

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 12, 2021 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on April 12, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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 April 8, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$5,000.

3. REAL ESTATE- UNFINISHED BUSINESS

PRB #	#21-025
Transaction/Contract Type:	RE – Legislative Conveyance
Origin/Client:	DAS/DAS
Grantee:	City of Danbury
Property:	Danbury, West St (54) – Danbury Armory
Project Purpose:	Legislative Conveyance pursuant to SA 07-11(14)
Item Purpose:	Correcting QC Deed

April 7, 2021 Update

At its meeting held on March 15, 2021 the State Properties Review Board voted to suspend this item pending receipt of the Correcting Quit Claim Deed signed by the Treasurer of the State of Connecticut. DAS provided Staff with a copy of the deed, signed by Treasurer Wooden on April 6, 2021.

Recommendation: Staff recommend approval of the Correcting Quit Claim Deed to convey the Danbury Armory, inclusive of the 3,014 square foot portion omitted in the 2011 Quit Claim Deed for the following reasons:

1. The conveyance deed is consistent with Section 14 of Special Act 07-11, which stipulates the transfer of the property to the City of Danbury subject to the restrictive covenant that the property be utilized for “social or human services purposes.”
2. The parcel to be conveyed consists of the land on Lot 102 on Danbury Assessor’s Map I-14 known as the Danbury Armory.
3. The legal description in the Correcting Quit Claim Deed is consistent with the survey map prepared by Sydney A Rapp Land Surveying, P.C.

BACKGROUND:

At the June 6, 2011 Board Meeting, under PRB #11-077, the Board approved a Quit Claim Deed conveying the Danbury Armory to the City of Danbury pursuant to Section 14 of Special Act 07-11. The Quit Claim Deed was recorded on August 31, 2011 at Volume 2147, Page 1161 in the Danbury Land Records. Per the terms of the Act, the City of Danbury later conveyed the property to Connecticut Institute For Communities, Inc., for “social or human services purposes.”

When DAS (then DPW) conveyed the property in 2011, the legal description inadvertently left out a portion of the property. The omitted portion comprises approximately 3,014 square feet, and the result is that the boundary line of the property actually conveyed goes through the middle of the Armory building itself. This error was not discovered until a survey was conducted in 2018.

Staff inquired with DAS to clarify the following questions:

1. Please provide an electronic copy of the Quit Claim Deed signed by Treasurer Woodin.
DAS Response: We cannot locate an electronic copy of the deed executed by the Treasurer. Can SPRB scan the original deed and create a PDF?
Staff Response: We are seeking an electronic copy of the Corrective Quit Claim Deed signed by the Treasurer. After speaking with DAS, it was determined that they cannot locate the signed Corrective Quit Claim Deed and will resubmit to the Treasurer for execution.
2. Please provide an electronic copy of the survey conducted in 2018.
DAS Response: Provided.
Staff Response: OK.
3. Please clarify if in the title of the conveyance should be edited as the original QC Deed conveying the property to the City in 2011 did not reference 54 West Street and the Danbury Assessor identifies the property as 56-58 West Street.
DAS Response: The Danbury Armory is also known and referred to as 54 West St. Please see attached survey, requested in response to Question 2, above, in which the surveyor references “54 West St., Danbury, CT”, as well as the attached link to the State of Connecticut Military Department website: [List of Armories \(ct.gov\)](#), which identifies the Danbury Armory address as 54 West St., Danbury. The inclusion of this address was requested by the buyer’s attorney, and the Danbury Corporation Counsel’s office has also reviewed the Corrective Deed.
Staff Response: OK.

4. Please clarify if the Quit Claim Deed should include the description of Parcel A in Exhibit A.
DAS Response: Yes, the Corrective Quit claim Deed is intended to replace the original deed, so the legal descriptions of both parcel A and parcel B should be included in the Corrective Deed.
Staff Response: OK.
5. Please clarify who prepared the Legal Description in Exhibit A of the Correcting Quit-Claim Deed.
DAS Response: The legal description was taken from the 2011 conveyance of Parcel A. It is not known who prepared this legal description in 2011, but it has been confirmed by the Buyer's surveyor.
Staff Response: OK.

