

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 24, 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 November 24, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

John P. Valengavich, Secretary

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Mr. Halpert moved and Mr. Greenberg 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 November 22, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	21-168
Transaction/Contract Type:	RE – Sale by Sole Abutter Bid
Origin/Client:	DOT/DOT
Project Number:	058-033-030I
Grantee:	Walter C. Johnsen
Property:	Groton, Gold Star Highway (20,311 sf)
Project Purpose:	Sale by Sole Abutter Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$72,000 (plus \$1,000 Admin Fee)

Under this Proposal (PRB #21-168) DOT is seeking SPRB approval to this Sale by Sole Abutter Bid to release this rectangular-shaped parcel of land totaling 20,311± sf square feet of land to the Abutter located at 1353 Gold Star Highway, Groton.



The Release Area is comprised of a rectangular-shaped 20,311± square foot corner lot with 370± feet of frontage on the south side of Gold Star Highway and 55 feet of frontage on the east side of Orchard Drive. A drainage right-of-way is located in the eastern portion of the site encompassing an area of 4,675 square feet. The parcel is not located within a flood zone and or affected by inland wetlands. The property is located in the CR (Commercial, Regional) requiring a minimum lot size of 15,000 square feet. Given the size and setback requirements, the release parcel cannot be developed on its own.

The Appraiser opined the highest and best use of the release parcel would be for assemblage to the sole abutter to allow for an advertising sign and/or to allow for additional parking to support their office building.

The sole abutter parcel consists of 1.81± acres and is improved with a 2-story office building that was built in 1990 and contains 16,592+/- square feet. The abutter parcel is located in the CR (Commercial, Regional) zone.



Upon assemblage the property will consist of 99,155± sq. ft. with 370± feet of frontage on Gold Star Highway and 280± feet of frontage on Orchard Drive.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions: None other than on-line research is considered accurate.

Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser James Kerr appraised the property, as of March 23, 2021, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of similarly-zoned land in Groton that sold in 2018-2019 and one pending sale and concluded the fair market value of the Larger Parcel (land only) was $\$4.25/\text{sf} \times 78,844 \text{ sf} = \$335,087$, rounded to $\$335,000$.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property, as assembled, was $\$4.00/\text{sf} \times 99,155 \text{ sf} = \$396,620$, rounded to $\$397,000$.

Value of the Release

After Valuation	\$397,000
Before Valuation	\$335,000
Value of Release	\$62,000

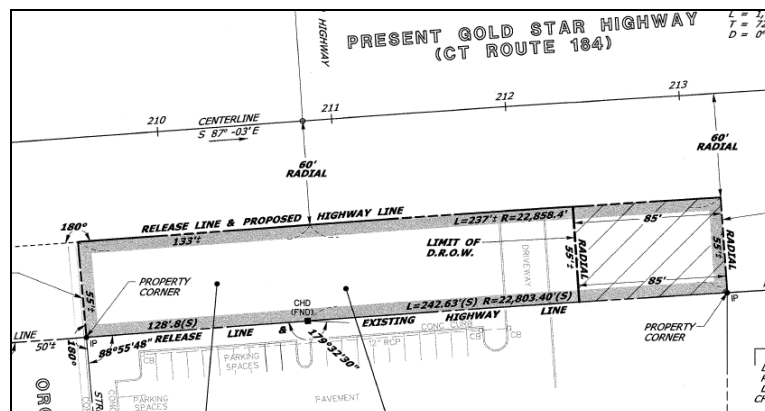
Sale by Abutter Bid & Negotiations –

On March 23, 2021, an appraisal prepared by Staff Appraiser John P. Kerr, established a fair market value of \$62,000.00.

