

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 4, 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 October 4, 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. Halpert moved and Mr. Berger seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the September 30, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed the Board that the Board's Annual Report to the Governor prepared pursuant to CGS 4b-2(1), was delivered to the Governor and all other required stakeholders by the statutory October 1, 2021 deadline.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:05. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 21-094
Transaction/Contract Type: RE/ Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

Mr. Halpert moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:22. The motion passed unanimously.

OPEN SESSION

PRB #	21-108
Transaction/Contract Type:	RE – Conveyance of Land
Origin/Client:	DOT/DOT
DOT Project #:	53-000-60A
Grantee	Town of Glastonbury
Property:	Birch Mountain Road (Lot E0001B) – 10,185 sf land
Project Purpose:	Conveyance of Land for Open Space Purposes only
Item Purpose:	Quit Claim Deed

September 8, 2021 Update.

At its meeting held on August 5, 2021 the State Properties Review Board voted to suspend this item pending clarification of the following issues:

- DOT incorporating the public parking use into the Quit Claim Deed.

DOT has now resubmitted this Quit Claim Deed with the following language:

The parties hereto understand and agree that the above-described premises are conveyed with the special limitation that said premises shall be used for Open Space Purposes for Passive Recreation and Public Parking only, with the stipulation that the tower and shed are to be removed; and in the event that said premises are used for any other purpose whatsoever than that specified herein, then said premises shall revert to the State of Connecticut.

Recommendation – Staff recommend approval of this Quit Claim Deed to assign the land to the Town of Glastonbury for a \$1,000 Administrative Fee for the following reasons:

- The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation;
- The conveyance requires the town to remove the antenna and building from the site at their expense; and
- The description contained within the Quit Claim Deed are consistent with the DOT Release Map.

Sale Price: \$0 – Town paying \$1,000 Administrative Fee

Project Background

At the January 26, 2021 Glastonbury Town Council meeting, a public hearing was held with respect to the Town acquiring approximately 30 acres of land on Birch Mountain Road in Glastonbury. Subsequent to the public hearing, the Town Council voted (9-0) in favor of acquiring the property for \$390,000. The Town completed the purchase on March 18, 2021.

In a January 28, 2021 Journal Inquirer article written by Alex Wood, the Glastonbury Town Manager described the issued with parking for individuals to access the proposed property to be acquired, and stated the following:

Town Manager Richard J. Johnson said there would be room for “maybe two or three cars” to park near an access point to the open space land on Hill Street. But he said the best access to the property would be from Birch Mountain Road.

The property the town plans to acquire includes a corridor of land about 50 feet wide connecting the open space property to Birch Mountain Road.

Johnson said he has seen a “for sale” sign on a piece of state-owned property on Birch Mountain Road, which he said could become a nice informal parking area for visitors to the open space property.



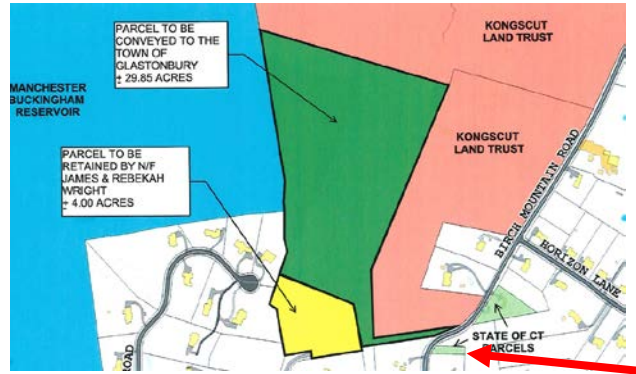
The property is also included in the DOT web-site as a ‘Potential Property’ for sale, listed for \$75,000.

<https://portal.ct.gov/DOT/Properties/Potential-Properties/53-000-60A--Glastonbury--Item-827--STILL-AVAILABLE>

Under this Proposal (PRB #21-108), DOT seeks SPRB approval of a conveyance of 10,185 square feet of land on Birch Mountain Road to the Town of Glastonbury, for an Administrative Fee of \$1,000.

