

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 18, 2024 – solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on January 18, 2024. 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 389034483#.

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 389034483#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Dimple Desai, immediately, at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
William Cianci

Members Absent:

Staff Present – solely by means of electronic equipment:

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 January 16, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff informed the Board that a Site Visit in conjunction with a Proposal being reviewed under PRB #24-006-A has been confirmed for Tuesday, January 23, 2024, beginning at 10:30am.

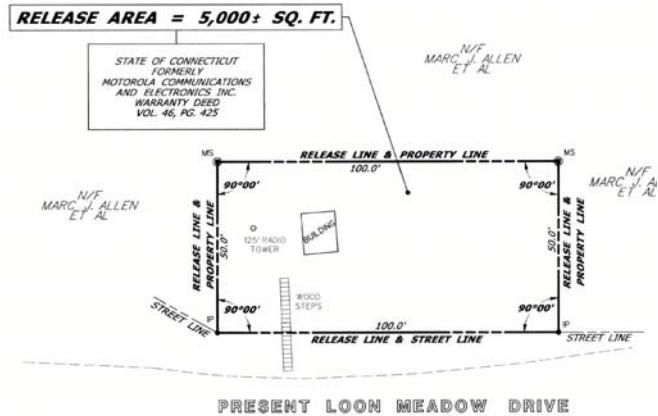
3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 23-226
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
DOT Project #: 97-000-197
Grantee: Marc J. & Susan E. Allen
Property: Norfolk, Loon Meadow Dr (127)
Project Purpose: Sale by Public Bid
Item Purpose: Quit Claim Deed

Sale Price: \$9,000 plus \$1,000 Admin Fee

Description – The release parcel consists of a rectangular shaped 5,000± square foot lot with 100± feet of frontage. The topography is steeply upward sloping from the road frontage, with the grade becoming more moderate towards the interior then becoming more level at the site's rear (northwest). The terrain is lightly wooded with a variety of trees and common vegetation. There are no indications of inland wetland soils nor flood zone encumbrances impacting the site. Well and septic systems are required in this location.



The subject is located in the Rural Residential zone and the lot is legal nonconforming due to minimum site requirements. The Rural Residential zone requires a minimum lot size of two acres with 200 feet of frontage and a 30-foot front yard setback and 30-foot setback from all other property lines. The site is improved with a 125'± tall radio antennae tower, utility shed, and wood staircase. The appraiser would estimate the tower structure and foundation is 60+ years old. The appraiser's inspection yielded rust forming at the baseplate, and general/typical signs of weathering with a degree of physical depreciation. The metal-sided utility building appears older and sits on a poured concrete foundation and has both electric and bottled gas connections. No interior inspection of the shed was conducted. Information regarding the existing improvements that was provided to the appraiser from State departments is minimal; however, as per an inspection report conducted by the CTDOT Office of Bridge Safety and Evaluation that is dated June 2021, the 125' radio tower is rated in good condition with fair rust and poor exterior coating.

The Appraiser estimated the cost of demolition of the tower and structures at \$50,000.

The Appraiser opined the Highest and Best Use of the property, as vacant, is for assemblage to the sole abutter and as-improved is interim tower use until assemblage occurs.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions: None.

Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser Steven C. Miller appraised the property, as of September 7, 2022. Based on the sales comparison approach, the Appraiser utilized three similar residential properties in Norfolk that sold in 2022 and concluded the fair market value of the subject property was \$0.75/square foot, or \$3,250, plus \$1,750 for the contributory value of the site improvements, or a total of \$5,000.

DOT provided the following narrative in support of this request:

This parcel of land and the radio tower structure improvement were acquired by the Department of Transportation in the 1963 as part of the project to improve communications capabilities for the Office of Maintenance. The radio tower and its equipment are effectively obsolete with respect to the Departments current communications needs. As such a structure is no longer required for the Department's needs, the radio tower, along with the parcel on which it sits were put to a public bid in May 2023.

On May 24, 2023, a public bid was held for the parcel with an asking price of eight thousand dollars (\$8,000.00) and the Department received one bid for nine thousand dollars (\$9,000.00) from Marc J. Allen and Susan E. Allen. As the offered bid from Marc J. Allen and Susan E. Allen was greater than both the appraised and asked value (parcel was appraised at five thousand dollars (\$5,000.00) as established by staff appraiser Steven Miller on September 7, 2022), this office accepted the bid. It is now necessary to convey the subject property to the winner of this public bid.

This parcel will be sold for nine thousand dollars (\$9,000.00) and will also incur a one thousand dollar (\$1,000.00) administrative fee, for a total release price of ten thousand dollars (\$10,000.00).

