

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 4, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on February 4, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES: January 31, 2019.

Mr. Halpert moved and Mr. Valengavich seconded a motion to accept the minutes of the January 31, 2019 meetings. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed the Board of a forthcoming visit by DAS Commissioner Geballe.

3. REAL ESTATE- UNFINISHED BUSINESS

PRB #	19-008
Transaction/Contract Type:	RE/ Assignment of Land
Origin/Client:	DOT/DOT
Project Number:	92-532-19A
Grantee:	City of New Haven
Property:	New Haven, Waterfront Connector
Project Purpose:	New Haven Corridor Crossing Corridor Improvements
Item Purpose:	Quit Claim Deed

February 1, 2019 Update:

At its January 31, 2019 meeting, the Board suspended this file for clarification of acquisition costs of those parcels to be released to the City of New Haven.

DOT responded that their Staff made an error, verified their data entry, and is forwarded a corrected sheet to reflect the total \$1,583,501 acquisition costs.

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STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
92-532-19	Ruth Caliendo	Vol.6239/P.218	\$232,000.00 44,270 +/- s.f.	10/10/2002
92-43-50	City of New Haven	Vol.1653/P.383	\$1.00 278784 +/- s.f.	3/29/1950
92-532-33	Theresa L. D'Onofrio	Vol.6276/P.66	\$20,000.00 5,027 +/- s.f.	11/19/2002
92-532-34	Fred D'Onofrio	Vol.6276/P.68	\$105,000.00 16,770 +/- s.f.	12/2/2002
92-532-9	Interplex Electronics, Inc.	Vol.6218/P.157	\$1,199,000.00 32,550 +/- s.f.	9/18/2002
92-532-36	50 Fulton Terrace Corp.	Vol.6375/P.280	\$500.00 130 +/- s.f.	3/11/2003
92-532-49	New Haven Port Authority	Vol. 9137/P.218	\$27,000.00 4,495 +/- s.f.	4/10/2014

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

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

From 1950 through 2014, DOT acquired a total of 43.33 acres (unknown number of parcels) for the construction of Interstate 95. Most recently, improvements were made to the Waterfront Connector providing access from I-95 northbound, Exit 50, to Waterfront Street. The total acquisition cost was \$631,833.45. The State is now releasing to the City of New Haven portions of seven prior acquisitions totaling 53,783 square feet in four new parcels identified on the DOT Survey Map. This is a release of land acquired along a town street for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

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All seven acquisitions were via Condemnation and not subject to Board review and approval.

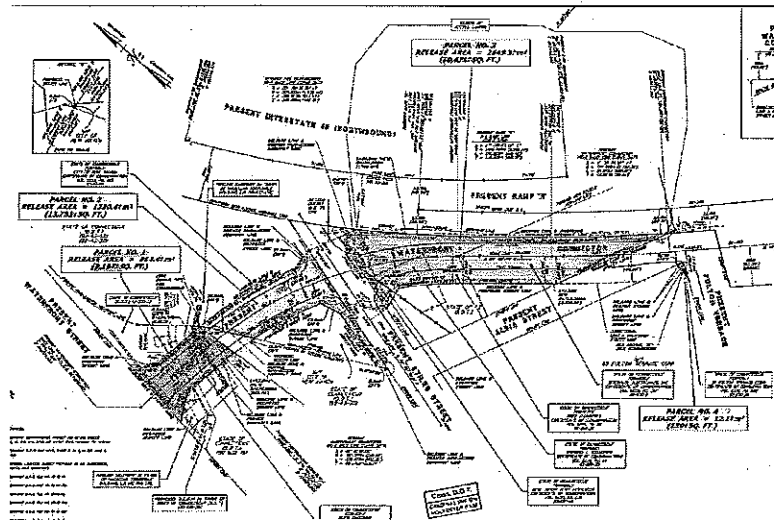
The Department of Transportation also retains a Drainage Right-of-Way over Parcel #1.

Staff requested DOT to provide a copy of the Agreement that directs DOT to convey the remaining land from a project to the host Municipality.

- DOT informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these remnant parcels as they are utilized and maintained by the host municipality.