The property is conveyed to the town with the following rights/restrictions:

‘The parties hereto understand and agree that the above-described premises are conveyed with the special limitation that said premises shall be used for Open Space Purposes with the stipulation that the tower and shed are to be removed; and in the event that said premises are used for any other purpose whatsoever than that specified herein, then said premises shall revert to the State of Connecticut.’



At the April 27, 2021, the Glastonbury Town Council voted (9-0) to refer this acquisition to the Zoning Commission to obtain a Section 8-24 referral. In a communication from the Town Manager to the Town Council, it was stated:

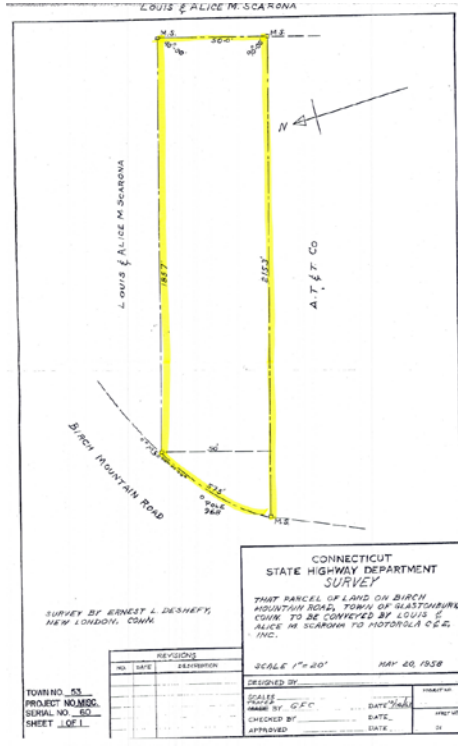
The parcel previously served as a communications tower location including a tower and small support structure now decommissioned. Subject to Town purchase, the structure will be removed and efforts made to repurpose the communication tower at minimal or no cost. This site can accommodate a 10±-space gravel parking area with a short section of sidewalk to a crossing on Birch Mountain Road.

At the following May 11, 2021 Town Council meeting voted (9-0) to approve the acquisition of the Birch Mountain Road Lot.

Staff inquired with DOT regarding the following:

- Please clarify how the Town's proposed use of the 10,185 square foot site for gravel parking for approximately 10-cars complies with the Open Space use restriction.
DOT Response: The deed will be revised to incorporate the public parking and will be resubmitted for statutory approvals.
Staff Reponse: OK
- Please clarify if any other offers were received based on the DOT web-based listing this property for sale as a 'Potential Property.'
DOT Response: Attached, is the bid history for the subject file.
Staff Reponse: The property was listed in 2015 for \$185,000 with only one response for \$10,000.

RECOMMENDATION: Staff recommend **suspension** of this Quit Claim Deed to assign the land to the Town of Glastonbury pending DOT incorporating the public parking use into the Quit Claim Deed.



4. REAL ESTATE – NEW BUSINESS

PRB # 21-140
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 162-155-005
Grantor: Superior Plus Energy Services, LLC
Property: Winsted, Rowley Street (22) & Lot 25B
Project Purpose: Replacement of Bridge No. 00617 SR 800 Over Mad River
Item Purpose: Voucher

DAMAGES: \$26,000

DOT PROJECT: The purpose of the project is to replace Bridge No. 00617, which was originally constructed in 1928. The project is being initiated to address the poor condition of the existing bridge. Bridge No. 00617 carries Rowley Street with one lane of traffic in each direction, and the 2012 Estimated Average Daily Traffic is approximately 4,200 vehicles daily. A full structure replacement is recommended.