Recommendation – Staff recommend approval of this Proposal - Sale by Public Bid - in the amount of \$9,000 (plus \$1,000 Admin Fee = \$10,000 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Norfolk declined the purchase and the legislative delegation received the required notification on April 4, 2023.
- The release value of \$9,000 is 180% of the appraised value, and it will return the property to the Norfolk 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 Norfolk Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	23-230
Origin/Client:	DAS/CTMD
Transaction/Contract Type:	AE / Easement
Project Number:	BL-Q-691
Grantee:	Town of Putnam Water Pollution Control Authority
Property:	Putnam, Pomfret St (376)
Project purpose:	CTMD – CTARNG New Readiness Center
Item Purpose:	Water Distribution Line Maintenance Easement

This easement is being provided for the purposes of extending water service to the new CTARNG New Readiness Center in Putnam.

General Direction of Easement Area.



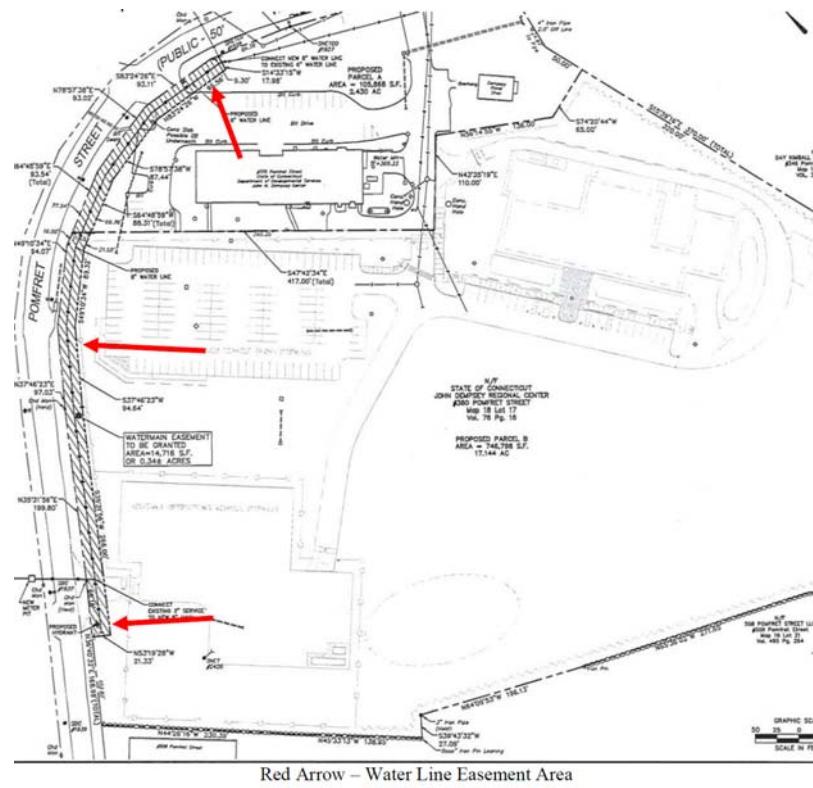
The Grantor (DAS) executed the Agreement on December 19, 2023. CTMD approved the Agreement on December 19, 2023 and OPM approved the Agreement on December 19, 2023.

RECOMMENDATION: Staff recommend Board approval for the granting of an Water Distribution Line Maintenance Easement to Town of Putnam Water Pollution Control Authority pursuant to CGS 4b-22a(1), for the following reasons:

1. The conveyance of the easements is consistent with CGS 4b-22a(1), which allows the Commissioner of DAS to grant easements on state property for the purposes of installing, maintaining and operating public utilities. Section 4b-22a of the Connecticut General Statutes is as follows:

Sec. 4b-22a. Easements. Grant and acquisition. Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services may (1) grant easements with respect to land owned by the state to a public service company, as defined in section 16-1, the owner of a district heating and cooling system, a municipal water or sewer authority or a telecommunications company, as defined in section 16-1, subject to the approval of the Office of Policy and Management, the agency having supervision of the care and control of such land and the State Properties Review Board, and (2) acquire easements with respect to land not owned by the state in connection with a Department of Administrative Services project, subject to the approval of the State Properties Review Board. No easement granted under subdivision (1) of this section shall be for the disposal or storage of radioactive or hazardous waste materials. The commissioner shall provide notice of any easement granted under said subdivision to the chief executive official of the municipality, and the members of the General Assembly representing the municipality, in which the land is located.

2. The water distribution easement area comprises approximately 14,716+- SF and is clearly identified on the map that will service the CTARNG New Readiness Center.



7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #23-226 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-226. The motion passed unanimously.

PRB FILE #23-230 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #23-230. The motion passed unanimously.

9. NEXT MEETING – Monday, January 22, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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