

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 30, 2023

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

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on October 30, 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 to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
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 October 26, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 23-167
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
Project Number: 158-000-66A
Grantee: 361 Wilton Trust
Property: Westport, Wilton Rd (487 sf) adjacent to Wilton Rd (361)
Project Purpose: Sale by Sole Abutter
Item Purpose: QC Deed

Under this Proposal (PRB #23-167), DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 487 square foot parcel of land, to the sole abutter at 361 Wilton Road, Westport. The subject parcel will be conveyed for \$9,000 plus an administrative fee of \$1,000.

The property was acquired by the Department of Transportation in 1926 for the construction of Route 33.

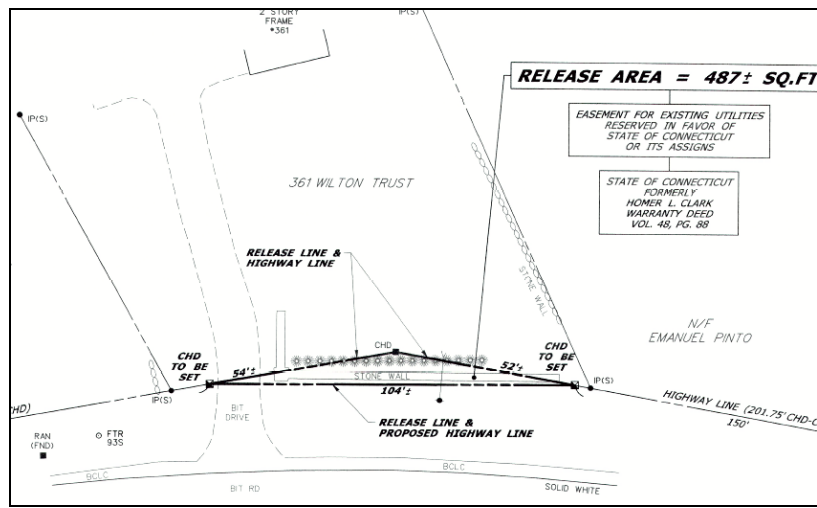


View of Release Area & Sole Abutter looking West

The release parcel is an irregular shaped parcel that consists of approximately 0.011± Acres or 487± Sq. Ft. of land. The release parcel is remainder land resulting from a highway project on Route 33 as detailed in the Town of Westport Land Records; Volume 48 page 88 dated November 19, 2026. The release parcel has 104±L.F. of road frontage along the westerly boundary of Wilton Road.

The release parcel is located in an AA Zone (AA Residential Zone) and is considered a non-buildable parcel that can't stand alone. In conclusion, the release parcel is not a buildable lot, therefore must be assembled to the sole abutting property in order to be utilized.

The release is currently improved with a stone wall which will be assigned an "X" Value. The parcel is being appraised under the hypothetical condition that the stone wall does not exist. If the stone wall were to be included in this valuation, this appraiser reserves the right to amend his value conclusion for the release parcel.



The highest and best use of the Release Parcel is for its assemblage to an abutting property.

The subject property (aka the sole abutter) is located at 361 Wilton Road in the north western portion of Westport, just north of the Merritt Parkway (Route 15). This parcel straddles the boundary of Westport/Norwalk with 0.44± Acres of land located in Westport and the remaining 1.00± Acre of land being in Norwalk, CT.

The subject property is improved with a newly built colonial/modern style residence completed in 2022. The house has a gross living area of 5,019± Sq. Ft. The subject parcel currently has 121.37± L.F of road frontage along Wilton Road. For the purposes of this appraisal the site improvements will be given an “X” value. It is noted that this “X” component represents the single-family residence, any outbuildings, and miscellaneous site improvements on both the release property and the sole abutter. If the “X” component were valued, the value of the release parcel would result in the same conclusion.

It should be noted that the Sole Abutter sold on May 2, 2023 for \$3,175,000.00 as reported by the CTMLS and recorded in the Town of Westport Land Records in Volume 4303 Page 203.

After the assemblage, the sole abutting property will now consist of approximately 1.45±Acres or 63,213±Sq. Ft. with unchanged road frontage as the before valuation. The site will now have additional unimproved land area located in the front yard area.

