

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 12, 2023

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

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 12, 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:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
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 June 8, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai reminded Board Members of a Site Visit for a Proposal being reviewed under PRB #23-091-A will be conducted tomorrow, beginning at 10:30.

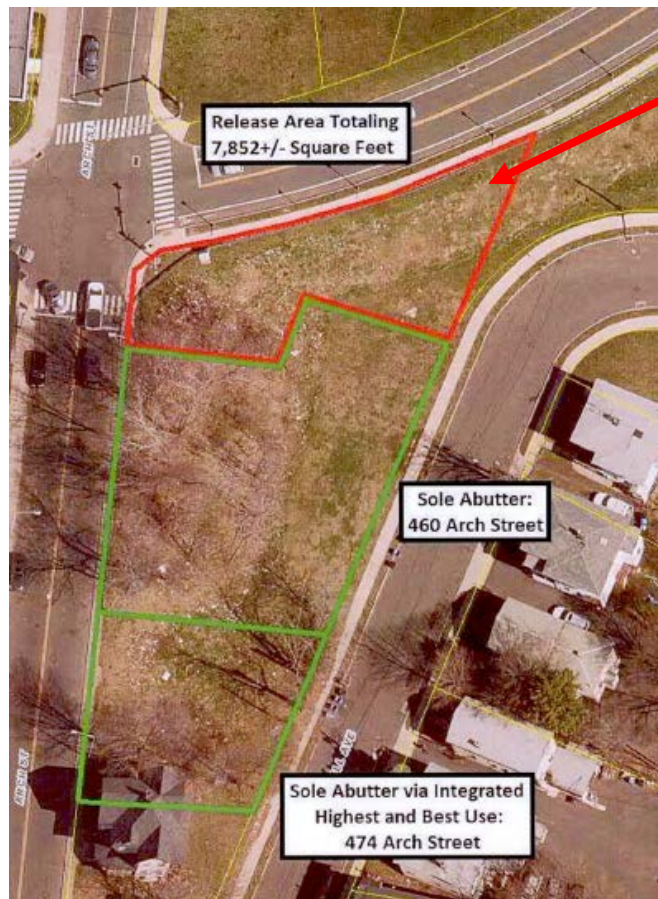
3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 23-084
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
DOT Project #: 88-160-1B
Grantee: Iris N. Buckley
Property: New Britain, Whiting St (7,852 sf)
Project Purpose: Sale by Public Bid
Item Purpose: Quit Claim Deed

Sale Price: \$7,500 plus \$1,000 Admin Fee

Description – The release parcel consists of an irregular shaped vacant parcel that contains 7,852± square feet or 0.18± acre, with approximately 28 feet of frontage on the east side of Arch Street and an additional 165 feet of frontage on the south side of Whiting Street. The subject property is located within the B3 zone, allowing for a variety of commercial and residential uses. A slope easement in favor of the City of New Britain encompasses 4,735 square feet of the site.



Public utilities include electric, natural gas, water and sewer.

The Appraiser opined the Highest and Best Use of the property, as vacant, is for assemblage to the southerly abutter for future development.

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

<p>6. Extraordinary Assumptions necessary for the assignment - The subject is remnant land that is owned by the State, and is a portion of a larger parcel. As such, the appraisal is valuing the land with the Extraordinary Assumption that the subject Release Area within the scope of work is a legal, conforming building lot and as outlined as per the DOT property map attached within this report. As per Lisa Levesque of the Connecticut Department of Transportation, the area encompassing the Easement to Slope encumbrance totals 4,735± square feet. Further, the site is impacted by an Easement to Maintain Existing Metal Beam Rail, an Easement to Install and Maintain Signalization Devices and Appurtenances, Easement for Existing Utilities Reserved, and Together with Any Rights, Title, or Interest of the State of Connecticut, all as stated on the State of Connecticut's Department of Transportation Property Map "Proposed Hart Street Extension @ Arch Street." If the assumptions made within this report are proven to deviate from what is outlined, the appraiser reserves the right to change or alter the final opinion of value. No other assumptions or conditions were necessary for this assignment.</p>
<p>7. Hypothetical Conditions necessary to arrive at value - The methodology used in this report is a standard state Land Appraisal Report format. The appraisal considers that there is a willing seller and buyer in the assemblage of the release parcel with the subject property. No other conditions were necessary to arrive at a value.</p>

Before Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser Steven C. Miller appraised the property, as of February 6, 2020. Based on the sales comparison approach, the Appraiser utilized three similarly-zoned sales of land in New Britain that sold between 2018 and 2019. After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$1.75/square foot x 19,602 sf = or \$34,304, rounded to \$34,000.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	460 & 474 Arch Street (Before) New Britain, CT 06051	574 Arch St New Britain, CT 06051		195 Oak St New Britain, CT 06051		30 South High St New Britain, CT 06051	
Proximity to Subject		0.16 miles SW		1.43 miles NE		0.47 miles N	
Sales Price	\$ N/A	\$ 2.97 per Sq.Ft		\$ 2.61 per Sq.Ft		\$ 6.43 per Sq.Ft	
Price \$/Sq. Ft.	\$	\$ 37,500		\$ 34,000		\$ 48,000	
Data Source(s)	Town Records, Insp	Town Records, Vol2000Pg271		Town Records, Vol2033Pg113		Town Records, Vol2017Pg599	
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	Feb. 6, 2020	Sept. 28, 2018		Oct. 28, 2019		April 1, 2019	
Location	Average / Busy	Average / Busy		Avg / Nghbrhd, Inferior	+0.26	Good / City Center	-0.64
Site/View	0.45±Ac(19,602±SqFt)	0.29±Ac (12,632±SqFt)		0.30±Ac (13,040±SqFt)		0.17±Ac (7,465±SqFt)	-0.64
Zoning / HBU	B3 - Mixed Comm/Res	B3 - Mixed Comm/Res		B1R - Comm. Devel.	+0.39	CBD-Assmbly,Prkng	-0.32
Frontage & Usable Access	Avg / 198FF, Side St	Avg / 66' FF, Superior	-0.3	Avg-Gd/ 163'FF x 80'FF	-0.52	Avg-Gd / 77'FF x 66'FF	-1.29
Terrain & Topography	Mod.Sloping to GenLvl	Generally Level	-0.89	Level	-0.78	GenLvl-GentlySloping	-1.93
Easement to Slope	Not Applicable	Not Applicable		Not Applicable		Not Applicable	
Sales or Financing Concessions	N/A	N/A		N/A		Abtt/Purch/Nego,Req'd	0
Net Adj. (Total)			\$ -1.19		\$ -0.65		\$ -4.82
Indicated Value of Subject			\$ 1.78		\$ 1.96		\$ 1.61

After Valuation:

Based on the sales comparison approach, the Appraiser considered the same three sales of land as in the Before Valuation and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was \$1.50/sf x 27,454 sq.ft. = \$41,181, rounded to \$41,000.

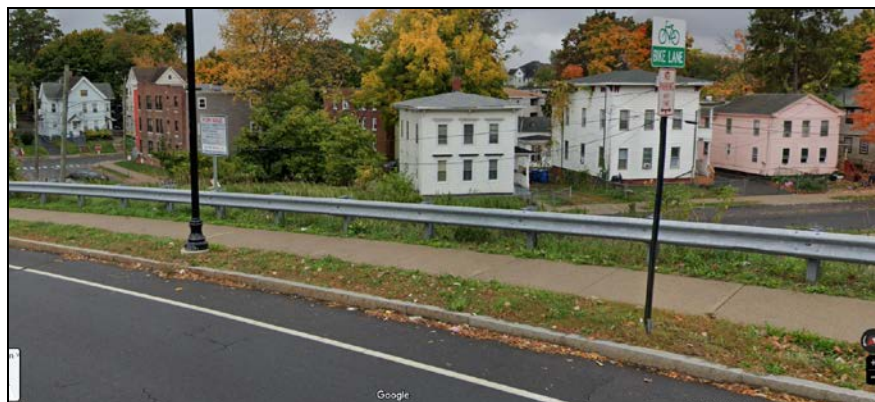
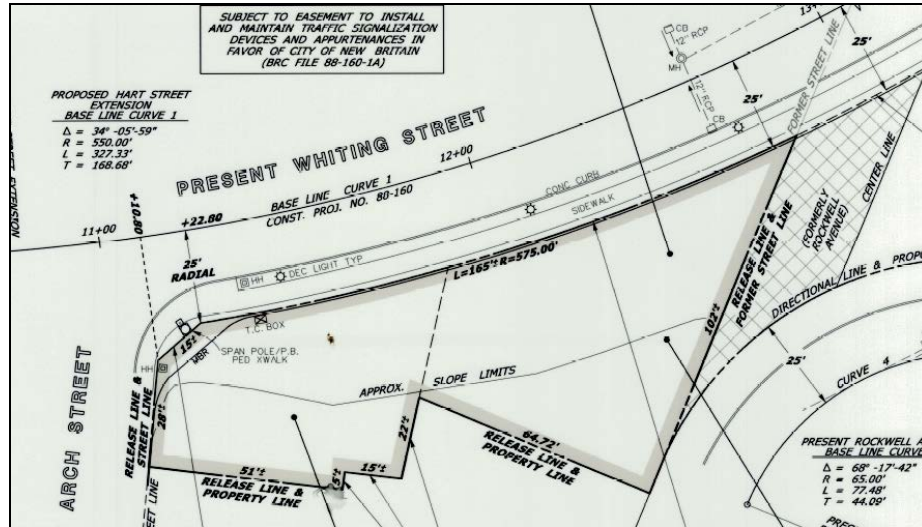
Release Value

Item	Value
After Valuation	\$41,000
Before Valuation	\$34,000
Release Value	\$7,000

It should be noted that due to the time elapsed since the original appraisal, in February 2022, DOT recertified the Release Value and concluded it was consistent with the original appraisal estimate.

Public Bid & Negotiations – The public bid was held on September 30, 2020, with a minimum asking price of \$12,000.00, which resulted in no bids. A second Public Bid was held on April 6, 2022, which also resulted in no bids being received. On December 19, 2022, an offer was submitted from Mr. Thomas Buckley in the amount of \$7,500.00, which was accepted by this office. A \$1,000.00 Administrative Fee will be collected at closing.

<https://portal.ct.gov/DOT/Properties/Active-Public-Bids/088-160-001B-New-Britain-Item-No-853>





Staff inquired with DOT regarding the following:

1. The Quit Claim Deed, as executed by all Stakeholders, identifies the Release Map as dated October 2017 and the Release Map included in this Proposal is dated March 2023. Should this be corrected?

DOT Response: We've determined that the release map and deed will need to be revised. Please put this file on hold until we've had an opportunity to make the necessary changes.

Staff Response: OK

2. The 'Real Property Bid Form was in the name of Thomas E. Buckley and Iris N. Buckley, and signed by Thomas E. Buckley. The Quit Claim deed is in the name of Iris N. Buckley. Please clarify if this needs to be updated.

DOT Response: The name on the deed is correct. The Buckley's requested that only Iris N. Buckley be included in the deed.

Staff Response: OK

Recommendation – Staff recommend suspension of this Proposal - Sale by Public Bid - in the amount of \$7,500 (plus \$1,000 Admin Fee = \$8,500 in QC Deed) pending submission of an updated Quit Claim Deed from DOT.

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the City of New Britain declined to purchase and the legislative delegation received the required notification on January 2, 2020.
- The release value of \$7,500 is 107% of the appraised value, and it will return the property to the New Britain 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 New Britain Land Records.

PRB #	23-085
Transaction/Contract Type:	RE – Release
Origin/Client:	DOT/DOT
DOT Project #:	17-161-003B
Grantee:	City of Bristol
Property:	Bristol, East St, Union St & Route 169
Project Purpose:	Realignment of East Road and Union Street at State Route 69, TRR
Item Purpose:	Quit Claim Deed

CONVEYANCE FEE: \$0

DOT acquired and is now releasing the following land and easements which were originally acquired for the Realignment of East Road and Union Street at State Route 69 Project in Bristol. The project is complete and it is now necessary for the State to assign the land and easements to the City per Section 12 of Agreement for Rights of Way Activities No. 12.19-03(05). This is a release of land (29,749 sf) and easements (11,958 sf) acquired for this project for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	DATE OF DEED
017-161-004	Earl Lazore Et Al	Warr. Deed 1582/293	9/15/2004
017-161-006	Sally Larson	Warr. Deed 1556/570	4/30/2004
017-161-009	John R. Behrendt, Jr. Et Al	Warr. Deed 1561/916	5/26/2004
017-161-010	Therese LaChance	Easement 1554/551	4/19/2004
017-161-011	Casey Brewer Et Al	Easement 1554/215	4/19/2004
017-161-012	Irene Z. Slovinski Et Al	Warr. Deed 1584/19	9/27/2004
017-161-013	Carolyn G. Steward	Easement 1569/261	6/30/2004
017-161-014	Joan P. Keyowski	Easement 1548/530	3/18/2004
017-161-015	Roald M. Erling Et Al	Easement 1555/399	4/26/2004
017-086-001	Stanley Borkowski	Cert. of Condemnation 589/910	9/17/1971

Lazore et al was reviewed under PRB #04-014.
Larson was reviewed under PRB #04-055.
Brehrendt et al was reviewed under PRB #04-094.
LaChance was reviewed under PRB #04-022.
Slovinski et al was reviewed under PRB #04-163.
Steward was reviewed under PRB #04-126.
Erling et al was reviewed under PRB #04-047.
Borkowski was reviewed under PRB #03-366.

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the land and easements acquired by the State to the City of Bristol is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. Section 12 of Agreement for Rights of Way Activities No. 12.19-03(05) between the State and City of Bristol, approved by DOT on March 28, 2006, requires “That all properties and rights acquired by the State for the construction of said Project that are within the proposed highway lines of the reconstruction of East Road will be released for highway purposes to the Municipality upon completion of construction.”

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. OTHER BUSINESS

7. VOTES ON PRB FILE:

PRB FILE #23-084 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-084. The motion passed unanimously.

PRB FILE #23-085 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-085. The motion passed unanimously.

8. NEXT MEETING – Tuesday, June 13, 2023 – Special Meeting – Site Visit in Washington, CT.

The meeting adjourned.

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