RECOMMENDATION: Staff recommend **approval of this Quit Claim Deed** to assign the easements acquired by the State to the City of New Haven is recommended for the following reasons:

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4. REAL ESTATE – NEW BUSINESS

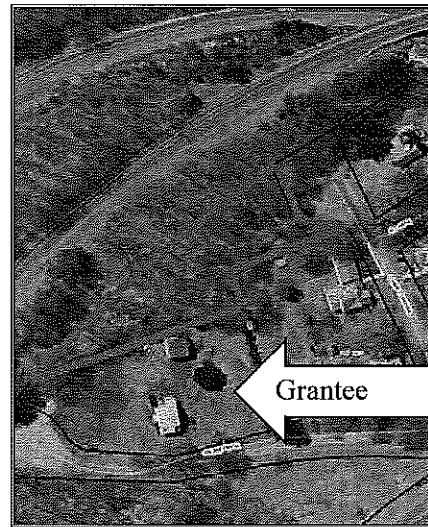
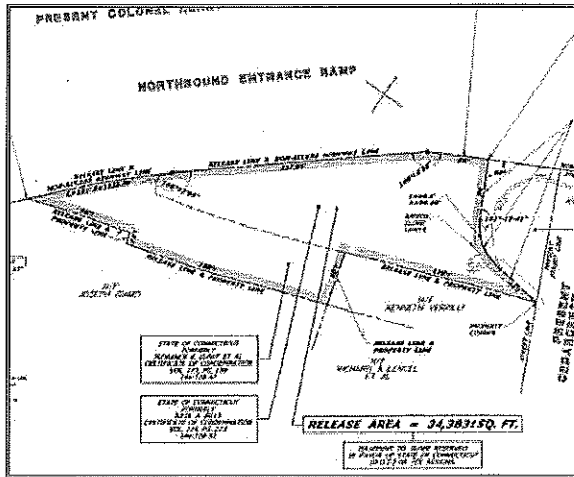
PRB # 19-009
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
Project Number: 144-108-52A
Grantee: Joseph Giamei
Property: Trumbull, Cedar Crest Rd
Project Purpose: Sale by Public Bid
Item Purpose: Quit Claim Deed

Description – This DOT sale consists of a 34,383 sq.ft. (0.79 acre) residentially zoned lot, determined to be excess property, located on the southerly side of Cedar Crest Road at its terminus. The property is bounded to the west by land of the State and the on-ramp to Route 8 expressway from Route 15. It was originally acquired in 1973 as portions of 2 separate parcels (Condemnation) for the construction of the on-ramp to Route 8.

There is a total of 146.5 feet of frontage on the southerly side of Cedar Crest Road and a total of 413.84 feet of frontage on the east side of the on-ramp to Route 8. DOT is restricting all access to the on-ramp. An easement to slope is reserved for land along Cedar Crest Road. The site slopes downward from the Cedar Crest Road frontage to the southerly portion of the site. It is located in the Residential-Zone A zone, with a 21,780 sf minimum lot size, with 125 feet of frontage required.

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Public utilities include electric, water and sewer. The land meets zoning requirements as a developable lot.



Valuation – The appraisal was completed by DOT Staff Appraiser Edward P. Sass, Jr. as of June 4, 2018. His analysis concluded that development with a single-family dwelling is the highest and best use. He did state that the shape and slope of the site will limit the overall utility of the site and the size of the dwelling built on the site.

The table below shows the analysis of three comparable sales all within 2.5 miles of the subject lot, and all located in Trumbull.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	Cedar Crest Rd Trumbull, Connecticut	6103 Main St Trumbull, CT 06611	38 Indian Rd Trumbull, CT 06611	66 Valley View Rd Trumbull, CT 06611	
Proximity to Subject		2.50 miles NW	2.13 miles W	1.20 miles NW	
Sales Price	N/A	\$ 80,000	\$ 90,000	\$ 95,000	
Price		\$	\$	\$	
Data Source	Inspection/Public Rec	Town Land Records/MLS/Agent	Town Land Records/MLS	Town Land Records/MLS	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust
	N/A	08/10/2017	09/22/2017	09/21/2017	
Location	Average	Average	Superior	Superior	-10,000
Site/View	.79 +/- Acre/Avg	.50 +/- Acre/Avg	.58 +/- Acre/Avg	.47 +/- Acre	
Topography	Slopes Downward	Slopes Downward	Rear Slopes Down	Slopes Upward	
Utility-Shape	Average/Irregular	Average/Rectang	Average/Rectang	Average/Irregular	
Utilities	Water/Sewer	Water/Sewer	Water/Sewer	Water/Sewer	
Zone/Conformance	Zone A/Yes	Zone A/Yes	Zone A/Yes	Zone A/No	
Sales or Financing Concessions	Extra Site Work	Typical Site Work	Typical Site Work	Extra Site Work	
Adj. (Total)		++ ⊗ - \$ -15,000	++ ⊗ - \$ -25,000	++ ⊗ - \$ -10,000	
Indicated Value of Subject		\$ 65,000	\$ 65,000	\$ 85,000	

The unadjusted sale price per lot was \$80,000, \$90,000 and \$95,000. After adjusting for location, and site characteristics, the sales indicated a value range of \$65,000, \$65,000 and \$85,000. He concluded \$65,000.

