STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 9, 2019
450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on May 9, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:
Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John Valengavich
Jack Halpert

Members Absent:

Staff Present:
Dimple Desai
Thomas Jerram

Guests Present
Kevin Kopetz, Esquire DAS/DCS (9:39AM-9:45AM)
Shane Mallory, Administrator, DAS Leasing & Property Transfer (10:30AM-11:00AM)

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:** May 2, 2019 and May 6, 2019.

   Mr. Valengavich moved and Mr. Halpert seconded a motion to approve the minutes of the May 2, 2019 and May 6, 2019 meetings. The motion passed unanimously.

2. **COMMUNICATIONS**

   None.

3. **REAL ESTATE- UNFINISHED BUSINESS**

PRB #	**19-041**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001A
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (87)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Acquisition of Easement for Parking Purposes (34,242 sf), Easement for Slope (1,376 sf), Right to Remove & Reconstruct Retaining Wall & Construct Driveway Acquired

May 7, 2019 Update:

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

Mr. Melzen presented a plan identifying the location of the new train station, reconfiguration of the existing parking, and location of the new 51-car parking lot and its proximity to the new station.

Members inquired about the number of existing parking spaces and the expansion of parking proposed within this project. In 2013, DOT's Consultant estimated a need of parking for approximately 195 cars, an expansion from the existing 88-car parking. Members noted that at the time of inspection, eight (8) parking spaces were empty. Mr. Melzen referenced the new West Haven station included an expanded parking area which is now fully utilized as commuters are attracted to the station as a result of the parking.

Staff also note that the proposed new Windsor Locks station includes parking for approximately 140 vehicles and that the West Haven station includes parking for approximately 600 vehicles.

Members also inquired about parking fees. Mr. Melzen stated that currently there is no fee for parking and that a different division with DOT will address future parking fees.

Staff researched revealed the following:

- South Norwalk (Garage) – Monthly permit - $99 & Daily fee - $12
- East Norwalk S/B (Surface) – Monthly permit - $70 & Daily fee - $8
- East Norwalk N/B (Surface) – Monthly permit - $70 & Daily fee - $8
- Maritime Garage - Monthly permit - $87 & Daily fee - $8

Train Station Parking

New Haven Line Parking

New Haven Line parking information can be found on Metro-North's Station's website (http://www.mta.info/). Please complete the online application request on this page if you are interested in obtaining a long-term parking permit for West Haven, Bridgeport or Fairfield Metro Rail Stations.

MTA

West Haven – daily M-F $6.00 / 6-month permit $300* (FREE on weekends and Holidays)
Bridgeport – daily M-F $6.00 / monthly permit $67/or $45 with Metro-North monthly pass
Fairfield Metro – daily M-F $6.00 / 6-month permit $210. (FREE on weekends and Holidays)

*West Haven 6-month parking permits run from Sept. 1 - Feb. 28 and March 1 - Aug. 31. If you would like a permit for months in between those dates, email westhavenparking@owens-services.com (mailto:westhavenparking@owens-services.com) with any questions.

(https://ctrides.com/parking):

It was also noted that as of October 2018, there was an 18-month waiting period to obtain a parking permit for a Fairfield Metro parking lot.

Board Members requested Mr. Melzen provide information on the following issues:

- What is the total project cost?
  - ➢ $22.5 million

- Is there federal funding for the project?
  - ➢ Funding is currently 100% State of Connecticut.

- Will there be a fee for utilizing the parking areas?
  - ➢ The Department does intend to charge for parking however, DOT will have to schedule a Fee hearing to establish rates. This action is ultimately up to the Department's Office of Public Transportation. It is my understanding that no hearing has been scheduled at this time.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

April 11, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to the following questions:

1. What is the existing inventory of parking on Grove Street? How many parking spaces are available for commuters currently and where?
   - ➢ The existing inventory is approximately 88 spaces located along Glover Avenue.
2. Is all parking on Grove Street within the DOT rail ROW? YES
3. With the proposed new station, how much parking will remain on Grove Street, or within the DOT rail ROW?
   - ➢ 56 spaces will remain within the DOT rail and Glover Ave. right of way. The parking lot will contain 51 parking spaces.
4. Under DOT Project 302-014-01A, DOT seeks to place an 'easement for parking purposes' over 34,242 square feet of land, at a cost of $1,800,000. Plans identify a design for a 50-car parking lot to be developed in the easement area. Is this correct? YES (51 spaces actually)
   - The cost of the permanent easement equates to $35,294/space.