Recommendation: Staff recommend suspend this Proposal for action on a Correcting Quit Claim Deed to convey the Danbury Armory, inclusive of the 3,014 square foot portion omitted in the 2011 Quit Claim Deed for the following reasons:

4. Pending receipt of the Correcting Quit Claim Deed signed by the Treasurer.

DATE: June 3, 2011
SUBJECT: PRB# 11-077 DPW Conveyance of State Armory to City of Danbury,
pursuant to the requirements of Special Act 07-11, §14. Location: 56-58
West Street, Danbury

Proposal: The referenced legislation requires that the State convey the former CTANG Armory, West Street, Danbury, at a cost equal to the administrative costs of making the conveyance, and requiring that it be used exclusively for social or human services.

Recommendations:

(1) Prior to approving this proposal, the Board should review the deed from the City of Danbury to the Connecticut Institute for Communities, Inc. (CIFIC) for conformance with the requirements recited in Special Act 07-11, specifically: a use restriction needs to be recited in the deed from the City to CIFIC, or a restrictive covenant pertaining to the premises needs to be recorded on the City Land Records. Under the Special Act, the requirement that the premises be used for social or human services applies to successors in title.

(2) The conveyance deed to the City of Danbury describes the property as being .06 acres instead of .60 acres; and states the property shall be used exclusively for "social or human purposes". It should instead state "social or human services purposes."

Property Description: 36,200 GSF two-story brick structure on .60 acre site. Constructed in 1912, the site has 105'6" of frontage on the south side of West Street, and has a mutual 10 foot wide "pass way" with the property to the East. DPW has not provided information on the condition of the building. Minutes of Danbury City Council meeting (1/20/2011) state that "the building is in dire need of renovations." The city assessment (100%) value is \$2,559,100.

Background: In 1993 the Military declared the armory surplus, and custody of the building was requested by Western Connecticut State University. Western used the basement for storage and the gymnasium for intercollegiate and recreational activities. In 1999, Western leased 3,200 SF of office

and gymnasium space to the Harambee Center for Youth and Community Services (HCYCS) for \$2,000/month.¹

HCYCS is a program of the Connecticut Institute For Communities, Inc. (CIFC), a non-profit, Danbury-based community development corporation, serving low and moderate income families of western Connecticut. They provide a combination of health, education, housing and economic development projects. HCYCS provides, free of charge, after school programs for 300 middle and high school age students. It serves a largely minority population. The City of Danbury provides some financial support through a Community Development Block Grant.

The following is excerpted from the CIFC annual report for 2009-2010:

(3) Danbury Armory Project: In 2007, CIFC successfully advocated for legislation passed in the Connecticut General Assembly² allowing the conveyance of the former Danbury Armory Building, through the City, to CIFC. This legislation permits the City and CIFC, working in partnership, to qualify the Armory (originally constructed in 1912) for Federal Historic Rehabilitation Tax Credits, which in turn will produce important benefits for our community:

- (a) Approximately \$10,000,000 in additional capital investment in the Danbury community;
- (b) The preservation of a unique, historic building located in downtown Danbury (indeed, just around the corner from City Hall); and
- (c) The restoration of the Armory as an important community facility (now occupied by the Harambee Youth Center) for the foreseeable future.

Without CIFC's unique set of programmatic skills and organizational expertise, it is highly unlikely that Danbury would be in a position to have already achieved the State's commitment for the conveyance of the building, nor the likely execution of the balance of the Armory re-use plan.

The 2007 Special Act allows transfer from the City to a non-profit social service agency, and contain stipulations that the property not be conveyed to Danbury sooner than January 1, 2011, and will revert to the State if the transfer is for purposes other than social services.

On February 15, 2011 the Danbury City Council held a public hearing³ on the "acquisition ...of the State Armory Building, West Street, and the subsequent transfer thereof to CT Institute for Communities."

On March 1, 2011, the City Council voted to recommend the sale of the Armory property to the CIFC, in accordance with the sales agreement with CIFC presented.

