

## STATE PROPERTIES REVIEW BOARD

### Minutes of Special Meeting Held On May 10, 2022 – 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 a Special Meeting at 9:30AM on Tuesday, May 10, 2022 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**

Jaime L. Smith, Director, Ag Dev & Res Cons, CT DoAg

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 May 5, 2022 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai provided the Board an update of a communication with DOT regarding the Boards review of a Proposal from DOT reviewed under PRB #22-020.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

Mr. Halpert moved and Mr. Josephy seconded a motion to go out of Open Session and into Executive Session at 9:56. The motion passed unanimously. Ms. Smith of the Department of Agriculture was invited to attend the Meeting at 10AM and left the Meeting at 10:17AM.

#### **EXECUTIVE SESSION**

<b><i>PRB #:</i></b>	22-058-A
<b><i>Transaction/Contract Type:</i></b>	AG / PDR
<b><i>Origin/Client:</i></b>	DoAG / DoAG

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

#### **OPEN SESSION**

Mr. Halpert moved and Mr. Berger seconded a motion to go out of Executive Session and into Open

Session at 10:15. The motion passed unanimously.

#### 4. REAL ESTATE – NEW BUSINESS

**PRB #** 22-059  
**Transaction/Contract Type** RE / Amendment  
**Origin/Client** DAS / DMHAS  
**Property:** Old Saybrook, Center Rd West (2)  
**Lessor:** Ralph Gometz  
**Project Purpose:** Amendment for IT Equipment Installation  
**Item Purpose:** Second Amendment to Lease

At the State Properties Review Board meeting held on September 17, 2020, under PRB #20-171, the Board approved a First Amendment to Lease to permit the local DMHAS office to expand their space by an additional 988 square feet, totaling 2,842 square feet, to accommodate an expanding client base and expanded programming to serve the client base.

Under this Proposal (#22-059), DAS is now seeking approval of a Second Amendment to Lease to permit the local DMHAS office to mount IT Equipment on a basement wall within a defined area, described as follows:

##### IT EQUIPMENT

In accordance with Article 5, Section 5.01 of the Lease, the LESSOR hereby grants onto the LESSEE the right to use wall space in the basement of 2 Center Road West, Old Saybrook, CT, measuring 6'0" in width by 7'6" in height, on the western wall, beginning from a point 52" from the North Western most inside corner of the full foundation and extending easterly from the herein described wall 40" comprising an area of floor 6' wide and 40" deep and the area above to the ceiling to accommodate IT Equipment and a platform for such equipment, as well as necessary ingress and egress to said space, through the existing bulkhead door, for the purposes of the installation and maintenance of IT Equipment required by the State of Connecticut, it's agencies and it's vendors. All costs related to the placement and maintenance of the IT Equipment shall be the sole obligation of the State of Connecticut.

From DAS:

The enclosed Amendment is required to grant DMHAS the use of and access to an area in the basement of this building that is outside of the Demised Premises, for the installation and maintenance of their IT/Data Equipment.

This Amendment has no impact on the cost of occupancy at this location as the Lessor is providing this space at no additional cost to the State. The equipment has already been installed in the basement under a use agreement by and between the State and the Lessor as a temporary measure while this Amendment is processed

**Recommendation:** Staff recommend approval of this proposed Second Amendment to Lease for DMHAS installation of IT Equipment. There is no additional cost involved, all required affidavits have been submitted and the Amendment includes additional Articles to incorporate recent statutory changes.

**PRB #** 22-061  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 301-176-032  
**Grantor:** R. T. Vanderbilt Holding Company, Inc.  
**Property:** Norwalk, Winfield St (19-31)  
**Project Purpose:** Norwalk Walk Railroad Bridge Replacement  
**Item Purpose:** Voucher

**DAMAGES: \$131,150**

**DOT PROJECT:** The DOT project involves the Norwalk Railroad Bridge replacement project in the City of Norwalk.

Built in 1905, the East Avenue Railroad Bridge is over 100-years-old and needs to be replaced. The existing bridge is removed in two stages to take advantage of planned track outages and minimize disruptions to rail service. Horizontal clearance under the bridge widens to approximately 58-feet while vertical clearance increases from 12-feet 2-inches to 14-feet 3-inches.

The Program is working closely with the City of Norwalk on the East Avenue roadway project. The project includes the widening of approximately 1,600 feet of East Avenue with drainage improvements and new, wider sidewalks on both sides of the road. East Avenue will be lowered allowing for increased vertical clearance and new travel lanes will be added, increasing capacity to four 10 foot lanes under the bridge.

This project also includes improvements to East Norwalk Station. The station receives increased commuter parking including handicap parking on both sides of the tracks. The station platforms are extended to accommodate six train cars in both directions. Additionally, the Walk Bridge Program is coordinating closely with the proposed development at 230 East Avenue.