   a) Who will be responsible for the operation of this parking lot?
   - ➢ DOT Office of Rails

   b) Is it a revenue generating lot? If yes, who determines the fee structure? And, who will be the recipient of the revenue? If there is a fee to park, is it necessary to acquire this parking lot? Can private enterprise take care of the parking?
   - ➢ Parking will be free until otherwise determined by DOT management. Plans show areas for future pay stations and ticket machines if this decision is ever made.
   - Utilizing DOT methods for estimating compensation for temporary easements, and given the location of the parking lot and its proximity to the Station, suggested Permit Parking Rates (land only, excluding cost to construct parking lot) can be calculated as follows:

	Annual Permit	Monthly Permit	Daily Permit
20.0%	$7,059	$588.24	$26.74
17.5%	$6,176	$514.71	$23.40
15.0%	$5,294	$441.18	$20.05
12.5%	$4,412	$367.65	$16.71
10.0%	$3,529	$294.12	$13.37

7.5%	$2,647	$220.59	$10.03
5.0%	$1,765	$147.06	$6.68
2.5%	$882	$73.53	$3.34
1.0%	$353	$29.41	$1.34

- The rental rate is calculated as follows: $35,294/space x Annual Rate/yr = $Annual Rate/space/year. Monthly cost = Annual/12. Daily cost = Monthly/22.

c) What parking alternatives are available to the Project?
   - ➢ There are no viable alternatives. The intent is to provide parking within a short walkable distance.

d) Is it possible to expand the DOT commuter lot at the intersection of Routes 15 & 123 and provide shuttle service to the Station?
   - ➢ The Department did not consider shuttle services as the intent is to provide parking at the station. Furthermore, shuttle operations are very expensive to run and the expense continues to grow in perpetuity.

5. DOT Consultant CHA Companies states "and private property acquisition to accommodate 195 new parking spaces for the station."
   a) Please provide a map identifying locations of parking
      - ➢ During design, the attached pdf titled "Parking 302_0014" was developed to provide a concept view of the project. The parking counts have been updated to correspond with the final design of the parking.
   b) Will all parking spaces be revenue generating (see 4b above)?
      - ➢ See answer to 4b above.
   c) Please clarify how the DOT Consultant arrived at this figure.
      - ➢ See attached document titled "Excerpt_Merritt7_DesignParameters".

RECOMMENDATION: Board recommendation is contingent upon review of aforementioned responses and conclusions derived from a site visit to the Merritt 7 Train Station and surrounding properties.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

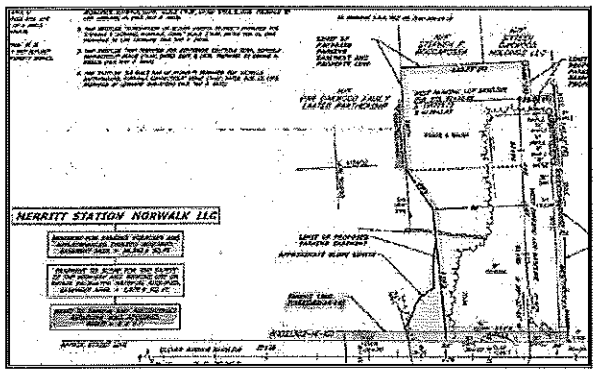
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 2.28 acres (99,360 sq.ft.). The site is improved with a one-story steel frame construction warehouse building containing approximately 32,410 rentable square feet, constructed in 1968.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- An easement for parking purposes and appurtenances thereto acquired – 34,242 ± sf
- An easement to slope for the safety of the highway and remove, use or retain excavated material acquired – 1,376± sf
- Right to remove and reconstruct retaining wall acquired – 6± lf.



Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $52.50/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 99,360 sf in Fee @ $52.50/sf =	$5,216,500
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$5,216,500

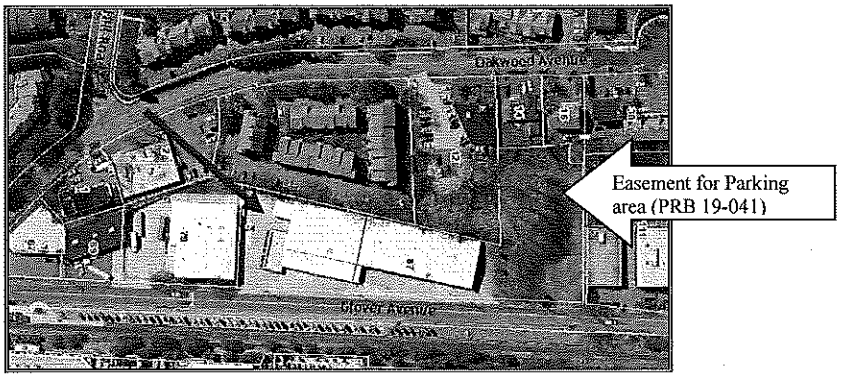
After: 63,742 sf in Fee @ $52.50/sf =	$3,346,455
Easement for parking: 34,242 sf @ $52.50/sf x 1%=	$17,977
Easement for slope: 1,376 sf @ $52.50/sf x 75%=	$54,180
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$3,418,500
Damages (Value of Acquisition)	$1,798,000
Rounded	$1,800,000

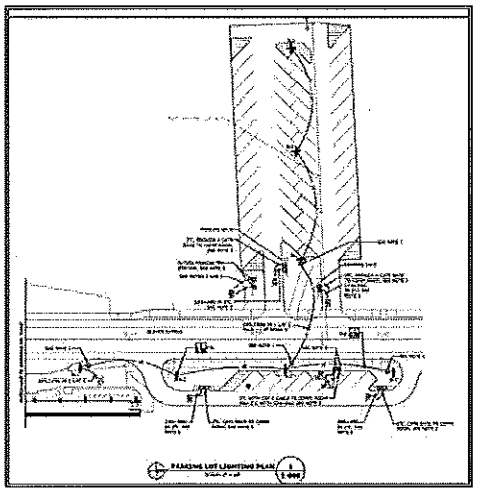
DOT was requested to clarify the following questions:

6. What is the existing inventory of parking on Grove Street? How many parking spaces are available for commuters currently and where?
7. Is all parking on Grove Street within the DOT rail ROW?
8. With the proposed new station, how much parking will remain on Grove Street, or within the DOT rail ROW?
9. Under DOT Project 302-014-01A, DOT seeks to place an 'easement for parking purposes' over 34,242 square feet of land, at a cost of $1,800,000. Plans identify a design for a 50-car parking lot to be developed in the easement area. Is this correct?
   e) Who will be responsible for the operation of this parking lot?
   f) Is it a revenue generating lot? If yes, who determines the fee structure? And, who will be the recipient of the revenue? If there is a fee to park, is it necessary to acquire this parking lot? Can private enterprise take care of the parking?
   g) What parking alternatives are available to the Project?
   h) Is it possible to expand the DOT commuter lot at the intersection of Routes 15 & 123 and provide shuttle service to the Station?
10. DOT Consultant CHA Companies states "and private property acquisition to accommodate 195 new parking spaces for the station."

d) Please provide a map identifying locations of parking
e) Will all parking spaces be revenue generating (see 4b above)?
f) Please clarify how the DOT Consultant arrived at this figure.

RECOMMENDATION: Board **suspension** is recommended pending a site visit and response from DOT to the aforementioned issues.





DOT Parking Plan

PRB #	**19-042**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001B
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (117)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (69± sf), Right to Construct Driveway Acquired (132± sf)

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings

and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

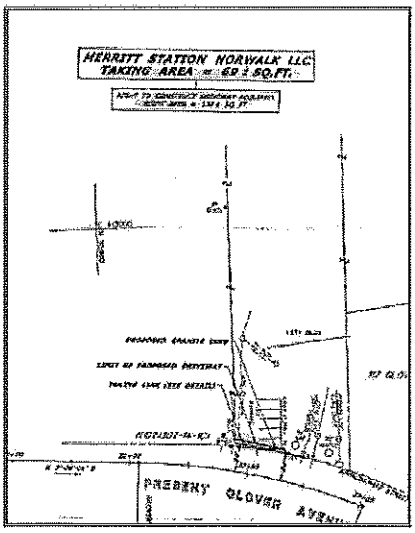
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 1.52 acres (66,018 sq.ft.). The site is improved with a one-story masonry construction office building containing approximately 17,980 rentable square feet, constructed in 1966.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee – 69 ± sf
- Right to construct driveway acquired – 132± sf.