Anticipated construction includes:

- Temporarily relocate underground and aerial utilities;
- Install temporary pedestrian bridge;
- Close road to vehicular and pedestrian traffic;
- Remove existing bridge; both superstructure and substructure;
- substructure
- Install abutment stems on pile caps;
- Install steel girders, concrete deck, sidewalks and parapets;
- The bridge will be widened approximately 5.5 FT to the East to extend the existing left and right turning lanes North of the bridge; and

- Place pavement and traffic markings.

There are right-of-way (ROW) impacts associated with the proposed improvements. Temporary easements will be required at all corners of the bridge to allow for the construction access. Permanent ROW may be needed to the east of the structure, as it is anticipated the new structure will be widened to better accommodate the traffic turning onto Main Street.

Construction is anticipated to begin in spring 2022 based on the availability of funding and receipt of permits. The estimated construction cost for this project is approximately \$4.9 million. This project is anticipated to be undertaken with 80 percent Federal funds and 20 percent State funds.

SITE DESCRIPTION: The subject property consists of an irregularly-shaped 48,352± square foot (1.11± acre) parcel of land with a total of approximately 301'± frontage on the westerly side of Rowley Street (Rt 800). The site is generally level at grade. Portion of the north and northwest of the site are within the Mad River. Site improvements include 11,000 square feet of asphalt-paved parking area. The property is improved with a two-story office and warehouse building containing 19,087 square feet of, constructed in 1880. The property is located in the TG Town Gateway zone and conforms to site requirements but pre-existing non-conforming regarding use.

The Appraiser opines the highest and best use of the site as vacant would be for commercial development in conformance with current zoning requirements to develop the site and as-improved for continuation of its existing office and warehouse use.





BEFORE VALUATION: The DOT appraisal was completed April 6, 2021 by independent Appraiser Steven E. MacCormack.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales (land extraction method) in Winsted (2020-2021) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$310,000, or \$280,000/acre (\$6.43/sf) (rounded).

Site improvements include paved parking areas, a business sign, minimal landscaping and building mounted lights for a total value of about \$50,000 for site improvements. The value of the site improvements is included in the overall appraised value of the subject.

The town assessment records indicate the value of the land is \$113,514/acre (\$2.61/sf - 100% value) based on a 2017 town-wide revaluation.

Building Valuation

Sales Comparison Approach: The appraiser analyzed three sales of commercial buildings in Winsted and Torrington (2018-2020) and concluded that the fair market value of the subject property was \$30/sf x 19,087 sf = \$572,610, rounded to \$575,000.

SUMMARY OF PROPERTY SALES					
Sale	Location	Sale Date	Sale Price	Bldg. Area (SF)	Sale Price / Sq. Ft.
1	168 South Main Street Torrington, CT	6/18/20	\$345,000	11,172	\$30.88
2	942 Main Street Winsted, CT	5/31/18	\$200,000	3,840	\$52.08
3	372 Main Street & 10 Center Street Winsted, CT	3/19/18	\$600,000	10,811	\$55.50
Subject:	22 Rowley Street & Lot 25B Winsted, CT			19,087	

Income Capitalization Approach: The Appraiser analyzed four listings of available properties in Winsted and neighboring Barkhamsted and concluded that the fair market rental value of the subject property was \$12/sf on a gross plus utilities basis.

SUMMARY OF RESTAURANT / RETAIL / OFFICE RENTALS						
#	Address Tenant/User	Leased Area (Sq. Ft.)	Rent/ Sq. Ft.	Lease Date	Lease Term	Lease Conditions/Comments
1	175 Main Street Winsted, CT	1,760	\$10.00	Available	1-5 yrs.	Mod. Gross; Retail space in a mixed use building built in 1900 in average condition.
2	380 New Hartford Road Barkhamsted, CT	1,300- 17,084	\$15.00	Available	1-5 yrs.	Mod. Gross; 116,640 SF Retail Office Plaza built in 1971 in average condition.
3	200 New Hartford Road Winsted, CT	834- 36,386	\$12.00- \$19.50	Available	1-5 yrs.	Mod. Gross; 115,425 SF Retail Office Plaza built in 1989 in good condition.
4	45 Willow Street Winsted, CT	9,438	\$12.00	Available	1-5 yrs.	Mod. Gross; Free standing Office/Retail/Warehouse building built in 1950 in average condition.