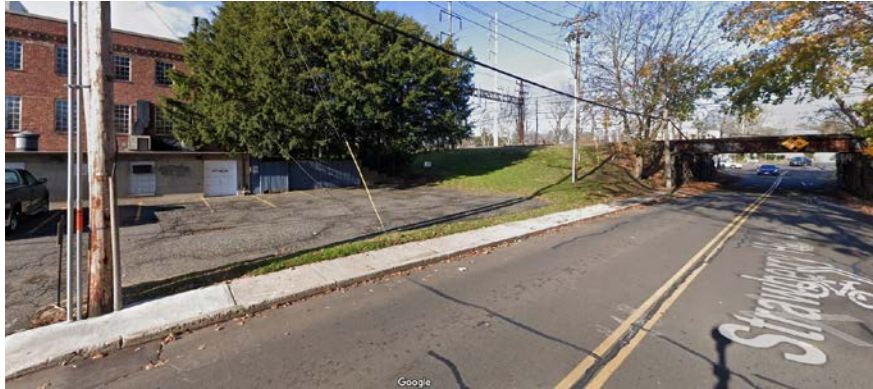
Construction will begin approximately one year into construction of the Walk Bridge Replacement Project and last approximately four years.



Google/Norwalk GIS

**SITE DESCRIPTION:** The property consists of three adjacent and contiguous lots along the north side of Winfield Street and the east side of Strawberry Hill Avenue, containing a total of 89,733 square feet with 165 feet of frontage on the east side of Strawberry Hill Avenue and 585 feet of frontage on the northerly side of Winfield Street. The Metro North railroad abuts the property to the rear. The parcel is improved with a warehouse/office building containing 6,372 square feet and a one and three story industrial mixed use building, containing a total of 25,339 square feet. Site improvements include 6,800 sf of asphalt-paved parking area, landscaping, wood retaining walls, lighting and seeded lawn. The property is 100% owner occupied.

The subject is located in the I-1 Industrial Zone and appears to conform to zoning. The subject's highest and best use as vacant is for industrial development. The subject's highest and best use as improved is continuation of the existing uses.



Wood retaining wall along Metro North rail line north end of Lot 10 to be rebuilt



**VALUATION:** The DOT appraisal was completed November 22, 2021 by independent Appraiser Howard Russ.

Before Valuation

Land Valuation: Based on the sales comparison approach, the Appraiser considered four similarly-zoned comparable sales in Norwalk and Fairfield (2019-2021) with similar highest and best use and concluded that the fair market value of the entire property (land only) is \$30/square foot. The value of the land, before the taking, is then 89,733 sq.ft. x \$30/sq.ft. = \$2,691,990, plus the contributory value of site improvements \$500, rounded to \$2,692,500.

ITEM	SUBJECT 19 - 33 Winfield, Norwalk CT	COMPARABLE#1 320 Linwood Ave, Fairfield CT	COMPARABLE#2 320 Wilson Avenue Norwalk, CT	COMPARABLE#3 45 Webster Street, Fairfield CT	COMPARABLE#4 10 South Smith Street, Norwalk, CT				
Price		\$1,200,000	\$2,303,000	\$475,000	\$300,000				
<i>Unadjusted Sale Price/SF</i>		\$20.41	\$22.99	\$32.07	\$57.39				
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
FINANCING	N/A	owner financing 3.5%	0%	N/A	0%	N/A	0%	N/A	0%
CONDITIONS OF SALE	Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
MARKET CONDITIONS	11/22/2021	10/29/2021	0%	9/18/2019	10%	3/25/2019	10%	6/14/2017	15%

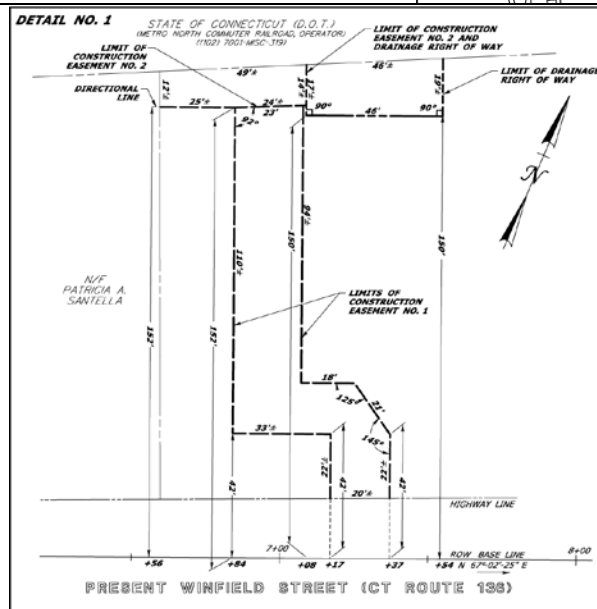
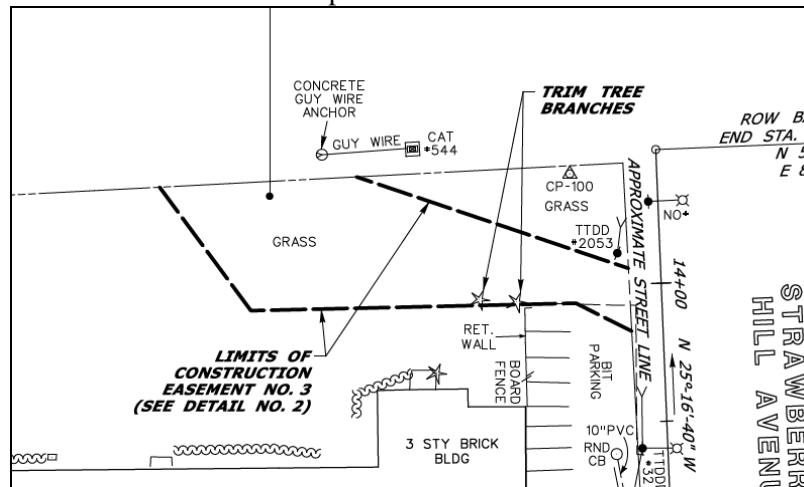
The Appraiser estimated four small decorative shrubs located in the Drainage Right of way will be removed with an estimated replacement cost of \$500.