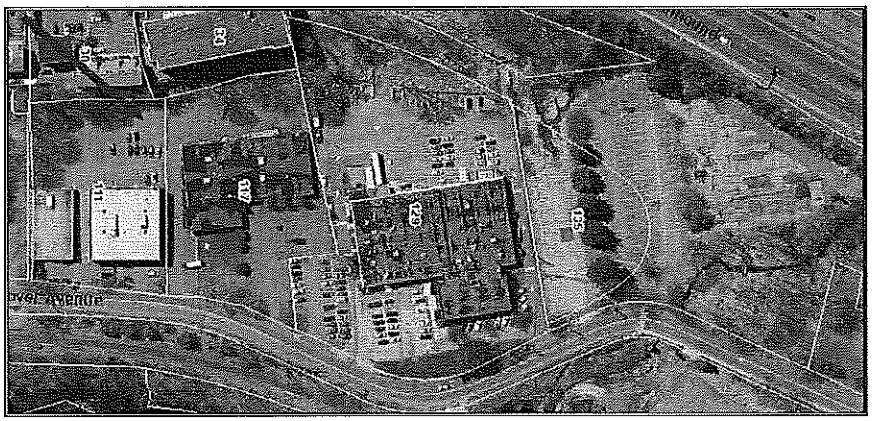
Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $52.50/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 66,018 sf in Fee @ $52.50/sf =	$3,465,495
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before (Rounded)	$3,466,000

After: 65,949 sf in Fee @ $52.50/sf =	$3,462,323
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$3,462,000
Damages (Value of Acquisition)	$4,000

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB #	**19-043**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001C
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (111)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (1,434 sq.ft.), Easement for Slope (126 sf), Right to Construct Driveway Remove Drainage Structures, Construct Driveway and Reconstruct Walk Acquired (798 sf)

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

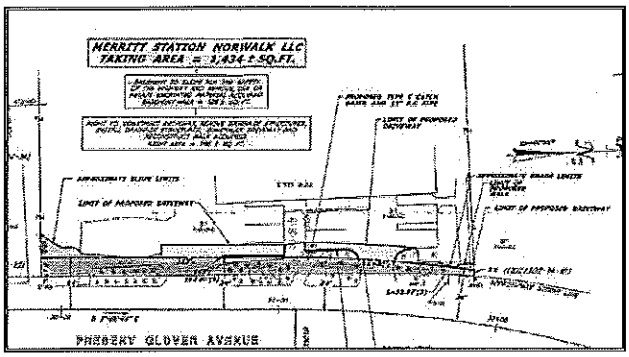
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 1.21 acres (52,620 sq.ft.). The site is improved with a two-story masonry construction office building containing approximately 20,402 rentable square feet, constructed in 1977.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 9' wide by 165 feet long – 1,434 ± sf
- An easement to slope for the safety of the highway and remove, use or retain excavated material acquired – 126± sf
- Right to construct driveway, remove/install drainage structures, construct driveway and reconstruct walk acquired – 798± sf.



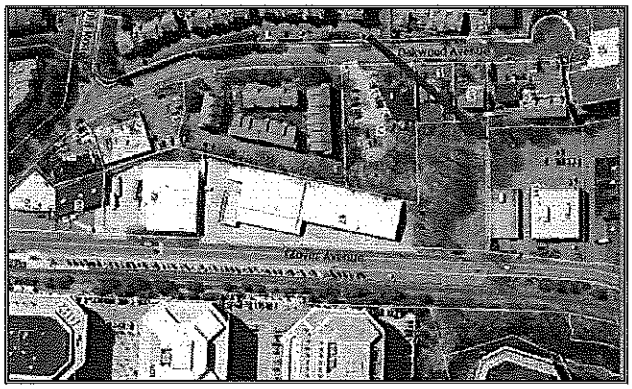
Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $52.50/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 52,620 sf in Fee @ $52.50/sf =	$2,762,550
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$2,762,500

After: 51,060 sf in Fee @ $52.50/sf =	$2,680,650
Easement for slope: 126 sf @ $52.50/sf x 75%=	$4,961
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$2,685,500
Damages (Value of Acquisition)	$77,000
Rounded	$77,000

