

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On August 3, 2023**

**– solely by means of electronic equipment - via telephone conference –**

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 3, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at [dimple.desai@ct.gov](mailto:dimple.desai@ct.gov) to make appropriate arrangements.

#### **Members Present – solely by means of electronic equipment:**

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

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Dimple Desai  
Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

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 July 31, 2023 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

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

#### **4. REAL ESTATE – NEW BUSINESS**

**PRB File #:** 23-118  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 015-383-012  
**Grantor:** 1014 South Avenue, LLC  
**Property:** Bridgeport, South Avenue (1014)  
**Project Purpose:** Resilient Bridgeport – Rebuild by Design  
**Item Purpose:** Voucher

**DAMAGES: \$13,950**

The project is known as “Resilient Bridgeport - Rebuild By Design” Pump Station & Drainage Force Main Installation. This portion of the project is for the construction of a pump house and the installation of an underground 24 inch diameter drainage force main. The pump house will be constructed on the southeasterly corner of the intersection of Iranistan Avenue and South Avenue. The storm sewer force main will extend underground from the pump house in a southwesterly direction along South Avenue to its termination in Cedar Creek.

The drainage right of way is mostly rectangular in shape and has a width of 25± feet. The average length of drainage right of way is estimated at 94.35 feet. The purpose of the drainage right of way is to install and connect a 24 inch diameter storm sewer force main to an existing 42 inch reinforced concrete pipe located on the subject property. The piping will be connected by a proposed doghouse manhole which will be installed on the subject property.



View of Proposed Acquisition Area Looking Southwesterly Toward Subject Property



Interior View of Subject Property Looking Toward Proposed Acquisition Area

**SITE DESCRIPTION:** The subject property consists of an unimproved parcel of land containing 0.7852± acre or 34,202± square feet per survey. The property is irregular in shape with 281.36± feet of frontage along the northwesterly side of South Avenue. The property additionally benefits from 367.16± feet of frontage on Cedar Creek along its rear boundary. The frontage along Cedar Creek includes an older dock with pilings. It is noted that the subject property is located within the AE flood hazard area as determined by flood mapping which is within the 100 year flood zone.

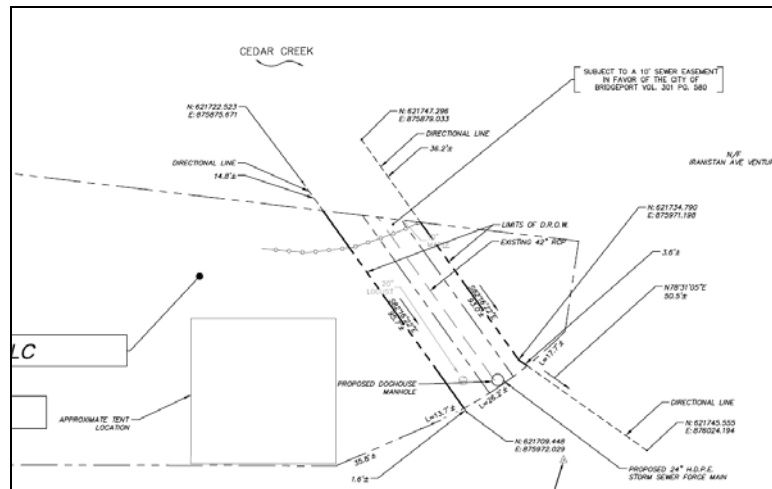
The subject site conforms to the minimum lot area and setback requirements for I industrial zone class.



Highest and Best Use – As Vacant: The highest and best use is considered to be industrial development as allowed by current zoning regulations.

**The Taking:** DOT will acquire the following:

- A drainage right of way acquired over an area of 1,825± square feet.



**Effects of Taking:** As a result of the project, the property will be encumbered with a drainage right of way consisting of 1,825± square feet. The limits of the proposed drainage right of way includes a locust tree that will be impacted. The subject property will conform to the setback and bulk area requirements of the I zone after the proposed acquisition.

**Restricted Use/Short Form Value Finding -** The DOT appraisal was completed April 13, 2023 by DOT Appraiser John P. Kerr.

Land Valuation: Based on the sales comparison approach, the Appraiser considered five sales in Bridgeport (3) and Stratford (2) that sold between 2020-2022. After adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was \$15.00/sf x 34,202 = \$513,030, rounded to \$513,000.

The Appraiser then calculated the Permanent Damages, as follows:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Drainage Right of Way	1,825 SF @ \$15/SF x 50%	\$13,688
Contributory Value of Affected Trees	Lump sum	\$250
		<b>Total:</b> \$13,938
		<b>Rounded</b> \$13,950

**RECOMMENDATION:** Board approval of damages in the amount of \$13,950 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. OTHER BUSINESS**

**7. VOTES ON PRB FILE:**

**PRB FILE #23-118** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-118. The motion passed unanimously.

**8. NEXT MEETING** – Monday, August 7, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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