

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 28, 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 August 28, 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 August 24, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff informed Board Members that a Wednesday, September 6th, Site Inspection of a DoAG Proposal being reviewed under PRB #23-148-A has been confirmed with DoAG Staff.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	23-129
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #:	017-192-002
Grantor:	Renew Riverside, LLC
Property:	Bristol, Riverside Ave (234)
Project Purpose:	Replacement of Bridge No. 04487 East Street over Pequabuck River
Item Purpose:	Voucher

DAMAGES: \$18,000



SITE DESCRIPTION:

The subject site consists of a 66,211± square foot parcel at the southwest intersection of Riverside Avenue and East Street, as well as the intersection with East Street and Memorial Boulevard. The Pequabuck River forms the southerly boundary of the property.

The property is located in the within the BHC – Route 72 Corridor Business District zone and is considered to be a legally non-conforming use as it preexists the establishment of the BHC zone.

The site is improved with a one-story commercial building constructed in 1920. The building contains 9,926± square feet and appears to be in average condition based on an exterior inspection. The building is a former auto dealership and has had many uses.

There is currently a pending proposal for a hydrogen fuel cell facility before the Connecticut Siting Council. However, no approvals have been acquired, application received, nor any official site plan review, as the property awaits determination from the Connecticut Siting Council, as well as respective wetlands review and would require environmental testing prior to future development.



Courtesy: Google Maps



Courtesy: Google Maps

Highest and Best Use – As Vacant: Commercial development.

Highest and Best Use – As Improved: Continued use as an auto sales and service repair garage along the BHC zoned Route 72 corridor.

VALUATION: The DOT appraisal was completed on April 24, 2023 by DOT Appraiser Austin N. Musulin.

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

EXTRAORDINARY ASSUMPTIONS:

For purposes of this assignment, we have included the following necessary extraordinary assumptions regarding the fuel cell in subsequent sections of this report. We have assumed there are no approvals granted, or any imminent construction plans to move forward with development of the site until the completion of the proposed bridge project. Therefore, if these assumptions prove to be different, I reserve the right to amend my opinion of value.

HYPOTHETICAL CONDITIONS:

The following hypothetical conditions are necessary to arrive at a value. The methodology used in this report is a standard State format in the form of a before and after valuation appraisal used for eminent domain purposes. This 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 States project. I have based my appraisal report 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 are necessary to arrive at a value.

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

LAND SALES SUMMARY OF ADJUSTMENTS - BEFORE							
ITEM	SUBJECT	COMPARABLE#1	COMPARABLE#2	COMPARABLE#3			
	234 Riverside Avenue, Bristol, CT	368 Plainville Avenue, Unionville, CT	454 Farmington Avenue, Bristol, CT	78-80 East Main Street, Plainville, CT			
<i>Unadjusted Sale Price</i>	N/A	\$325,000	\$575,000	\$300,000			
<i>Unadjusted Per Sq. Ft. Sale Price</i>	N/A	\$494	\$1671	\$850			
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
FINANCING	N/A	None Noted	0%	None Noted	0%	Seller Financed	0%
CONDITIONS OF SALE	Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
MARKET CONDITIONS	As of 3/28/2023	6/17/2022	0%	As of 5/9/2022	0%	As of 3/28/2022	0%
ADJUSTED SALE PRICE			\$494		\$1671		\$850
LOCATION	Good/Corner	Good/Corner	10%	Good/Corner	0%	Good	5%
SIZE/SHAPE	66,211SF / Mod. Irregular	65,775 6SF / Slightly Irregular	0%	34,412.45SF / Slightly Irregular	-10%	35,283 6SF / Rectangular	-10%
ACCESS/FRONTAGE	Good/674.40'	Good/593.1'	5%	Very Good/346.4'	5%	Good/147.5'	5%
TOPOGRAPHY	Mostly Level/ Slope in Rear	Mostly Level/ Slight Slope	0%	Mostly Level	-5%	Mostly Level	-5%
ZONING	BHC	B1 - Business	0%	BG - General Business	-10%	CC - Central Commercial	-10%
UTILITIES	All Public	All Public	0%	All Public	0%	All Public	0%
AVERAGE DAILY TRAFFIC	ADT: 6,100+/- & 8,800+/-	ADT: 17,000+/-	0%	ADT: 19,900+/-	-5%	ADT: 11,200+/-	5%
ENCUMBRANCES	Sewer Easement, Riparian Rights	None Noted	0%	None Noted	0%	None Noted	0%
PRESENT USE	Former Auto Sales and Service	Vacant Land	0%	Vacant Land	0%	Vacant Land	0%
WETLANDS/FLOOD ZONE	30%+/- Wetlands, Flood Zone AE	No Wetlands or Flood Zone	-10%	No Wetlands or Flood Zone	-10%	No Wetlands or Flood Zone	-10%
APPROVALS	No	No	0%	Approvals for Duany Queen	-15%	None	0%
TOTAL ADJUSTMENT			5.00%		-50.00%		-20.00%
ADJUSTED SALE PRICE			\$5.19		\$8.36		\$6.80

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$5.75/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	66,211 sf x \$5.75/sf	\$380,713
	Rounded	\$381,000

*Unaffected site improvements assigned X value.

The appraiser estimated the contributory value of the site improvements –

Site improvements that were included in the sales comparison approach are as follows: Paved asphalt parking area, an additional gravel parking area on the side of the building, a grass lawn, trees, and shrubs/vegetation. We note that the Assessor's property card estimates 22,000 square feet of paved parking, and a small wood frame shed of 108 square feet. The cost of the site improvements before depreciation is \$25,500 and the Assessor applies a factor of 28% "good" or effectively 72% depreciation. The depreciated/contributory value of all site improvements is estimated at \$8,000. It is noted that the appraiser's work file contains additional information for the breakdown value of the site improvements.

Before Building Valuation

Sales Comparison Approach:

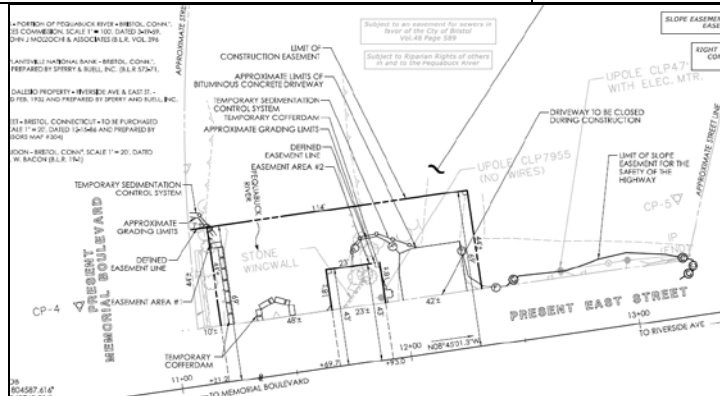
Based on the sales comparison approach, the appraiser considered four sales (2021-2023) of similarly improved properties, as follows:

IMPROVED SALES SUMMARY OF ADJUSTMENTS - BEFORE							
ITEM	SUBJECT	COMPARABLE#1	COMPARABLE#2	COMPARABLE#3			
	234 Riverside Avenue, Bristol, CT	394 Riverside Avenue, Bristol, CT	65 Memorial Boulevard, Bristol, CT	116 Riverside Avenue, Bristol, CT			
Unadjusted Sale Price	N/A		\$246,000	\$310,000		\$225,000	
Unadjusted Price per Sq. Ft.	N/A		\$46.76	\$31.09		\$36.31	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
FINANCING	N/A	Conventional	0%	None Noted	0%	None Noted	0%
CONDITIONS OF SALE	Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
MARKET CONDITIONS	3/28/2023	1/23/2023	0%	8/8/2022	0%	As of 4/21/2021	3%
ADJUSTED SALE PRICE			\$46.76	\$31.09		\$38.13	
LOCATION	Good	Good	0%	Good	0%	Good	0%
SIZESHAPE	66,211SF / Mod. Irregular	17,434SF / Rectangular	10%	64,033SF / Irregular	10%	15,682SF / Rectangular	10%
LAND/BUILDING RATIO	6.67:1	3.33:1	13%	3.90:1	13%	2.53:1	13%
ACCESS/FRONTAGE	Good R20 28'	Good/394 +/-	5%	Good/879 +/-	0%	Average/225 +/-	10%
TOPOGRAPHY	Level to Sloping to River	Mostly Level	0%	Mostly Level	0%	Mostly Level	0%
ZONING	BHC - Route 72 Corridor	BHC - Route 72 Corridor	0%	BHC - Route 72 Corridor	0%	BHC - Route 72 Corridor	0%
UTILITIES	Oil Sewer & Electric	Propane, Sewer, Electric	0%	Propane, Sewer & Electric	0%	Propane, Sewer & Electric	0%
ENCUMBRANCES	Sewer Easement, Riparian Rights	Sewer Easement	0%	Sewer Easement, Riparian Rights	0%	Sewer Easement, Riparian Rights	0%
PRESENT USE	Former Auto Sales and Service	Retail, Industrial, Warehouse	0%	Retail, Industrial, Warehouse	0%	Auto Service Shop	0%
WETLANDS/ FLOOD ZONE	30% +/- Wetlands, Flood Zone AE	No Wetlands or Flood	-10%	40% +/- Wetlands, Flood Zone AE	15%	30% +/- Wetlands, Flood Zone AE	0%
BUILDING AREA	9,926 +/- sq. ft.	5,240 +/- sq. ft.	-3%	16,405 +/- sq. ft.	10%	6,186 +/- sq. ft.	-3%
BELOW GRADE BASEMENT	Slab	Slab	0%	Slab	0%	Slab	0%
AGE/CONDITION	1920 Fair-Poor	1953 Fair	-3%	1900 Fair	-3%	1930 Fair	-3%
HEATING/COOLING	FHA Heat Pump	FHA Propane, Heat Pump	0%	FHA CAC	0%	FHA/None	3%
CONSTRUCTION QUALITY	Average	Average	0%	Average	0%	Average	0%
APPEAL	Average	Average	0%	Average	0%	Average	0%
AVERAGE DAILY TRAFFIC	ADT: 6,100 +/- & 8,800 +/-	ADT: 6,100 +/-	3%	ADT: 6,100 +/- & 8,800 +/-	0%	ADT: 6,100 +/- & 8,800 +/-	0%
TOTAL ADJUSTMENT			15.00%	45.00%		30.00%	
ADJUSTED SALE PRICE			\$53.77	\$45.08		\$49.56	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject building was \$50.25/sf x 9,926 sq.ft. = \$498,782, rounded to \$500,000.

Reconciliation and Value Conclusion - Before

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$381,000
Income Capitalization Approach - Building	N/A
Sales Comparison Approach Building	\$500,000
Conclusion of Market Value	\$500,000



TAKING DESCRIPTION:

DOT requires acquiring the following:

- A defined easement #1 for highway purposes acquired over an area of 399± square feet;
- A defined easement #2 for highway purposes acquired over an area of 420± square feet;
- A slope easement for the safety of the highway acquired over an area of 519± square feet;
- A right to install sedimentation control system acquired over an area of 7± LF; and
- A construction easement for the purpose of access, storage of equipment and materials, installation of temporary sedimentation & erosion control system, temporary cofferdams, concrete drive\way construction and grading acquired over an area of 4,596± square feet.