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB #	**19-044**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001D
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (79)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (1,496 sq.ft.), Right to Remove/Install Drainage Structures, Grade & Construct Driveway Acquired (573 sf), Right to Relocate Fence & Gate Acquired (99 lf)

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

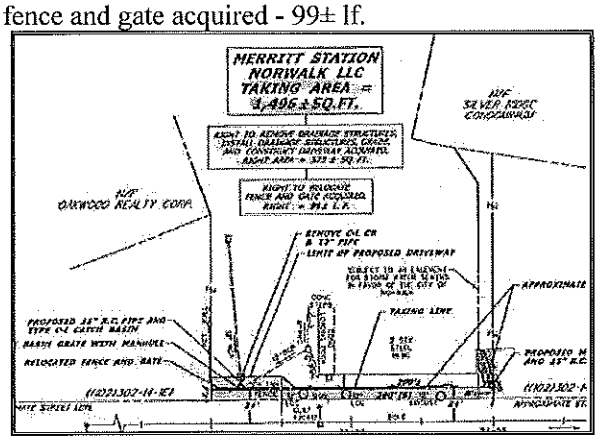
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.75 acre (32,452 sq.ft.). The site is improved with a one-story steel construction warehouse building containing approximately 13,178 rentable square feet, constructed in 1969.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 7-8' wide by 200 feet long – 1,496 ± sf
- Right to remove/install drainage structures, grade and construct driveway acquired – 573± sf.
- Right to relocate fence and gate acquired - 99± lf.



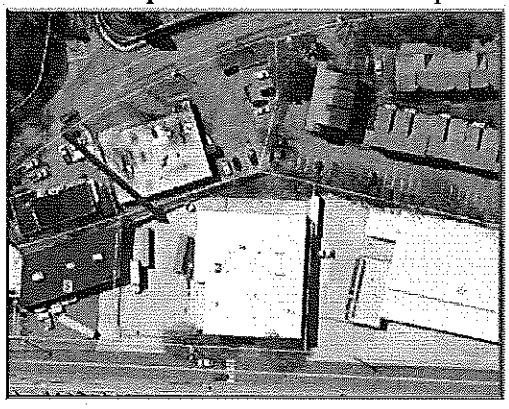
Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $52.50/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 32,452 sf in Fee @ $52.50/sf =	$1,703,730
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$1,703,500

After: 30,956 sf in Fee @ $52.50/sf =	$1,625,190
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$1,625,000
Damages (Value of Acquisition)	$78,500

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB #	**19-045**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001E
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (69)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (719 sq.ft.), Right to Construct Driveway & Reconstruct Island Acquired (168 sf), Right to Relocate Fence & Gate Acquired (108 lf)

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

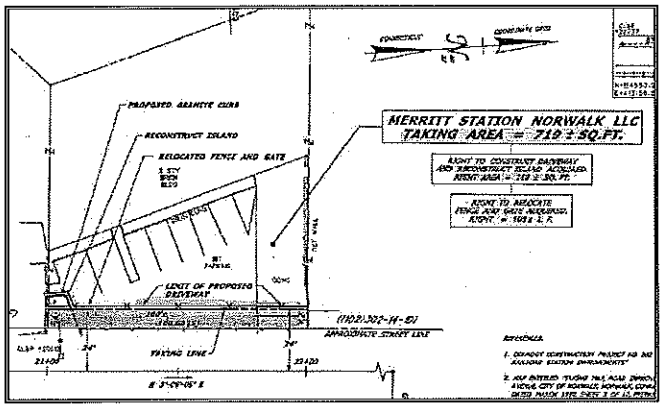
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.257 acre (11,195 sq.ft.). The site is improved with a one-story steel construction warehouse building containing approximately 5,649 rentable square feet, constructed in 1972.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 7' wide by 100 feet long – 719 ± sf
- Right to construct driveway and reconstruct island acquired – 168± sf.
- Right to relocate fence and gate acquired - 108± lf.

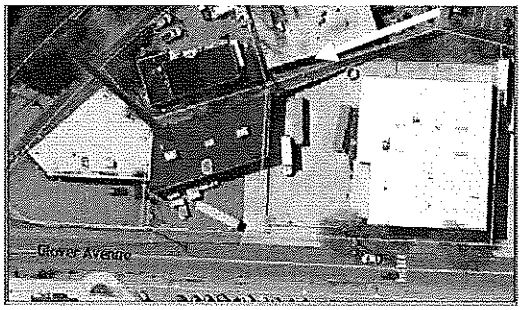


Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $55.00/sf of land area.