Before Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Jonathan Kloss appraised the property, as of May 8, 2023, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of land in Westport that sold in 2022-2023 with a similar highest and best use.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$18.50/sf, as follows:

| Item | Calculation | Value |
|-----------------------------|--------------------------|--------------------|
| Land Valuation (Fee Simple) | 62,726 sf x \$18.50/sf = | \$1,160,431 |
| | Rounded | \$1,160,000 |

After Valuation – Based on the sales comparison approach, the Appraiser utilized the same three sales of land as in the Before Valuation.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$18.50/sf, as follows:

| Item | Calculation | Value |
|-----------------------------|--------------------------|--------------------|
| Land Valuation (Fee Simple) | 63,213 sf x \$18.50/sf = | \$1,169,411 |
| | Rounded | \$1,169,000 |

Value of Release

| Item | Value |
|------------------|-------------|
| After Valuation | \$1,169,000 |
| Before Valuation | \$1,160,000 |
| Release Value | \$9,000 |

This Office was contacted on March 16, 2023 by Mr. Veton Alimi of Fairfield Building & Remodel, LLC who requested to purchase State land for an encroaching stone wall that was built in the right of way.

On May 8, 2023, Staff Appraiser Jonathan Kloss prepared an appraisal and determined the value of the property to be \$9,000.00. During the appraisal process, Mr. Alimi sold the property to 361 Wilton Trust and placed money into escrow to pay for the sale of the wall.

On May 11, 2023, a written offer to pay \$10,000.00 (including the \$1,000.00 administrative fee) was presented to Mr. Veton Alimi to purchase the area with the encroaching stone wall on behalf of 361 Wilton Trust, who accepted the offer.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$9,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of Westport declined the purchase and the legislative delegation received the required notification on May 12, 2023;
- The release value of \$9,000 is reasonable in that it represents 100% of the appraised value and it will return the property to the Town of Westport tax 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 Westport Land Records.

PRB # 23-169
Transaction/Contract Type: RE – Assignment
Origin/Client: DOT/DOT
Project Number: 79-35-61C
Grantee: Town of Berlin
Property: Berlin, Berlin Turnpike, adjacent to Berlin Tnpk (1749)
Project Purpose: Assignment of Easement
Item Purpose: Deed

At its meeting held on July 13, 2023 the State Properties Review Board voted, under PRB #23-089, to approve a Sale by Sole Abutter Bid for a 4,418 square foot parcel of land, to the sole abutter

at 1749 Berlin Turnpike, Berlin for \$25,000 plus an administrative fee of \$1,000. The state retained an easement for existing utilities impacting the property.

Under this Proposal (PRB #23-169), DOT is seeking SPRB approval to release the easement for existing utilities impacting the property to the Town of Berlin. There is no monetary consideration.

DOT provided the following narrative in support of this Proposal.

Attached is the Assignment of Easement to assign an Easement for Existing Utilities retained by the State of Connecticut, Department of Transportation (Department) to the Town of Berlin (Town).

The original Easement for existing utilities was retained by the Department in conjunction with the release of a portion the right of way of the Berlin Turnpike to the Original Germano Brothers Fence Co., LLC. The Town made the Department aware of the municipal utilities during the release process for the subject parcel. The Department will release the parcel to the Original Germano Brothers Fence Co., LLC, then assign the reserved Easement to the Town.

RECOMMENDATION: Staff recommends approval of the Release for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation; and
2. The deed description is consistent with the map description.

From PRB #23-089

CONVEYANCE FEE: \$25,000 (Administrative Fee = \$1,000)

Under this Proposal (PRB #23-089), DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 4,418 square foot parcel of land, to the sole abutter at 1749 Berlin Turnpike, Berlin. The subject parcel will be conveyed for \$25,000 plus an administrative fee of \$1,000.