IMPACT OF THE TAKING:

The acquisitions are located entirely on the undeveloped portion of the subject property consisting of roughly paved outskirts. It includes two separate areas. The first area is 399+/- square foot fee that measures approximately 23+/- linear feet in length and has a depth between 17+/- linear feet and 18+/- linear feet. This area is located along East Street and is in close proximity to the entrance driveway from East Street that will be temporarily closed for the duration of the bridge construction. It consists primarily of an open lot that is improved with asphalt pavement in fair condition and its surrounding natural vegetation in the rear of the lot. The second area is on the opposite side of the Pequabuck River along Memorial Boulevard. The second taking area is 420+/- square feet that measures approximately 44+/- linear feet in length and has a depth between 7+/- linear feet to 10+/- linear feet. The acquisition also consists of a 519+/- square foot Easement to Slope for the Safety of the Highway. This easement is located within proximity to the northerly portion of the fee taking along East Street ending at the corner of Riverside Avenue (CT Route 72). It consists primarily of asphalt parking and natural vegetation.

The Construction Easement is located along East Street. It is separated from Riverside Avenue by the fee taking area and easement to slope to north and the Pequabuck River and second fee taking area on the opposite side. The Construction Easement area consists primarily of open paved lot and natural vegetation. Additionally, the Construction Easement area consists of a portion of East Street in addition to a portion of the surrounding vegetation. There are no rights to be acquired from the subject property as part of the proposed project aside from the right to install a sedimentation control system of 7+/- linear feet.

We note that the entrance driveway for means of ingress or egress will not be impacted After the acquisition, however during the acquisition the subject property owner will not have access to the entrance driveway, which will be closed for the duration of the 12-month temporary Construction Easement. This combined with the lack of additional entrance driveway/ ingress or egress to access this portion of the subject property results in temporary severance for the duration of the 12-month temporary Construction Easement.

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 \$5.75/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	64,873 sf x \$5.75/sf	\$373,020
Slope Easement	519 sf x \$5.75/sf x 50%	\$1,492

Defined Easement #1 & #2	819 sf x \$5.75/sf x 5%	\$235
	Total	\$374,747
	Rounded	\$375,000

*Unaffected site improvements assigned X value.

After Building Valuation

After Sales Comparison Approach

Based on the sales comparison approach, the appraiser considered the same three sales as in the Before Valuation and after adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject building was reduced by \$0.50/sf for diminished utility due to easements to \$49.75/sf x 9,926 sq.ft. = \$493,819, rounded to \$494,000.

Reconciliation and Value Conclusion – After

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$375,000
Income Capitalization Approach – Building	N/A
Sales Comparison Approach Building	\$494,000
Conclusion of Market Value	\$494,000

Calculation of Permanent Damages

Item	Value
Before Valuation	\$500,000
After Valuation	\$494,000
Permanent Damages	\$6,000

Calculation of Temporary Damages

The Appraiser then accounted for Temporary Damages and Temporary Severance Damages as follows:

The temporary Construction Easement will be extinguished upon the completion of the project unless sooner extinguished by the State. The concrete bunker blocks will not be removed during the duration of the temporary construction easement. According to the project’s calendar day chart, the temporary Construction Easement will be needed by the State for 12-months from the commencement of the necessary bridge work.

As a result, the appraiser has considered these conditions to result in temporary severance. To calculate the temporary severance, the appraiser multiplies 15% by the subject property’s Before valuation of \$500,000. This results in the severance value as if permanent based upon the utility of the lot area affected by the acquisition. The figure of 15% represents the impact of the lost access driveway (ingress and egress to the site from East Street) due to the subject’s lack of available access to the site along East Street within the temporary Construction Easement area, which is no longer available to the owner during the 12-month temporary construction easement. Should the property have had additional curb cuts along Riverside Avenue to support the existing site and improvements due to the area within the temporary Construction Easement area, then lowering this percentage would be justified. This number is then multiplied by the result of 12/12 (one year or construction season), which represents the twelve-months out of the twelve-month year that the State requires the

temporary Construction Easement area. This number is then divided by 8, which represents the average number of years properties comparable to the subject property are typically held under one ownership (5-10 years avg. of 7.5 years). The 10% reflects the typical rental rate for properties similar to the subject.

Temporary Severance: $\$500,000 \times 15\%$ (as if permanent) = $\$75,000 \times 1$ year (one construction season) / 8 year holding period = $\$9,375$, or $\$9,500$ rounded.

