of utility poles, temporary guy wire and overhead wire acquired over an area of 8,787± square feet.



EOC Valuation: Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 0.46 acre (20,038 sf) acre residentially-zoned site at \$2.50/SF (\$50,000 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 10/26/2022:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Partial Take in Fee Simple	634 SF @ \$2.50/SF	\$1,585
Contributory Value of Improvements	Lump Sum	\$1,800
Slope Easement	307 SF @ \$2.50/SF x 30%	\$230.25
Construction Easement	8,787 SF @ \$2.50/SF x 20%	\$4,391
	Total:	\$8,006.25
	Rounded	\$8,025

Staff inquired with DOT regarding the following issues:

- 1) The EOC indicates a construction duration of 2 years, yet Damages are calculated at 20% for one year. Please clarify whether the calculation for Damages relative to the Construction Easement have been calculated properly.

DOT Response: The construction easement calculation is based on a 2-year project and has been calculated correctly. In EOCs, they are not calculated the same as an appraiser does within an appraisal report. Factors such as the exact use of an area as depicted on the map/plans and the anticipated length of the project are considered when establishing a percentage, which is then applied. This is what was done here.

Staff Response: OK

- 2) Please clarify why DOT Staff rounded to \$8,025 in this EOC. Why not \$8,000? \$8,005? \$8,010?

DOT Response: As with appraisers, how the agent rounds in the EOC is his/her judgement call to make. Where appraisers tend to typically round to hundreds or more based on working with higher values, that is not always appropriate when dealing with smaller totals.

Staff Response: OK

RECOMMENDATION: Board approval of damages in the amount of \$8,025 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 damages are supported by the EOC valuation.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

PRB #22-180 – Update to DAS License Agreement - DVA 4th District Office of Advocacy & Assistance

At the SPRB meeting held on November 21, 2022, the Board approved a new 5-year License Agreement for the Department of Veterans’ Affairs use and occupancy of an office within the Town of Fairfield’s Bigelow Center for Senior Activities located at 100 Mona Terrace. The Town offered this space at no cost to the State. DVA is responsible for their IT/Data and furniture.

Upon submission to the AG it was requested that DAS make a revision to Article 3 of the Agreement as follows:

New:

3. Consideration. The Licensee shall not pay a license fee or other monetary compensation for the use of the License Area, but shall provide furniture, supplies, IT/data equipment and any other equipment or fixtures necessary to operate the License Area and provide veterans in the community with advocacy and assistance services. DS
DL

Original:

3. Consideration. The Licensee shall not pay a license fee or other monetary compensation to the Licensor for use of the License Area, but shall maintain insurance for the License Area as set forth in Paragraph 5 herein. DS
NP

All Parties to the License Agreement have approved of the new language.

No further action by the Board is required.

Recommendation: The Board acknowledges the AG-requested change to the License Agreement and has no objections to said changes as they do not alter the business terms of the Agreement.

8. VOTES ON PRB FILE:

PRB FILE #22-209 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-209. The motion passed unanimously.

9. NEXT MEETING – Monday, January 30, 2023.

The meeting adjourned.

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