After fully supporting market-based vacancy, operating expenses and capitalization rate, the Appraiser estimated Net Operating Income and market value as follows:

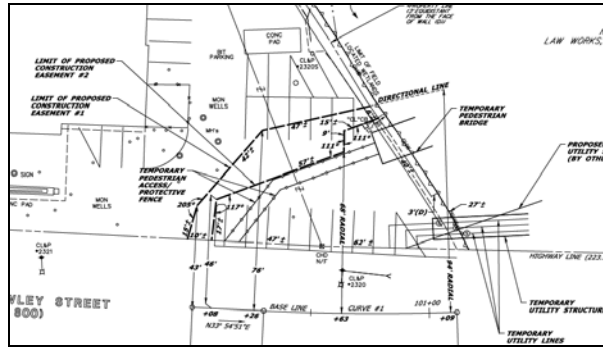
INCOME APPROACH SUMMARY 22 Rowley Street & Lot 25B, Winsted, CT		
Income		
Gross Building Area (GBA)	19,087 SF	
Gross Leasable Area (GLA)	19,087 SF	
Potential Gross Income @ \$12.00/SF		\$ 229,044
Less: Vacancy and Coll. Loss at 5%		(\$ 11,452)
Effective Gross Income		\$ 217,592
<u>Expenses</u>		
Real Estate Taxes	\$14,697	
Insurance	\$10,000	
Ground Maintenance & Building Repairs	\$12,000	
Public Water & Public Sewer	\$6,000	
Common Electricity (Exterior Lighting)	\$4,800	
Reserves for Replacements (5% of EGI)	\$10,880	
Management (2% of EGI)	\$4,352	
<i>Total Expenses</i>		(\$ 62,729)
Net Operating Income		\$ 154,863
Overall Capitalization Rate		0.0700
<i>Stabilized Value</i>		\$2,212,328
<i>Less Commissions</i>		(\$ 0)
<i>Less Rent Loss</i>		(\$ 0)
Income Approach Value Conclusion		\$2,212,328
Value Conclusion (rounded)		\$2,210,000
Value Per SF of GBA		\$115.79/SF

Reconciliation and Value Conclusion - Before

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$310,000
Income Capitalization Approach – Building	\$2,210,000
Sales Comparison Approach Building	\$575,000
Conclusion of Market Value	\$750,000

The Taking: DOT will acquire the following:

1. A Construction Easement #1 for the purpose of crane boom movement acquired over an area of 1,203+/- square feet; and
2. A Construction Easement #2 for the purpose of installing staging of equipment and materials, installing temporary pedestrian access bridge, temporary pedestrian access fencing, temporary underground utilities and structure, and access acquired over an area of 3,396+/- square feet.



The taking will cause a temporary loss of use of the construction easement areas including 14 spaces. Please note, it is the appraiser's opinion that the temporary loss of the 14 parking spaces will adversely affect the value or use of the subject's building. The duration of construction easement is about 1 year. In addition, the road access over the bridge connecting the subject property to Main Street aka US-44 / Route 183 will be blocked during the temporary construction causing a temporary overall decrease in property value.

AFTER VALUATION:

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

Extraordinary Assumptions: None

Hypothetical Conditions

The methodology used in this report is a standard State format in the form of a before and after valuation appraisal used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the States project. I have based my appraisal report on the hypothetical condition that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions are necessary to arrive at a value. In addition, a hypothetical condition is made that the subject's two separate lots are considered assembled as one lot for purposes of this appraisal.

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same three sales in Winsted and concluded that the fair market value of the subject land was unchanged at \$310,000, or \$280,000/acre (\$6.43/sf) (rounded).

After Building Valuation

After Sales Comparison Approach: The appraiser analyzed the same three sales of commercial buildings in Winsted and Torrington (2018-2020) and concluded that the fair market value of the subject property was unchanged at \$30/sf x 19,087 sf = \$572,610, rounded to \$575,000.

After Income Capitalization Approach: The Appraiser analyzed the same four listings of available properties in Winsted and neighboring Barkhamsted and concluded that the fair market rental value of the subject property was unchanged at \$12/sf on a gross plus utilities basis.

After fully supporting market-based vacancy, operating expenses and capitalization rate, the Appraiser's estimate of market value was unchanged at \$2,210,000.

Reconciliation and Value Conclusion - After

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$310,000
Income Capitalization Approach – Building	\$2,210,000
Sales Comparison Approach Building	\$575,000
Conclusion of Market Value	\$750,000

Calculation of Permanent Damages

Item	Value
Before Valuation	\$750,000
After Valuation	\$750,000
Permanent Damages	\$0

Calculation of Temporary Damages

The Appraiser then accounted for Temporary Damages as follows:

The following temporary rights include a temporary 1,203+/- SF construction easement for the purpose of crane boom movement and a temporary 3,396+/- SF construction easement for the purpose of staging of equipment and materials, installing temporary access bridge, temporary pedestrian access fencing, temporary underground utilities and structures and access for the Replacement of Bridge No. 00617 S.R. 800 Over Mad River which will encumber the subject for a period of 1 year. The damages for the use of the land are calculated below using a lease rate of 10% per year (based on a 10-year holding period) as previously valued at \$280,000 per acre. Additional damages are due since the road access over the bridge connecting the subject property to Main Street (US-44 / Route 183) will be blocked during the temporary construction which will limit the pedestrian walking traffic and require about a mile detour for the Main Street traffic to access the subject causing a temporary overall decrease in property value. In addition, other damages are due for the temporary loss of 14 parking spaces which will limit the subject's use of the front parking area. It is the appraiser's opinion that these combined issues would cause an overall 30% decrease in the subject's property value if permanent; however, at the projected one year temporary loss, we have used a 10% ratio as shown below.

Easement of 1,203+/- SF (0.0276171 acres) X \$280,000/acre = \$7,733 X 10% X 1 year = \$ 773
 Easement of 3,396+/- SF (0.0779614 acres) X \$280,000/acre = \$21,829 X 10% X 1 year = \$ 2,183
 Subject's Market Value of \$750,000 X 30% Temporary Severance = \$225,000 X 10% X 1 year = \$22,500
 Total Temporary Damages: \$26,000 (rounded)

Total damages are then Permanent Damages plus Temporary Damages, or \$0 + \$26,000 = \$26,000.

Staff inquired with DOT regarding the following issue:

1. Please clarify if the independent Appraiser's 30% estimate of Temporary Severance should be modified based on Point #26 in the Appraisal (non-compensable items) and the Appraiser's narrative:

“Additional damages are due since the road access over the bridge connecting the subject property to Main Street (US-44 / Route 183) will be blocked during the temporary construction which will limit the pedestrian walking traffic and require about a mile detour for the Main Street traffic to access the subject causing a temporary overall decrease in property value.”

The following is a list of items considered to be non-compensable and are excluded as elements of damage in appraising for eminent domain in the State of Connecticut.

- Increased traffic
- Diversion of traffic
- Changed use of a Public Way
- Exercise of police powers
- Circuitry of travel
- Loss in business (UASFLA – 2016, Sect. 4.6.2.3, p.159)

DOT-Appraiser Response: Please kindly see below information received from DOT's fee appraiser Steven MacCormack:

“The 30% estimate of Temporary Severance should not be modified based on Point #26 (non-compensable items) because it is my opinion that the temporary road block over the bridge is not simply a "diversion of traffic". In the subject's case, the temporary construction causes a "block" in traffic. It cuts off access to the downtown and temporarily changes the demographics of the

subject as if now it is in a more remote location in town. In addition, the subject's site traffic flow is altered by blocking off one curb cut requiring access from only one curb cut. This requires all traffic from the subject and the abutting two properties to the north and east to enter and exit at only one curb cut increasing wear and tear at this access point.”

Staff Response: OK

RECOMMENDATION: Board approval of damages in the amount of \$26,000 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 independent appraisal report.

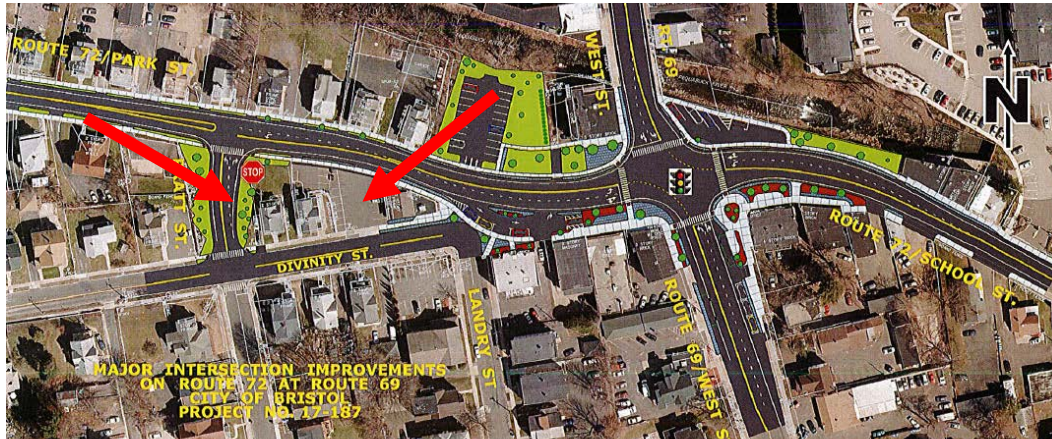
<i>PRB #</i>	21-141
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	017-187-031 & 017-187-032
<i>Grantor:</i>	42 Divinity Street, LLC & 15 Park Street, LLC
<i>Property:</i>	Bristol, Divinity St (42) & Park St (15)
<i>Project Purpose:</i>	Major Intersection Improvements on Route 72 at Route 69
<i>Item Purpose:</i>	Voucher

DAMAGES: \$18,500

DOT PROJECT: The purpose of the project is to reduce congestion, address traffic operational inefficiencies and improve safety for vehicles, pedestrians and bicyclists.

The configuration of the intersection of Route 72 and Route 69 will be improved by realigning Route 72 to the north which will soften curvature along Route 72 and allow geometric improvements to the intersection. Dedicated left-turn lanes will be added to both approaches of Route 72. The existing dedicated left-turn lanes on the approaches of Route 69 will remain, but will be realigned so the movements do not overlap. The new geometry of the Route 72/69 intersection will allow for tractor trailers to make all turns. The existing Divinity Street/Route 72 intersection will be eliminated; Divinity Street will be shortened to terminate at its intersection with Landry Street. A new “T” type intersection will be formed by extending Pratt Street north to Route 72. The Pratt street leg will be stop-sign controlled and a left-turn lane will be provided on Route 72 to accommodate vehicles turning left onto Pratt Street. Sidewalk and crosswalk enhancements will be included to provide pedestrian connectivity throughout the project limits. Four-foot-wide shoulders will be provided throughout the project limits to improve bicycle safety. The proposed realignment of Route 72 will result in the reduction of parking spaces in the existing parking lot located at the northeast corner of the intersection of Route 69 and 72. To compensate for the reduction in parking, and to meet the needs of the community, reasonable efforts to provide additional parking within the project limits will be included. Details and locations for the new parking is being coordinated with City of Bristol officials. There are right-of-way impacts associated with the proposed improvements: five total-property acquisitions and seven sliver acquisitions are expected.

Construction is anticipated to begin in summer 2022 based on the availability of funding. The estimated construction cost for this project is approximately \$6.0 million. This project is anticipated to be undertaken with eighty percent (80%) federal funds and twenty percent (20%) state funds.



SITE & TAKING DESCRIPTION: The subject property, as appraised (both lots as one parcel) consists of an irregularly-shaped 11,326± square foot (0.26± acre) parcel of land 227'± frontage on Park Street (Route 72) and 200'± frontage on Divinity Street. The site slopes upward from the road intersection gently rising to the westerly portion of the site. The property is improved with two buildings: 42 Divinity is improved with a 2.5-story colonial-style two-family dwelling, constructed in 1910. The dwelling contains 1,572 square feet of gross living area divided into two, two-bedroom units; and 15 Park is improved with a one- to two-story mixed use building constructed in 1900. The building contains 3,091 square feet with a main level commercial use and upper level apartments (2). Asphalt-paved parking is striped for 20 vehicles serving both buildings. The property is located in two zones with 42 Divinity St zoned for single-family and multi-unit residential development via the R-15/RM zone and 15 Park St zoned for commercial uses in the BG zone. The subject is a legal, nonconforming building parcel of record which predates existing zoning requirements for physical and dimensional aspects for minimum land area (and setbacks distances as it relates to the improvements). The subject's improvements are presently utilized as a restaurant with residential apartments, which are allowed within the zone by right.

The Appraiser opines the highest and best use of the site, as-vacant, would be for its mixed-use development for commercial space at-grade with residential apartments above, which is in harmony with existing zoning regulations and consistent with the dynamic of the subject's immediate vicinity. As-improved would be for its continued use as a mixed-use property for low-impact commercial uses and residential apartments in harmony with nearby property improvements, and is one that is legally permissible, physically possible, financially feasible, and one that maximizes profitability.



42 Divinity (left) & 15 Park (right)



42 Divinity St (Lot 28-2) & 15 Park St (Lot 28-1).

BEFORE VALUATION: The DOT appraisal was completed April 28, 2021 by DOT Staff Appraiser Steven C. Miller.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales in Bristol (2018-2020) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$45,300, or \$4.00/square foot (rounded).

The town assessment records indicate the value of the land is \$81,800 (100% value) based on a 2017 town-wide revaluation.

Site improvements, including paved parking areas, block retaining wall, wood fence, minimal landscaping, and poured concrete walk paths, provide an estimated \$15,000 in contributory value. The value of the site improvements is included in the overall appraised value of the subject.

Building Valuation

Sales Comparison Approach: The appraiser analyzed five sales of mixed-use properties (2019-2020) and concluded that the fair market value of the subject property was $\$68/\text{sf} \times 4,663 \text{ sf (total)} = \$317,084$, rounded to \$317,000.

The Taking: DOT will acquire the following:

017-187-031

1. A partial take of 441± sq.ft. of land in fee simple;
2. A right to grade acquired over an area of 3+/- square feet; and
3. A Right to construct driveway acquired over an area of 128+/- square feet.

017-187-032

1. A partial take of 279± sq.ft. of land in fee simple; and
2. A Right to construct driveway and sidewalk acquired over an area of 598+/- square feet.

After the State's acquisition, the site area is reduced by a total of 720± square feet along the Park Street frontage and directly at the intersection of Park Street and Divinity Street, with the total subject land area now totaling 10,606± square feet (0.24348± acre). The configuration and traffic flow of the Park Street/Divinity Street intersection has been modified, with Divinity Street in the immediate area now solely accessing the residential sidestreet Landry Street, being a non-throughway cul-de-sac neighborhood. Traffic is now diverted and rerouted from the Divinity Street frontage to the Park Street frontage, with your appraiser considering an offsetting total daily traffic volume passing the subject property. The acquisition of fee simple land along the Park Street frontage reduces the number of on-site, lined parking spaces from 20 to 18. Access to the subject is considered not to be altered, as the number and location of curb cut ingress/egress points are not to be modified. However, total frontage will be slightly reduced from 227'± to 212'± along Park Street, and from 200'± to 183'± along Divinity Street. The rights to be acquired to facilitate the project do not negatively impact the subject, and therefore are non-compensable. Your appraiser notes various site improvements shall be acquired, consisting of paved asphalt parking lot and poured concrete walkway.