Calculation of value of the land impacted as a result of the temporary Construction Easement:

Temporary Construction Easement: $4,596 \text{ sf} \times \$5.75/\text{sf} = \$26,427$. $\$26,427 \times 10\% = \$2,642.70 \times 1$ year (12-month construction period) = $\$2,643$ or $\$2,500$ rounded.

Total damages are then Permanent Damages plus Temporary Damages plus Temporary Severance Damages, or $\$6,000 + \$2,500 + \$9,500 = \$18,000$.

RECOMMENDATION: Staff recommend the Board approval this proposal in the amount of \$18,000 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.

<i>PRB #</i>	23-135
<i>Transaction/Contract Type:</i>	RE – Sale by Public Bid
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	148-201-1A
<i>Grantee:</i>	Alan G. Faticone & Pierce B. Lindsay
<i>Property:</i>	Wallingford, Center St (535)
<i>Project Purpose:</i>	Sale by Public Bid
<i>Item Purpose:</i>	Quit Claim Deed

Sale Price: \$140,000 plus \$1,000 Admin Fee

Description – The release parcel consists of an irregular shaped 6,720± square foot lot with 40± feet of frontage based on the DOT release map. The topography is gently sloping to rolling in the rear and Wharton Brook abuts the subject along its easterly boundary. The rear and side portions of the subject property are located within the 100 year flood zone. The subject is encumbered with a slope easement in favor of the State of Connecticut DOT along the front of the property and a DEEP Flood Management Certification. The subject property is also encumbered with an easement for sanitary sewers in favor of the Town of Wallingford.

From DEEP Flood Management Certification

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **FMC Disposal of State Land.** As a condition of the Flood Management Certification license, Connecticut Department of Transportation shall be required to condition any transfer / disposal of state property that may be located within a FEMA flood zone. Such condition shall require, as part of the property transfer agreement or other legally binding contract, that the new owner may not construct within or use any part of the property located in the flood zone in such a way as may promote development within the floodplain or could in any way violate the National Flood Insurance Program requirements as administered and enforced by the municipality within which the property resides.

The subject is located in the R-6 (Residential) zone and the lot is legal nonconforming due to a frontage deficiency. The subject has The R-6 zone requires a minimum lot size of 6,250 square feet with 50 feet of frontage.



From the Appraisal:

The subject property consists of a colonial style single family home situated on a 6,720± square foot lot. The home was constructed in 1990 and contains 1,330 square feet according to assessor records. The dwelling is constructed on a concrete slab foundation. The first floor layout includes a living room, kitchen, dining area, half bath and family room. The second floor includes 3 bedrooms and a full bath. The foundation of the subject consists of concrete slab. There is no garage serving the property and vehicular parking consists of a paved asphalt apron that can accommodate one vehicle.

At the time of inspection on January 26, 2022 and December 5, 2022, the following physical depreciation was observed: the exterior wood trim around the windows, fascia and eaves is rotted and/or has peeling paint; exterior vinyl siding is discolored in areas and needs to be power washed; the wood deck is rotting and needs replacement.

The following physical depreciation was observed on the interior of the subject at the time of inspection on January 26, 2022: wood laminate flooring in living room, dining area and family room is lifting in areas and needs replacement; laminate countertop in kitchen is discolored and needs to be replaced; carpeting on stairs, second floor hallway and bedrooms is soiled and needs replacement. It is additionally noted that the entire interior to include the walls, ceilings, and trim is in need of being repainted. Overall, the subject is considered in fair condition for its age. For additional commentary regarding repairs needed and estimated costs of repairs, see page 11 of this report which includes an estimate compiled by Barry J. Beauvais, DOT Building Construction Supervisor which supports the fair condition rating of the subject property.

The subject suffers from external obsolescence due to its location along a traffic influenced street coupled with nearby commercial uses being within view. The subject location has moderate levels of traffic volume with an average daily traffic count of 8,500 vehicles. The nearby commercial uses include a deli with parking lot which borders Wharton Brook to the east and a gas station with convenience store which is located diagonally across the street from the subject. A condominium complex is located directly across from the subject.

DOT Communication

Good Morning,

In review of the Residential home located at 535 Center Street in Wallingford.

The Siding appeared to be in Good Condition, the window wooden Exterior Trim and the Sills were in state of disrepair, requiring removal of the windows and total replacement of this wood, and possibly some windows. The Utilites were not functioning at the time of inspection, but before the Building was winterized were functioning from my understanding, there should be no issue if this is correct. Wood floor seems to be in OK condition, requiring refinishing, carpet was damaged with animal excrement requiring replacement. Wall and ceiling surfaces and interior seemed in good shape; the only ceiling issue was in the back bedroom 2nd floor where there is evidence of a possible roof leak (Mold on Ceiling), this may require a total roof replacement, I was unable to access the attic to confirm. Kitchen Cabinets where whole and intact, Sinks and Bathroom, appeared to be in Good Condition.

Rear Deck requires removal and complete replacement, you may either do this or place with a, 3-4 steps with handrail.

For the Year the Building was Built it appears to meet Building Code of that time, Records can be found at the Town Hall if you haven't already gotten any.

A trues estimate is difficult due to fact of rising/varying prices of materials and supplies, additionally if there is aggressive damage to the wood trim once removed finding carpenter ants and/or support frame rot, this will require more extensive renovation.

I believe a reasonable cost would be from \$50,000 - \$70,000 for repairs.

The Appraiser opined the Highest and Best Use of the property, as vacant, is for single-family development and as-improved is current single-family use.

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

It is noted that this appraisal is based on the extraordinary assumption that all mechanicals in the subject to include the gas fired heating system, hot water heater, central air conditioning unit and all appliances are functional. If this assumption is proven to be different, I reserve the right to change my opinion of value. The appraisal is also based on the extraordinary assumption that the interior of the subject is in similar condition to the previous interior inspection conducted on January 26, 2022. See narrative portion of report for additional comments.

Before Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser John P. Kerr appraised the property, as of December 5, 2022. Based on the sales comparison approach, the Appraiser utilized three similar residential properties in Wallingford that sold between May 2022 and November 2022. After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject property was \$165,000, or \$124/square foot.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	535 Center St Wallingford, CT 06492	72 Meadow St Wallingford, CT			142 S Elm St Wallingford, CT			990 E Center St Wallingford, CT		
Proximity to Subject		0.63 miles NW			0.32 miles SW			1.46 miles SE		
Sale Price	\$ N/A	\$ 170,000			\$ 174,417			\$ 185,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 165.05 sq.ft.			\$ 151.93 sq.ft.			\$ 112.05 sq.ft.		
Data Source(s)		Town Records/MLS/Ext.Inspection			Town Records/MLS/Ext.Inspection			Town Records/MLS/Ext.Inspection		
Verification Source(s)		V.1688 P.573			V.1696 P.847			V.1698 P.702		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing Concessions		Lender Financed		Lender Financed		No Financing				
Date of Sale/Time		5/24/2022		9/23/2022		11/9/2022				
Location	Average/Traffic	Average	-5,000	Average	-5,000	Average/Traffic	-2,500			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	0.15± Acre	0.15± Acre		0.17± Acre		0.35± Acre				
View	Res/Commercial	Residential	-5,000	Residential	-5,000	Residential	-5,000			
Design (Style)	Colonial	Colonial		Colonial		Colonial				
Quality of Construction	Average	Average		Average		Average				
Actual Age	32 Years	127 Years	+5,000	152 Years	+5,000	72 Years	+2,500			
Condition	Fair	Fair		Fair		Fair				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	6 3 1.5	6 3 1	+5,000	7 3 1	+5,000	5 2 1.5	+10,000			
Gross Living Area	1,330 sq.ft.	1,030 sq.ft.	+12,000	1,148 sq.ft.	+7,300	1,651 sq.ft.	-12,800			
Basement & Finished Rooms Below Grade	N/A	Full Bsmt.	-10,000	Full Bsmt.	-10,000	Full Bsmt.	-10,000			
Functional Utility	Average	No Finish		No Finish		No Finish				
Heating/Cooling	Gas-Hw/Central	Gas-FA/None	+5,000	Oil-FA/None	+5,000	Oil-HW/None	+5,000			
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted				
Garage/Carport	None	1+ Car Det.	-3,500	None		2 Car Det.	-5,000			
Porch/Patio/Deck	64SF Deck, Shed	Enc. Porch, Dk	-3,000	Op. Enc. Porch, Dk	-4,000	Enc. Porch, FP	-3,000			
Other	Esmt/Flood Zone	None Noted	-5,000	None Noted	-5,000	None Noted	-5,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,800			
Adjusted Sale Price of Comparables		Net Adj. 2.6 % Gross Adj. 34.4 %	\$ 165,500	Net Adj. 3.8 % Gross Adj. 29.4 %	\$ 167,717	Net Adj. 13.9 % Gross Adj. 32.9 %	\$ 159,200			