Item	Estimated Value (Rounded)
Before: 11,195 sf in Fee @ $55.00/sf =	$615,725
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$615,500

After: 10,476 sf in Fee @ $55.00/sf =	$576,180
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$576,000
Damages (Value of Acquisition)	$39,500

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB #	**19-046**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001F
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (67)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (809 sq.ft.), Right to Construct Driveway & Reconstruct Island Acquired (583 sf), Right to Relocate Fence & Gate Acquired (140 lf)

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

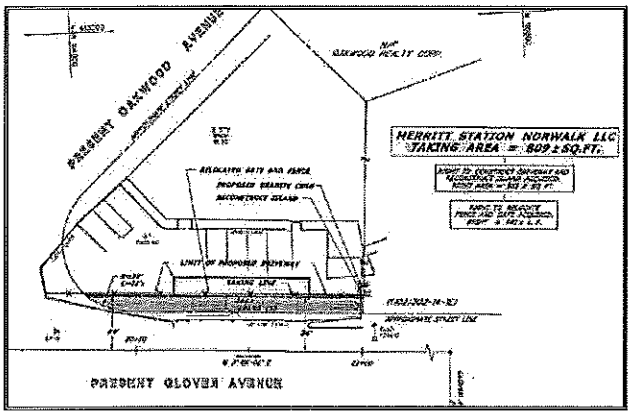
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.291 acre (12,676 sq.ft.). The site is improved with a one-story masonry construction office building containing approximately 5,487 rentable square feet, constructed in 1973.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 7' wide by 122 feet long – 809 ± sf
- Right to construct driveway and reconstruct island acquired – 583± sf.
- Right to relocate fence and gate acquired - 140± lf.



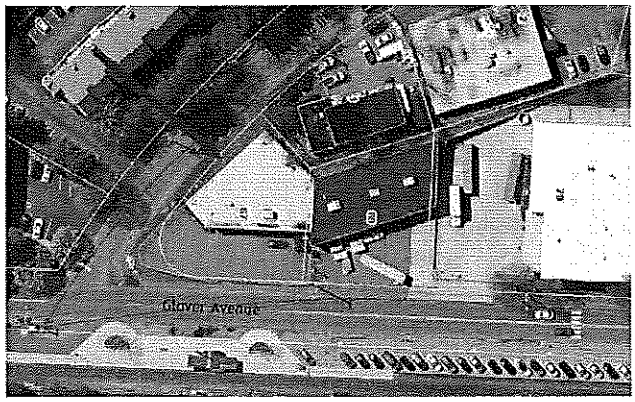
Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $55.00/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 12,676 sf in Fee @ $55.00/sf =	$697,180
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$697,000

After: 11,867 sf in Fee @ $55.00/sf =	$652,685
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$652,500
Damages (Value of Acquisition)	$44,500

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB #	**19-047**
Transaction/Contract Type:	RE –Voucher
Origin/Client:	DOT/DOT
DOT Project #:	302-014-001G
Grantor:	Merritt Station Norwalk, LLC
Property:	Norwalk, Glover Ave (87)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Partial Take (4,880 sq.ft.), Right to Remove/Install Drainage Structure, Remove & Reconstruct Retaining Wall & Construct Driveway Acquired

May 7, 2019 Update:

At its meeting held on March 11, 2019 the State Properties Review Board voted to suspend this item pending a site visit and response from DOT to PRB File #19-041 (a related Merritt 7 property).

On April 29, 2019, the Board conducted a site inspection of real estate affected by the proposed partial takings and easements submitted by DOT in seven proposals for the Board's review. Thomas Melzen provided background on the history of the project, the impact of the partial takings and easements and how the acquisitions are connected to the construction of a new Merritt 7 Train Station and related parking.

RECOMMENDATION: Board **approval** is recommended 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 Independent Appraiser's estimate of value.

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

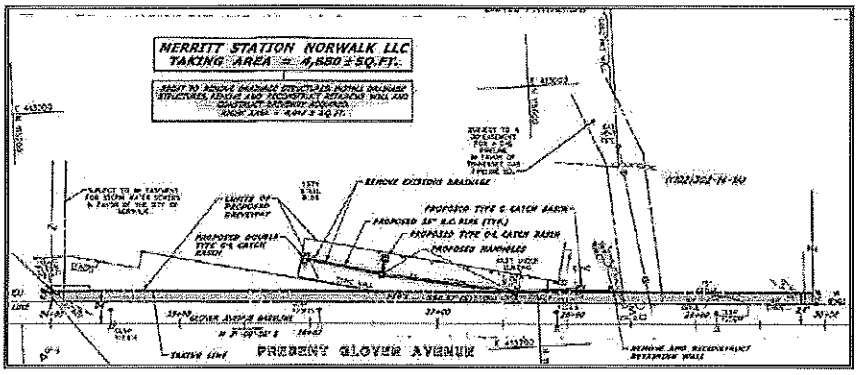
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 2.28 acres (99,360 sq.ft.). The site is improved with a one-story steel frame construction warehouse building containing approximately 32,410 rentable square feet, constructed in 1968.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 8-9' wide by 590 feet long – 4,880 ± sf
- Right to remove/install drainage structure, right to remove and reconstruct retaining wall & construct driveway acquired – 4,843± sf.



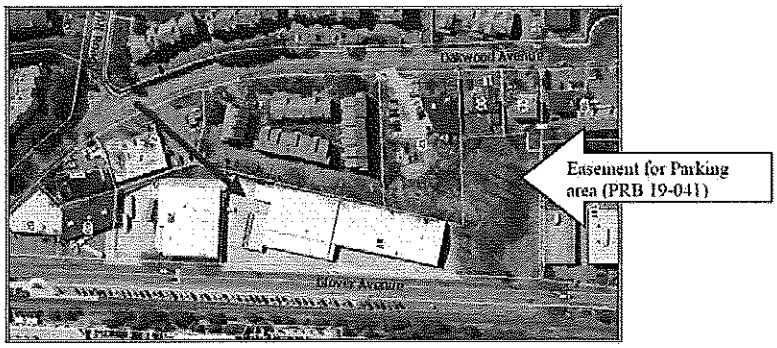
Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is $52.50/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 63,742 sf in Fee @ $52.50/sf =	$3,346,455
Easement for parking: 34,242 sf @ $52.50/sf x 1%=	$17,977
Easement for slope: 1,376 sf @ $52.50/sf x 75%=	$54,180
Site Improvements	n/a
Buildings	n/a
Fair Market Value Before	$3,418,500

After: 58,862 sf in Fee @ $52.50/sf =	$3,090,255
Easement for parking: 34,242 sf @ $52.50/sf x 1%=	$17,977
Easement for slope: 1,376 sf @ $52.50/sf x 75%=	$54,180
Site Improvements	n/a
Buildings	n/a
Total Site – After (rounded)	$3,162,000
Damages (Value of Acquisition)	$256,500

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:58AM. The motion passed unanimously.

EXECUTIVE SESSION

PRB File #: **19-052-A**
Transaction/Contract Type
Origin/Client: DoAG/DoAG

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

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:29AM. The motion passed unanimously.

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

Kevin Kopetz, Esquire DAS/DCS presented to the Board two scenarios where sub-consultants for a Board-approved contract were being replaced. The first sub-consultant was in support of a project at Harkness State Park and the second sub-consultant was in support of a SCSU project. Mr. Kopetz

wanted to inform the Board that both new sub-consultants were qualified, reviewed by DCS and approved to assist the consultant in completing the project. And, in both scenarios, the new sub-consultants were at no additional cost to the State.

Shane Mallory, Administrator, DAS Leasing & Property Transfer wanted to provide the Board with an update on a new Lease approved by the Board under PRB File #19-012.

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

PRB FILES #19-041, #19-042, #19-043, #19-044, #19-045, #19-046 and #19-047 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILES #19-041, #19-042, #19-043, #19-044, #19-045, #19-046 and #19-047. The motion passed unanimously.

PRB FILE #19-052-A – No vote was taken on this proposal and its suspension is continued.

9. **NEXT MEETING** – Thursday, March 14, 2019

The meeting adjourned.

APPROVED: John Valengavich **Date:** 5/28

John Valengavich, Secretary