**DOT ACQUISITION:** The DOT acquires the acquisition of the following:

- Construction Easement 1: for the purpose of access between present Winfield Street and the work area

(Easement 2) acquired over an area of 3,383 SF.

- Construction Easement 2: for the purpose of staging and storing construction material and equipment, removal of existing retaining wall, removing shrubs and grading acquired over an area of 646 SF.
- Construction Easement 3: for the purpose of access between present Strawberry Hill Avenue and land of Metro North Commuter RR and trimming of tree branches acquired over an area of 5,582 SF, for a six year term.
- Drainage Right of Way: 819 SF area is in the rear of the parking area at Assessors Lot 10 or 19 Winfield Street. This area is 46 feet in length and an average depth of 18 feet and affects approximately two paved parking spaces. After the construction project is completed this area will not be retained in Fee Simple, but will be available for parking purposes upon completion of the project.
- Easement to Drain over undefined area proximate to Construction Easement 2.



After Valuation

The “After” valuation of the subject property is subject to the following:

Extraordinary Assumptions: The appraisal is made subject to the site being free from environmental contamination for this valuation assignment. If this assumption is proven to be different, I reserve the right to change my opinion of value.

Hypothetical Conditions: The following hypothetical conditions are necessary to arrive at a value. The methodology used in this report is a standard State of Connecticut DOT 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 Department of Transportation project will be completed as currently proposed, in the construction plans, on the day after the “as of” date.

After Valuation:

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same sales and concluded that the fair market value of the subject land was unchanged at 30/sf, calculated as follows:

Item	Calculation	Value
Fee Simple Land	88,914 sf x \$30/sf	\$2,667,420
DROW	819sf x \$30/sf x 25%	\$6,143
Easement to Drain	Lump Sum	-\$500
	Total	\$2,673,063
	<b>Rounded</b>	<b>\$2,673,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$2,692,500
After Valuation	\$2,673,000
Permanent Damages	\$19,500

**Calculation of Temporary Damages**

Fee Simple Land Value	\$30.00	
Capitalized at 8% Land rate	8.00%	
Annual rental rate per SF	\$2.40	
Fee Simple Land Value	\$30.00	
Capitalized at 8% Land rate	8.00%	
Annual rental rate per SF	\$2.40	
Easement 1	3,383	
Easement 2	646	
	4,029	
	\$2.40	
Annual Rental Rate	\$9,670	
3 year project duration	3	
Rental Rate or Damages	\$29,009	
Easement 3	5,582	
	5,582	
	\$2.40	
Annual Rental Rate	\$13,397	
6 year project duration	6	
Rental Rate or Damages	\$80,381	
	\$109,390	
round		\$109,500
two parking spaces at \$30/ month for 36 months	2,160	\$2,150
<b>TEMPORARY DAMAGES</b>		<b>\$111,650</b>

**Calculation of Total Damages**

Total Damages were then summarized by the Appraiser as follows:

Land Value Before	\$2,692,500 plus unaffected site improvements	
Land Value After	<u>\$2,673,000</u> plus unaffected site improvements	
Permanent Damages		\$19,500
Temporary Damages 3 Easements		\$109,500
Temporary Damages Parking		<u>\$2,150</u>
Total Damages / Payment		<b>\$131,150</b>

**RECOMMENDATION:** Board approval of damages in the amount of \$131,150 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.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-058-A** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #22-058-A. The motion passed unanimously.

**PRB FILE #22-059** – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #22-059. The motion passed unanimously.

**PRB FILE #22-061** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #22-061. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, May 12, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary