

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 22, 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 22, 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 18, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff informed the Board of an inquiry from the Office of Attorney General regarding a Proposal that was approved under PRB #99-573 regarding the sale/leaseback of land to Wesleyan University and the Board's role, if any, in the State's post-sale environmental remediation of the site.

3. REAL ESTATE- UNFINISHED BUSINESS

EXECUTIVE SESSION

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:53. The motion passed unanimously.

For Discussion Purposes Only

PRB #: 24-006-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:00. The motion passed unanimously.

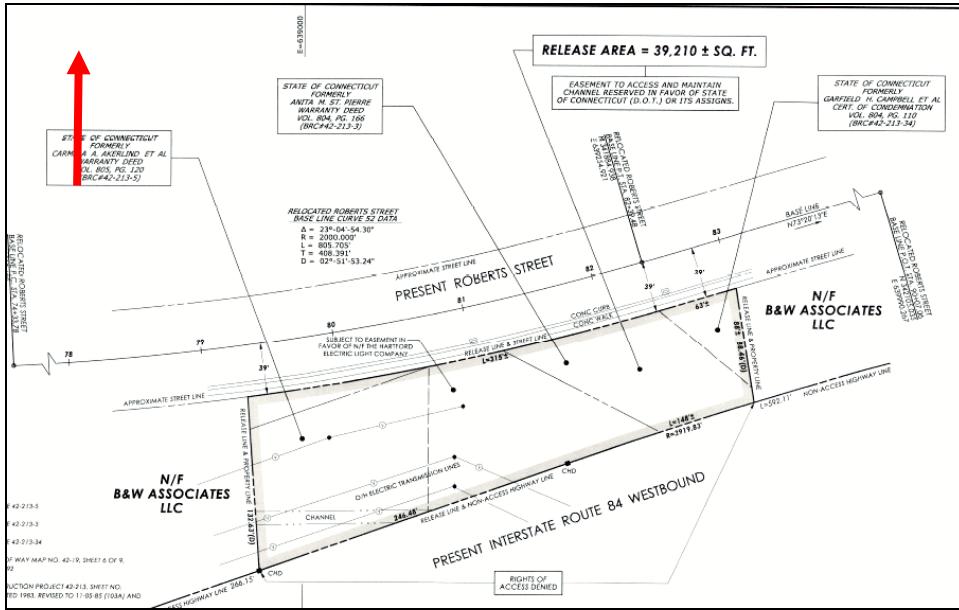
OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB File #: 23-227
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
DOT Project #: 42-213-5A
Grantee: 60 Wooster Street, LLC
Property: East Hartford, Roberts Street (7)
Project Purpose: 42-213-5A
Item Purpose: Quit Claim Deed

Sale Price: \$45,000 plus \$1,000 Admin Fee

Description – The release parcel consists of 39,210± square feet (0.9001± acre) of land with 378'± feet of frontage along Roberts Street. The site has a trapezoid shape and ranges in depth from 88'± to 133'±. There is 394'± feet of non-access highway frontage along the north edge of I-84. The Release Land has exposure to the highway, but the proximity to the Forbes Street flyover bridge and adjacent overhead electric transmission lines hinder highway visibility and exposure. Visibility along the Roberts Street corridor is from both directions. The topography of the Release is generally level to gently sloping, with the terrain lightly wooded with trees and common vegetation. There are no indications of inland wetland soils nor floodzone encumbrances having an impact on value.



The land will be conveyed subject to an encumbrance reserved in favor of the State of Connecticut. An Easement to Access and Maintain Channel is a blanket encumbrance and is without a specified location on-site. The on-site channel to be access and maintained is at the southwestern/rear corner.

The land will be conveyed subject to a Power Line Easement in favor of N/F The Hartford Electric Light Company. The 100' wide easement is utilized for overhead electric transmission lines, and is estimated to encumber $0.6054 \pm$ acre ($26,370 \pm$ square feet) or $67 \pm \%$ of the overall release parcel.

The property is located within the Industry 2 (I-2) zoning district. Site requirements include a minimum lot area of 20,000 square feet with a minimum of 70' frontage and a minimum width of 100'. The minimum front and rear setbacks are each 25'. The minimum side yard is 25' for both but no less than 10' each. The maximum lot coverage is 75% and the maximum impervious surface coverage is 85%. The maximum building height allowed at 50' but is subject to regulations for air lanes.

Highest and Best Use

The Release Land consists of vacant industrial-zoned land in the city of East Hartford. Most permissible uses are industry-related; however restaurant and office uses are allowed by right. The parcel has limited potential development of a light industrial use due to the power line easement, which generally disallows most potential uses on a majority of the parcel.

It is the opinion of the appraiser that the Release Land achieves its Highest and Best Use for assemblage purposes to an abutter, which will provide land area suitable for density purposes with some additional usable land area, and improved access and visibility along the Roberts Street corridor. Therefore, it is the appraiser's opinion that the Highest and Best Use of the subject Release Land "As - Vacant" is for assemblage purposes to an abutting owner.

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

Some assessment data for the Release and the abutter parcels appear to conflict with other primary sources of physical information. The value opinion is subject to the Extraordinary Assumption that the subject and abutting land parcels are as-described within this appraisal. If it were found that physical information relating to the subject and/or abutting lots deviates from what is outlined within this report, the appraiser reserves the right to consider any potential impact to value.

The methodology used in this Appraisal Report is a standard state composition in the "Before and After" format. Inherent with this method, the value opinion in the "After" is subject to the Hypothetical Condition that the two separate land areas comprising the Release and the Abutter are assembled together into one single, viable lot.

Further, it is noted that the "Larger Parcel" provision of the UASFLA is applicable in this assignment. A separate adjacent lot (3 Roberts Street) shares with the determined Logical Abutter (5 Roberts Street) common ownership as well as an integrated Highest and Best Use determination. For the purposes of this appraisal, the value opinion is subject to a Hypothetical Condition that the Logical Abutter consists of the two lots as-though combined.

Logical Abutter – 3 & 5 Roberts Street, as assembled.

The Logical Abutter land totals $40,471 \pm$ square feet ($0.9291 \pm$ acres) of vacant, undeveloped land that is within the Industry 2 (I-2) zone. The topography is rated generally level to gently down sloping, and the terrain is lightly wooded with common vegetation and underbrush. The land is considered to have an irregular orientation overall, with $306' \pm$ frontage along the southern edge of Roberts Street and measuring roughly $88' \pm$ to $98' \pm$ deep. The exposure and visibility along the Roberts Street corridor is rated average to the average traffic volume of 6,400 vehicles per day. The appraiser is not a title search professional, however as inferred via provided release map, it appears an Easement to Slope encumbers a small area of the Logical Abutter land at the northeastern corner, and is estimated to total $2,030 \pm$ square feet ($5.0 \pm \%$). There are no indications of inland wetland soils nor floodzone encumbrances impacting the Logical Abutter land. It is noted that a drainage channel is near the rear property line but is within the highway right-of-way.

Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser Steven C. Miller appraised the property, as of January 4, 2023 in both the before/after assemblage scenarios.

Based on the sales comparison approach, the Appraiser utilized three similarly-zoned properties with a similar highest and best use in East Hartford that sold in 2022 and concluded the fair market value of the logical abutter was $\$3.50 \text{ per sf} \times 40,471 \pm \text{sf} = \$141,649$, rounded to $\$141,500$.

After the assemblage the Appraiser utilized the same three similarly-zoned properties in East Hartford and concluded the fair market value of the logical abutter and release parcel, as assembled, was $\$2.50 \text{ per sf} \times 79,681 = \$199,203$, rounded to $\$199,000$.

Value of Release

Item	Value
After Valuation	$\$199,000$
Before Valuation	$\$141,500$
Release Value	$\$57,500$

DOT provided the following narrative in support of this request:

A Public Bid was held on August 2, 2023, with an asking price of \$70,000.00 plus a \$1,000.00 administrative fee in which two bids were received. A bid was received by 60 Wooster Street LLC in the amount of \$41,000.00 and a bid in the amount of \$40,000.00 was received from B & W Associates LLC. Subsequent to the bid, the Department requested 60 Wooster Street LLC to submit its Highest and Best offer. On August 3, 2023, 60 Wooster Street LLC submitted its Highest and Best offer to pay \$45,000.00. The Department accepted the offer of \$45,000.00 and a \$1,000.00 administrative fee will be collected at the time of the closing.

The subject parcel is encumbered with an undefined easement to access and maintain a channel. The parcel is also encumbered with a power line easement for overhead transmission lines encumbering approximately 67% of the parcel. Although the parcel met the Town zoning regulations area and frontage requirement, it was determined that it could not stand alone due to the limitations in usable area as well as limitations due to the existing easements. Given the limited development potential of the subject parcel, there was very little public interest.

A sale price of \$46,000.00 (including the \$1,000.00 administrative fee) was agreed upon and accepted on August 7, 2023 by Mr. Terrence J. Obey, Director of Rights of Way (Administrative Acceptance attached).

Recommendation – Staff recommend approval of this Proposal - Sale by Public Bid - in the amount of \$45,000 (plus \$1,000 Admin Fee = \$46,000 in QC Deed).

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of East Hartford declined the purchase and the legislative delegation received the required notification on May 26, 2023.
- The release value of \$45,000 is 67% of the appraised value, and it will return the property to the East Hartford 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 East Hartford Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #23-227 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-227. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Tuesday, January 23, 2024.

The meeting adjourned.

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