On May 11, 2011, the CSUS Board of Trustees ratified the conveyance of the Armory to the City of Danbury.

¹ There is no record of SPRB review. A University report says that in 2007 the lease was replaced with an annual Facilities Use Agreement.

² Special Act 07-11, Section 14. This legislation was initiated by CIFC (see sales agreement between City & CIFC).

³ Public hearing is required prior to transfer of real property owned by a municipality under CGS Sec. 7-163e.



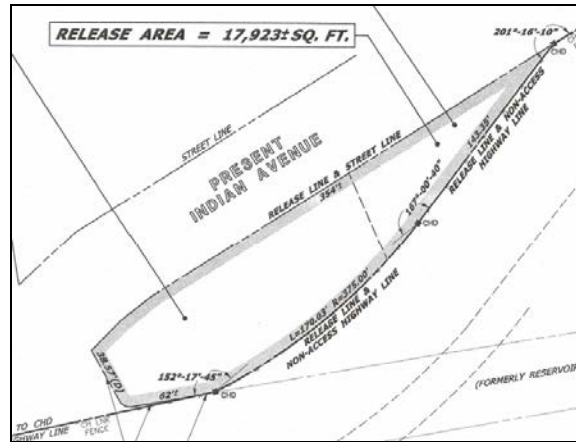
4. REAL ESTATE – NEW BUSINESS

PRB #	#21-035
Transaction/Contract Type:	RE – Sale by Public Bid
Origin/Client:	DOT/DOT
DOT Project #:	15-45-39A
Grantee:	Fairview Bridgeport Associates, LLC
Property:	Bridgeport, Indian Ave (0.41 ac)
Project Purpose:	Sale by Public Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$41,000

Under this Proposal (PRB #21-035) DOT is seeking SPRB approval to this Sale by Public Bid to release this irregularly-shaped, 0.41 acre (17,923± sf) square foot remnant parcel of land located on the northeasterly side of Indian Avenue (354'), with non-access frontage on an on-ramp to the Route 8 expressway.

The site is narrow and elongated along the frontage, and has generally level terrain with gently downsloping topography along the rear (east) property boundary. There is ledge throughout the nearby vicinity, with areas of exposed ledge and peripheral woods noted on the subject parcel. There are no indications of wetland soils nor flood zone hazards upon which to report. All typical municipal utilities are available along the frontage. The property is located in the RB residential zone, permitting single- and two-family dwellings by right.



The Appraiser opined the Highest and Best Use of the property, as vacant, is for residential development with up to a two-unit dwelling. The Appraiser utilized the Extraordinary Assumption that the property is a legally buildable lot of record.

Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser Steven C. Miller appraised the property, as of December 19, 2019. Based on the sales comparison approach, the Appraiser utilized three sales of residentially-zoned land in Bridgeport (2019) and concluded the fair market value of the Parcel was \$50,000, or \$2.79/sf.

Sale by Public Bid & Negotiations – A Public Bid was held on August 26, 2020 with an asking price of \$60,000, which elicited two (2) bids as follows:

BIDDER'S NAME	BID AMOUNT	DEPOSIT AMOUNT
Real Estate Express LLC	\$5,000.00	\$6,000.00
Anthony E. Monelli	\$40,000.00	\$4,000.00

<https://portal.ct.gov/DOT/Properties/Active-Public-Bids/015-045-039A-Bridgeport-Item-No-852>

Mr. Anthony Monelli's (via Fairview Bridgeport Associates, LLC) bid was accepted by DOT. A \$1,000 Administrative Fee is added to Mr. Monelli's bid.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$41,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the City of Bridgeport declined to purchase and the legislative delegation received the required notification on June 22, 2020.
- The release value of \$41,000 is reasonable in that it represents 82% of the appraised value and it will return the property to the Bridgeport tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Bridgeport Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-025 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-025. The motion passed unanimously.

PRB FILE #21-035 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #21-035. The motion passed unanimously.

9. NEXT MEETING – Thursday, April 15, 2021.

The meeting adjourned.

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