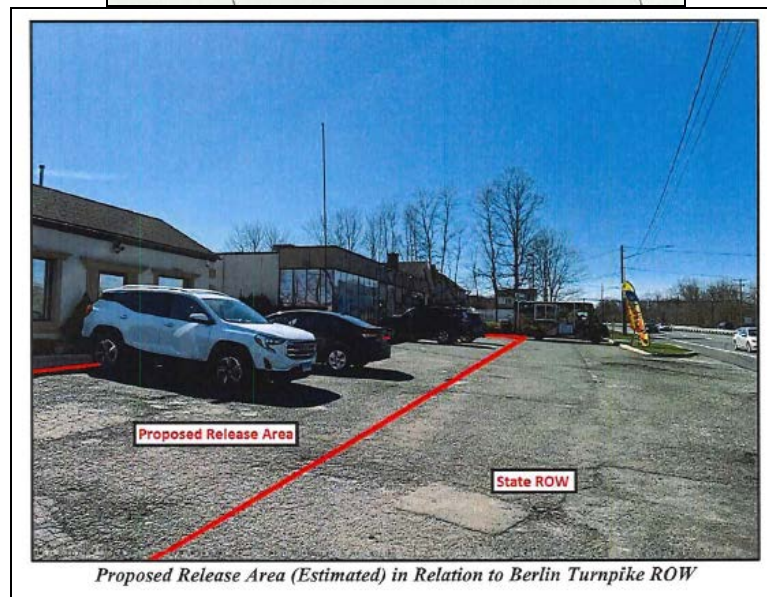
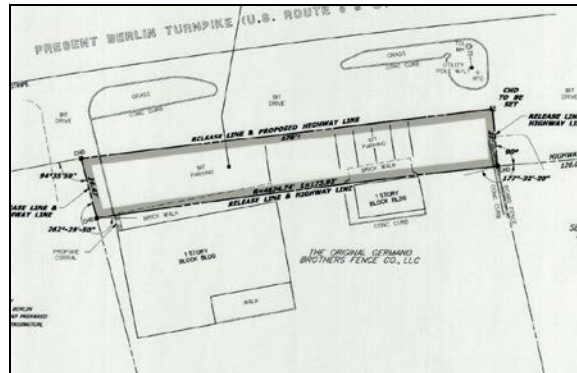
The property was acquired by the Department of Transportation in 1954 for the construction of Route 5/15.



Courtesy: Google Maps

The Release Parcel consists of 4,418± square feet (0.10142± acre) of land located within the Route 5/15 Right of Way in the town of Berlin. The land is level at grade and is currently utilized as an asphalt-

paved parking area, leased by the State. The land is not impacted by inland-wetland soils or located in a flood zone.



The highest and best use of the Release Parcel is for its assemblage to an abutting property. According to the Release Map, the Release Parcel only shares a border with one other property, resulting in the highest and best use of the Release Parcel being its assemblage to the Sole Abutter property.

The Sole Abutter property land parcel totals 91,476± square feet (2.1± acres) with 174 feet of frontage on the easterly side of Berlin Turnpike. The site is irregular in shape and not impacted by inland-wetland soils or located in a flood zone. The site is improved with four commercial buildings with different uses.

After the assemblage, the Sole Abutter increases to approximately 95,894+/- square feet (2.20142+/- acres). The property will retain its moderately irregular shape after the assemblage.

Before Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Steven C. Miller appraised the property, as of March 22, 2022, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized four sales of land in Berlin, Cromwell and Southington that sold in 2020-2022 with a similar highest and best use.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$2.90/sf, as follows:

| Item | Calculation | Value |
|-----------------------------|-------------------------|------------------|
| Land Valuation (Fee Simple) | 91,476 sf x \$2.90/sf = | \$265,280 |
| | Rounded | \$265,000 |

After Valuation – Based on the sales comparison approach, the Appraiser considered the same four sales of land and after adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was increased to \$3.00/sf, as follows:

| Item | Calculation | Value |
|-----------------------------|-------------------------|------------------|
| Land Valuation (Fee Simple) | 95,894 sf x \$3.00/sf = | \$287,682 |
| | Rounded | \$288,000 |

Release Value

| Item | Value |
|------------------|-----------|
| After Valuation | \$288,000 |
| Before Valuation | \$265,000 |
| Release Value | \$23,000 |

Sale by Abutter Bid & Negotiations –

The property was appraised by Staff Appraiser Steven C. Miller on March 22, 2022, who determined the value to be \$23,000.00, which was accepted and registered by the Department of Transportation on April 26, 2022.

Mr. Germano has leased the parcel from the Department since November 1, 2006 and had expressed interest in purchasing the property that he is currently leasing. On May 3, 2022, Mr. Germano was offered the parcel for \$30,000.00. On August 19, 2022, Mr. Germano submitted an offer of \$21,300.00. This offer was rejected as the offer amount was not within a reasonable range of the asking price. On September 16, 2022, Mr. Germano submitted a second highest and best offer in the amount of \$25,000.00, which was accepted by this office. An administrative fee in the amount of \$1,000.00 will be collected at closing.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$25,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of Berlin declined the purchase and the legislative delegation received the required notification on April 18, 2023;
- The release value of \$25,000 is reasonable in that it represents 108.7% of the appraised value and it will return the property to the Town of Berlin tax 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 Berlin Land Records.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:40. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-188-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

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

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:57. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-167 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-167. The motion passed unanimously.

PRB FILE #23-169 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-169. The motion passed unanimously.

PRB FILE #23-188-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-188-A, pending a site inspection of the Farm. The motion passed unanimously.

9. NEXT MEETING – Thursday, November 2, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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