Public Bid & Negotiations – The public bid was held 8/22/2018 with an asking price of \$80,000. One bid was received from Joseph Giamei, the easterly abutter, and was accepted by DOT.

Recommendation – Staff recommends Board *approval* of the sale of the 34,383 (0.79 acre), residentially-zoned vacant lot for \$81,000, or \$2.36/sf of land area.

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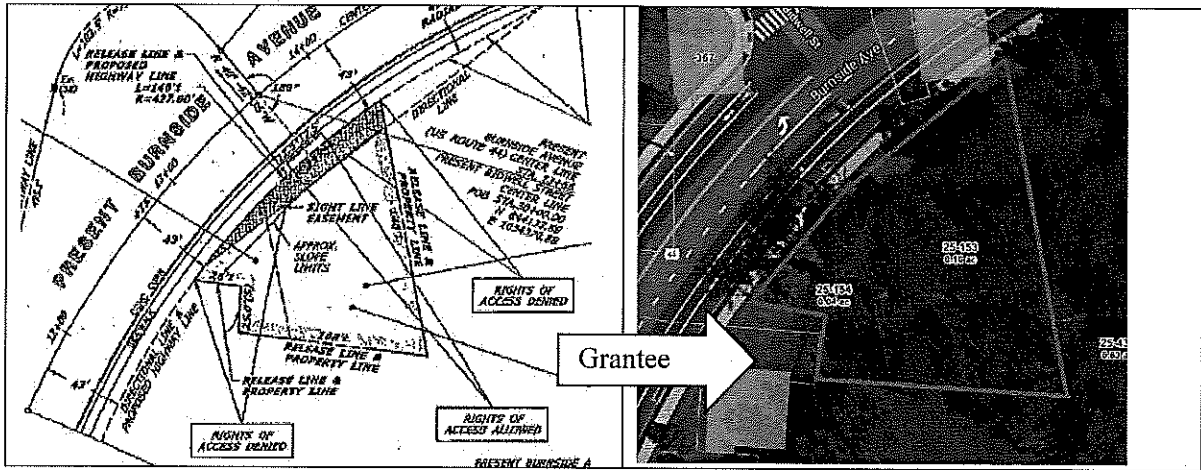
- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that DAS, OPM, DDS, DECD and DEEP declined an offer to acquire custody & control, and the Town of Trumbull declined to purchase. The legislative delegation received the required notification.
- The release value of \$81,000 is reasonable in that it represents 125% of the appraised value, and is within the range of values considered in the appraisal report.
- Gift and Campaign contributions certification has been provided indicating that no campaign contributions were made by the buyer.



PRB #	19-010
Transaction/Contract Type:	RE – Sale by Public Bid
Origin/Client:	DOT/DOT
Project Number:	42-292-2A
Grantee:	Wapta Holdings, LLC
Property:	East Hartford, Burnside Ave (365-379)
Project Purpose:	Sale by Public Bid
Item Purpose:	Quit Claim Deed

Description – This DOT sale consists of a 9,760 sq.ft. (0.224 acre) commercially zoned lot, determined to be excess property, located on the southeasterly side of Burnside Avenue (Route 44). The property is surrounded by land owned by Abbotts Organization (related to Grantee). It was originally acquired in 2007 as portions of 2 separate parcels (Condemnation) for the realignment of Route 44 project.

There is a total of 140 feet of frontage on the southeasterly side of Burnside Avenue. DOT is restricting access to the site to a 25-foot wide area, directly opposite Bidwell Street. An easement to slope is reserved for land along Burnside Avenue, as is an easement for sight line reserved. The site gently slopes downward below road grade. It is located in the B-1 Business, with a 5,000 sf minimum lot size, with 40 linear feet of frontage required. Public utilities include electric, natural gas, water and sewer. The land meets zoning requirements as a developable lot.



Valuation – The appraisal was completed by DOT Staff Appraiser Thomas L. Fox as of November 27, 2017. His analysis concluded that development with a retail/office building.