The Appraiser noted the following in their appraisal report:

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was acquired by the State of Connecticut via eminent domain on 9/20/2012. The subject property previously transferred on 9/20/2005 for \$214,900. The subject property is owned by the State of Connecticut Department of Transportation and is currently available for sale at a listing price of \$225,000. The subject property is currently under contract for \$140,000 which appears below market value.

From the Administrative Acceptance:

On February 16, 2022, an appraisal was prepared by Staff Appraiser John Kerr, who established a value of \$210,000.00 for the Subject Property. On May 11, 2022, a public bid was held with an asking price of \$225,000.00. No bids were received, and the listing was left open for solicitation. On June 16, 2022, the Department received two offers for the purchase of the subject property. The first offer, in the amount of \$1.00, was immediately rejected. The second offer in the amount of \$65,000.00 was also rejected, but negotiations ensued. After several rounds of negotiations, on August 9, 2022, the prospective buyer submitted his highest and best offer in the amount of \$110,000.00. Although this was \$45,000.00 higher than his original offer, it was still less than half of the asking price and was ultimately rejected. On October 3, 2022, an offer was received from Alan Fatizone in the amount of \$140,000.00. This is by far the highest offer the Department has received to date.

The Subject Property was acquired by the Department on September 20, 2012, and the tenant officially vacated the premises on April 23, 2014. Shortly thereafter, the utilities servicing the Subject Property were disconnected/winterized and have remained so ever since. Given the length of time this property has remained vacant, the Division of Rights of Way (ROW) decided to get an inspection done to identify any potential issues. On October 11, 2022, ROW enlisted the services of a building inspector, Mr. Bary Beauvais, from the Office of Property and Facility Services to perform an inspection of the property. Mr. Beauvais provided ROW with a detailed breakdown of his inspection and the following issues were identified:

- The windowsills are in complete disrepair requiring removal of all windows and total replacement of the wood and possibly some windows.
- Some of the carpet was damaged with animal excrement requiring replacement.
- There is evidence of a roof leak in one of the bedrooms (mold on ceiling), this may require a total roof replacement.
- The rear deck requires complete removal and replacement.

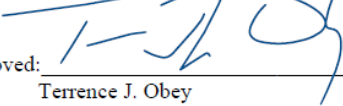
Overall, Mr. Beauvais estimates a reasonable repair cost to be between \$50,000 and \$70,000. This number would increase if support frame rot or carpenter ants were discovered upon the removal of the damaged wood trim. It should be noted that Mr. Beauvais also made the assumption that all mechanicals/utilities are operational since they were operation when they were disconnected/winterized. Should this not be the case, repair costs could increase exponentially.

Considering this new information, ROW elected to have the appraisal updated. On December 5, 2022 an updated appraisal was prepared by Staff Appraiser John Kerr. The appraisal considered the issues identified during Mr. Beauvais inspection and utilized recent comparable sales that reflected the current condition of the Subject Property. As a result, the updated appraised value was established to be \$165,000.00.