On April 16, 2021, Mr. Walter C. Johnsen, the sole abutter, was offered the land for the sale price of \$73,000.00 (including a \$1,000.00 administrative fee). In a letter dated May 3, 2021, Mr. Johnsen agreed to pay the purchase price of \$73,000.00.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$72,000 (plus \$1,000 Admin Fee) for the following reason:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of Groton declined the purchase and the legislative delegation received the required notification on March 22, 2021;
- The release value of \$72,000 is reasonable in that it represents 116% of the appraised value and it will return the property to the Town of Groton rolls and relieve the State of all future expenses; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of Groton Land Records.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	21-176
Origin/Client:	DCS/CCSU
Transaction/Contract Type	AE / Easement
Grantee:	City of New Britain
Property:	New Britain, Paul J. Manafort Drive
Item Purpose:	Easement for Highway and Sidewalk Purposes

At the August 19, 2021 SPRB Meeting, the Board approved, under PRB #21-119, an Air Rights Quit Claim Easement is being acquired for the purposes of a future elevated pedestrian bridge connecting Willard & DiLoreto Garage with Willard & DiLoreto Hall. During the Board's review the location of a Proposed Easement for Highway Purposes "B" Area = ±1,975 S.F." was identified and DCS responded that state will be granting the city an easement for highway purposes in connection with the same project which will submitted in the near future.

Under this Proposal (PRB #21-176), DCS and CCSU are now seeking Board approval of an Easement for Highway and Sidewalk Purposes along Paul Manafort Sr. Drive that was anticipated during the Board's review and approval PRB #21-119.

The easement area is irregularly shaped and covers an area of 1,975 square feet along Paul Manafort Sr. Drive.

Staff inquired with DAS/DCS regarding the following:

- In the second paragraph of the Easement Deed, it refers to the location of the garage at 25 Paul Manafort Senior Drive, but the Easement Map states the address is 55 Paul Manafort Senior Drive. Should the Deed be corrected to reflect the Easement Map?

Said Easement Area is located on the Grantor's land along Paul Manafort Sr. Drive in the City of New Britain, Connecticut, and is more particularly depicted as "Proposed Easement for Highway Purposes "B" on a map entitled "Easement Map Willard DiLoreto Parking Garage 25 Paul Manafort Senior Drive, New Britain, Connecticut Scale: 1"=20' Date: November 6, 2019 Drawing No. EA101, prepared by Langan CT, Inc., which map is filed or to be filed in the Office of the Town Clerk of New Britain, Connecticut. Said Easement Area is more particularly described in Exhibit A attached hereto and made a part hereof.

Project

**WILLARD DILORETO
PARKING GARAGE**

55 PAUL MANAFORT SENIOR DRIVE

NEW BRITAIN

CONNECTICUT

DCS Response: Scrivener's error corrected.

Staff Response: Errors corrected. OK

RECOMMENDATION: Staff recommend Board **approval** of the proposed Easement for the following reasons:

1. The acquisition of the easements is consistent with CGS 4b-22a, which allows the Commissioner of DAS to acquire easements not on state property in conjunction with a DAS project, pursuant to CGS 4b-22a(2).



From PRB #21-119

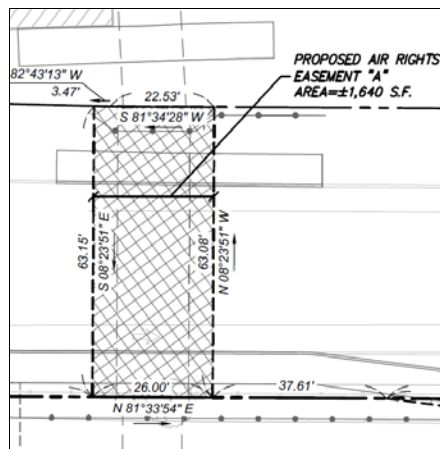
This Air Rights Quit Claim Easement is being acquired for the purposes of a future elevated pedestrian bridge connecting Willard & DiLoreto Garage with Willard & DiLoreto Hall.