The table below shows the analysis of three comparable sales, two within 1.6 miles of the subject lot, and located in East Hartford, with the third located in South Windsor.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	385 - 379 Burnside Ave East Hartford	727 Silver Ln East Hartford, CT 06118	627 Burnside Ave East Hartford, CT 06108	1678 Ellington Rd South Windsor, CT 06074
Proximity to Subject		0.6 Miles East	1.6 Miles Southeast	6 Miles Northeast
Sales Price	\$ 0	\$ 6.84	\$ 6.99	\$ 5.32
Price		\$ 350,000	\$ 350,000	\$ 345,000
Data Source		V. 3662 P. 6	V. 3542 P. 182	V. 2441 P. 83
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	1/12/2017	9/30/2015	12/19/2014
Location	Good	Good	Good	Good
Site/View	9,760+-SF/Good	51,144+-SF/Good	-0.34	50,094+-SF/Good
Zoning	B-1 Business	B-6 Business	-0.35	64,904+-SF/Avg
Encumbrances		Esmts. Lmtd Acces 25'	-1.37	NKTAV
H & B Use	Commercial	Commercial	-1.4	NKTAV
Utilities/ Frontage	All / 140'	All / 250.72'		Commercial
Sales or Financing Concessions	N/A	N/A		All / 160'
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.71	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.75	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.59
Indicated Value of Subject		\$ 5.13	\$ 5.24	\$ 3.73

The unadjusted sale price per/sf was \$6.84, \$6.99 and \$5.32. After adjusting for site size and encumbrances, the sales indicated a value range of \$5.13, \$5.24 and \$3.73. He concluded \$5.00/sf indicating a value of \$48,800.

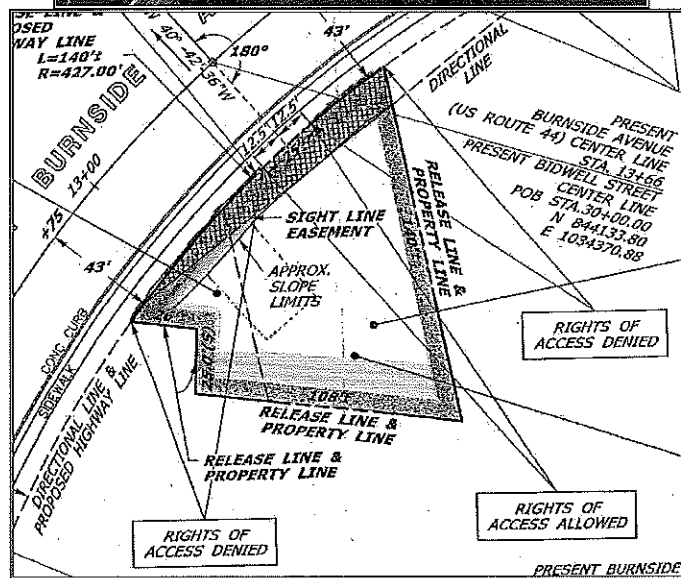
As a check on the value estimate, Staff analyzed comparable sales #1 and #2 on a price/approved GBA basis. Comparable Sale #1 sold for \$350,000 and was subsequently improved with a 7,550 commercial building, or \$46.36/sf of approved GBA. Comparable Sale #2 also sold for \$350,000 and was subsequently improved with a 9,030 commercial building, or \$38.76/sf of approved GBA.

Staff estimates the lot can be improved with a two story commercial building containing 1,500 sf. Based on the appraisal this indicates \$32.53/sf of approved GBA. And, based on the actual sale price, the indicated value is \$40.73/sf of approved GBA.

Public Bid & Negotiations – The public bid was held 4/11/2018 with an asking price of \$60,000. One bid was received from Abbotts Organization, the easterly abutter, and was accepted by DOT. The Grantee later requested the parcel be conveyed to Wapta Holdings, LLC, a newly created LLC related to Abbotts Organization.

Recommendation – Staff recommends Board approval of the sale of the 9,760 sq.ft. (0.224 acre), commercially-zoned vacant lot for \$61,100, or \$6.26/sf of land area.

- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that DAS, OPM, DDS, DECD and DEEP declined an offer to acquire custody & control, and the Town of East Hartford declined to purchase. The legislative delegation received the required notification.
- The release value of \$61,100 is reasonable in that it represents 125% of the appraised value, and is within the range of values considered in the appraisal report.
- Gift and Campaign contributions certification has been provided indicating that no campaign contributions were made by the buyer.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILE #19-008 – Mr. Valengavich moved and Josephy seconded a motion to approve PRB FILE # 19-008. The motion passed unanimously.

PRB FILE #19-009 – Mr. Valengavich moved and Josephy seconded a motion to approve PRB FILE # 19-009. The motion passed unanimously.

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PRB FILE #19-010 – Mr. Valengavich moved and Josephy seconded a motion to approve PRB FILE # 19-010. The motion passed unanimously.

9. NEXT MEETING – Thursday, February 7, 2019

The meeting adjourned.

APPROVED:



John Valengavich, Secretary

Date:

2/7/19