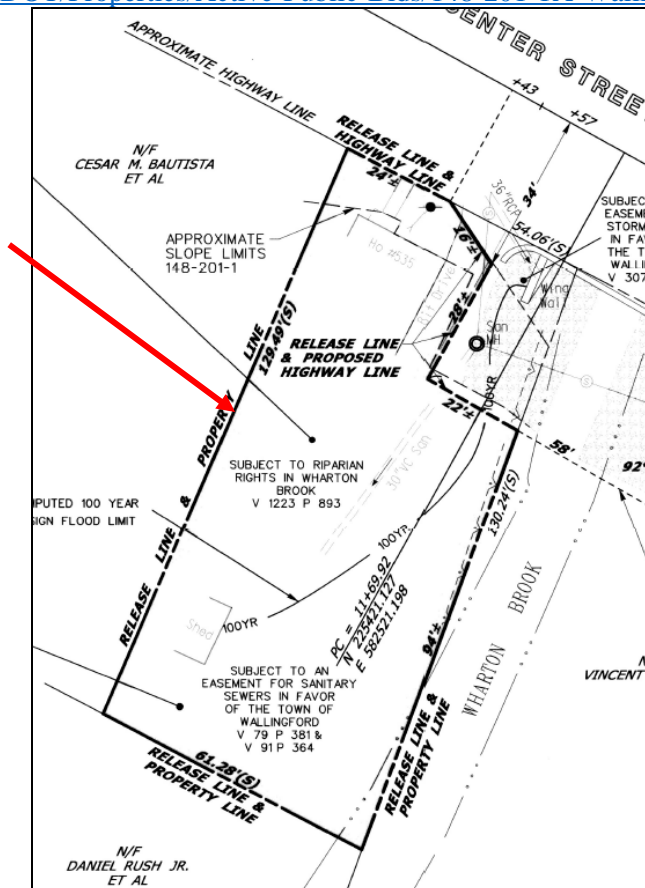
Although the offer submitted by Mr. Fatizone is less than the Department's updated appraised value, it appears to be reasonable when taking into consideration the cost to rehab the residence to a habitable condition, the unknown condition of the mechanicals and the Department's ongoing maintenance (snow removal and landscaping) costs which total nearly \$12,000.00 to date.

If the Department does not accept Mr. Fatizone's offer, another option is to demolish the structure and sell the remaining land. The Office of Environmental Compliance has provided this office with a demolition estimate of \$65,000. There are, however, several potential concerns should the Department elect to go in this direction. First, the Subject Property would need to be advertised for another public bid. The Department would still be responsible for property maintenance and landscaping/snow removal costs would continue to accrue. Secondly, the Subject Property is currently a legally non-conforming lot of record and removal of the structure would result in the property losing its legally non-conforming status. A prospective buyer would likely have to apply for a zoning variance and risks being denied. Lastly, the Subject property is located partially within the 100-year flood zone making the land alone less desirable.

Considering the above information, it would benefit the Town and the State to return the Subject Property to the tax rolls. By releasing the Subject Property, it will end the Department's liability and obligation to maintain land that has been deemed in excess of the Department's needs. It is therefore recommended that Mr. Fatizone's offer of \$140,000.00 be accepted and forwarded to the Office of Policy and Management, State Properties Review Board and the Office of the Attorney General for approval.

Approved:  Date: 12/16/22
Terrence J. Obey
Director of Rights of Way
Bureau of Engineering and Construction

<https://portal.ct.gov/DOT/Properties/Active-Public-Bids/148-201-1A-Wallingford-Item-No-857>



Recommendation – Staff recommend approval of this Proposal - Sale by Public Bid - in the amount of \$140,000 (plus \$1,000 Admin Fee = \$141,000 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the former owner of the single-family dwelling and the Town of Wallingford both declined the purchase and the legislative delegation received the required notification on February 17, 2022.
- The release value of \$140,000 is 85% of the appraised value, and it will return the property to the Wallingford 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 Wallingford Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-129 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-129. The motion passed unanimously.

PRB FILE #23-135 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-135. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Wednesday, August 30, 2023.

The meeting adjourned.

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