Not final design



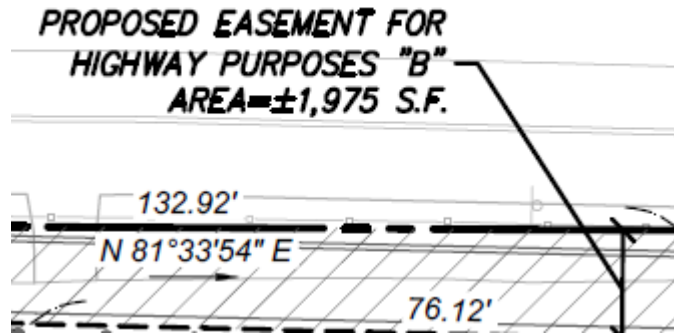
Willard & DiLoreto Garage construction



Easement Area.

Staff inquired with DAS/DCS regarding the following:

- The location of the Air Rights Easement is clearly identified on the survey map. Please identify the location of the Development Easement. Is it within the perimeter of the Air Rights Easement area?
DCS Response: Yes, it's within the area of the easement.
Staff Response: OK.
- Please clarify what the purpose of identifying the location of a Proposed Easement for Highway Purposes "B" Area = ±1,975 S.F." on the survey map when this easement area is not referenced in the Air Rights Quit Claim Easement. Is another Easement for Highway Purposes required?
DCS Response: Yes, the state will be granting the city an easement for highway purposes in connection with the same project--it will be coming to you in the near future. Both easements are shown on the same map. We will submit the map again with the other easement.
Staff Response: OK.



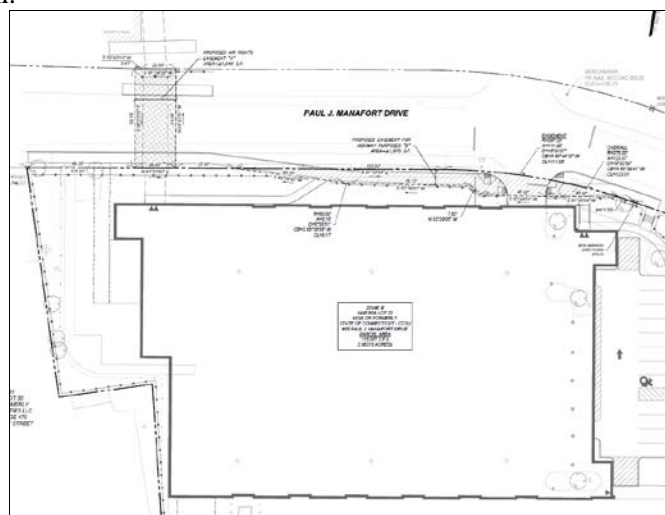
RECOMMENDATION: Staff recommend Board **APPROVAL** for the acquisition of an Air Rights Quit Claim Easement from the City of New Britain pursuant to CGS 4b-22a, for the following reasons:

1. The acquisition of the easements is consistent with CGS 4b-22a, which allows the Commissioner of DAS to acquire easements not on state property in conjunction with a DAS project, pursuant to CGS 4b-22a(2).

Section 4b-22a of the Connecticut General Statutes is as follow:

Sec. 4b-22a. Easements. Grant and acquisition. Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services may (1) grant easements with respect to land owned by the state to a public service company, as defined in section 16-1, the owner of a district heating and cooling system, a municipal water or sewer authority or a telecommunications company, as defined in section 16-1, subject to the approval of the Office of Policy and Management, the agency having supervision of the care and control of such land and the State Properties Review Board, and (2) acquire easements with respect to land not owned by the state in connection with a Department of Administrative Services project, subject to the approval of the State Properties Review Board. No easement granted under subdivision (1) of this section shall be for the disposal or storage of radioactive or hazardous waste materials. The commissioner shall provide notice of any easement granted under said subdivision to the chief executive official of the municipality, and the members of the General Assembly representing the municipality, in which the land is located.

2. The easement area acquired is for the purposes of a future elevated pedestrian bridge connecting Willard & DiLoreto Garage with Willard & DiLoreto Hall, providing safe pedestrian movement from the garage and hall.



Larger view showing Easement Area relative to garage.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-168 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB 21-168. The motion passed unanimously.

PRB FILE #21-176 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB 21-176. The motion passed unanimously.

9. NEXT MEETING – Monday, November 29, 2021.

The meeting adjourned.

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