AFTER VALUATION:

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

Extraordinary Assumptions

Your appraiser is not a qualified expert in the field of site contamination, soil remediation, environmental hazards and/or other such potentially negative soil conditions. While no such contamination or potential hazardous conditions were apparent during the property inspection and due diligence process, for the purposes of this report, your appraiser is valuing the subject property with the *Extraordinary Assumption* that the subject in whole is 'Free and Clear' of any and all environmental contamination, hazardous waste material, and any and all other potentially negative soil conditions not specifically indicated, including but not limited to USTs, PCBs, VOCs, SVOCs, ACMs, lead paint, toxic chemicals and gases, and radioactive material. Your appraiser reserves the right to reconsider value after a qualified soil scientist and/or hazardous material remediation expert has delivered a signed inspection and remediation report.

Hypothetical Conditions

The methodology used in this Appraisal Report is a standard 29-Point Appraisal Report in the state's Partial Take format in the embodiment of a "Before and After" valuation appraisal utilized for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. I have based my appraisal report on the *Hypothetical Condition* that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date.

The subject property is composed of two abutting, contiguous properties, which are owned in common and have an integrated Highest and Best Use. For the purposes of this report, the parcels are combined via a *Hypothetical Condition* and demonstrate the "Larger Parcel" in concert with the regulations of the *Uniform*

Appraisal Standards for Federal Land Acquisitions (UASFLA – 2016). As such, for the purposes of this report, your appraiser is valuing the subject via the **Hypothetical Condition** that Parcel A and Parcel B are theoretically combined into one assembled parcel.

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same three sales in Bristol (2018-2020) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$42,400, or \$4.00/square foot (rounded).

Site improvements, including paved parking areas, block retaining wall, wood fence, minimal landscaping, and poured concrete walk paths, provide an estimated \$14,500 in contributory value. The value of the site improvements is included in the overall appraised value of the subject.

After Building Valuation

After Sales Comparison Approach: The appraiser analyzed the same five sales of mixed-use properties (2019-2020) and concluded that due to the taking the site area shall be reduced, corner site utility will be diminished, frontage and accessibility will be altered, and available parking will be lessened. It is the opinion of your appraiser that severance is warranted, as the loss of parking diminishes the value of the structural improvements on-site and concluded the fair market value of the subject property was reduced from \$68/sf to \$64/sf x 4,663 sf (total) = \$298,432, rounded to \$298,500.

Calculation of Permanent Damages

Item	Value
Before Valuation	\$317,000
After Valuation	\$298,500
Permanent Damages	\$18,500

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$18,500 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 appraisal report.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

At Chairman Greenberg's request, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:30. The motion passed unanimously.

EXECUTIVE SESSION

Personnel Matter

Statutory Disclosure Exemptions: 1-200(6)(A) & 1-210(b)(2)

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:45. The motion passed unanimously.

OPEN SESSION

8. VOTES ON PRB FILE:

PRB FILES #21-094 – Mr. Halpert moved and Mr. Berger seconded a motion to approve the AG-requested changes to the Lease approved under PRB 21-094. The motion passed unanimously.

PRB FILES #21-108 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB 21-108. The motion passed unanimously.

PRB FILES #21-140 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-140. The motion passed unanimously.

PRB FILES #21-141 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-141. The motion passed unanimously.

9. NEXT MEETING – Thursday, October 7, 2021.

The meeting adjourned.

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