

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 7, 2024

– 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 March 7, 2024. 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 Conference ID 917724280#.

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 Conference ID 917724280#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Thomas Jerram, immediately, at thomas.jerram@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:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

David Bindleglass, First Selectman Town of Easton

Mr. Valengavich 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 March 4, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

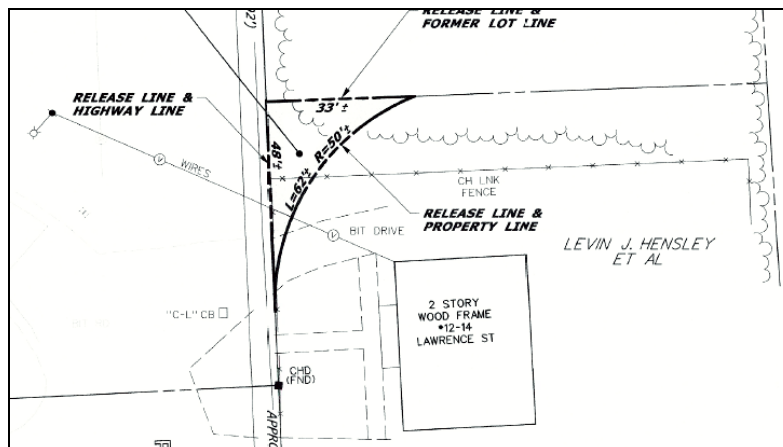
4. REAL ESTATE – NEW BUSINESS

PRB File #: 24-025
Transaction/Contract Type: RE – Release
Origin/Client: DOT/DOT
DOT Project #: 042-042-011B
Grantee: Hensley, Levin & Valerie
Property: East Hartford, Lawrence St (adjacent to #12-14) – 428 sf
Project Purpose: Hartford By-Pass – Relo of Lawrence St – Sale by Abutter Bid
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$3,000 plus \$1,000 Administrative Fee

Under this Proposal (PRB #24-025), DOT is seeking SPRB approval to approve of a Quit Claim Deed, after DOT held a Sale by Sole Abutter Bid for the release of this 428 square foot remnant parcel.

The property consists of an unimproved, triangularly-shaped, 428+/- square foot portion of a former state-owned temporary construction and maintenance location off the Route 15, Lawrence Street exit ramp. There is no frontage on either roadway. The property is located in the R-4 Residential District and is non-conforming regarding site regarding minimum site requirements (7,600 sf minimum lot).



The appraiser is of the opinion that, because the release parcel does not appear to be a stand-alone buildable lot, the Highest & Best Use of the release parcel is assemblage with the sole abutter.

The sole abutter, located at 12-14 Lawrence Street is an irregularly shaped 0.19 acre (8,276 sf) lot on the west side of Lawrence Street, in an R-4 residential district. The sole abutter is an interior lot with typical residential views. The site is improved with a two-family duplex dwelling, built in 1971.

For the purposes of this appraisal the 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.

After the assemblage, the sole abutting property will now consist of approximately 8,704+/-SF that is improved with a single-family residence in a R-4 Residential District.

Before Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Austin N. Musulin appraised the abutter property, as of July 24, 2023, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of land in the East Hartford market area (retained in the Appraiser’s file) 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 \$4.50/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	8,276 x \$4.50/sf =	\$37,242
	Rounded	\$37,200

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 unchanged at \$4.50/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	8,704 sf x \$4.50/sf =	\$39,168
	Rounded	\$39,200

Value of Release

Item	Value
After Valuation	\$39,200
Before Valuation	\$37,200
Release Value	\$2,000

DOT provided the following narrative in support of this request:

This parcel of land was acquired by the Department of Transportation in the 1941 as part of the effort to relocate local roads in connection with the development of the Hartford By-Pass (Route 15). While Route 15 was built, the local road, Lawrence Street, was never relocated. As this parcel is not required for the Department's transportation needs, this office has sought to dispose of the subject property.

On July 24, 2023, staff appraiser Austin N. Musulin established a release value of \$2,000.00 for the subject property. On September 26, 2023, the Department offered the subject parcel to the sole abutter, Levin J. Hensley and Valerie Hensley, for \$5,000.00. On October 3, 2023, after negotiating, Levin J. Hensley and Valerie Hensley agreed to pay \$3,000.00 for the subject parcel. As the counteroffer was still greater than the appraised value, this office accepted the abutter's bid. In this regard, the subject parcel will be sold for \$3,000.00 plus a \$1,000.00 administrative fee, for a total release price of \$4,000.00.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$3,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), §13a-80 in that the Town of East Hartford declined the purchase and the legislative delegation received the required notification on June 6, 2023;
- The release value of \$3,000 is reasonable in that it represents 150% of the appraised value and it will return the property to the Town of East Hartford's 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 East Hartford's Land Records.

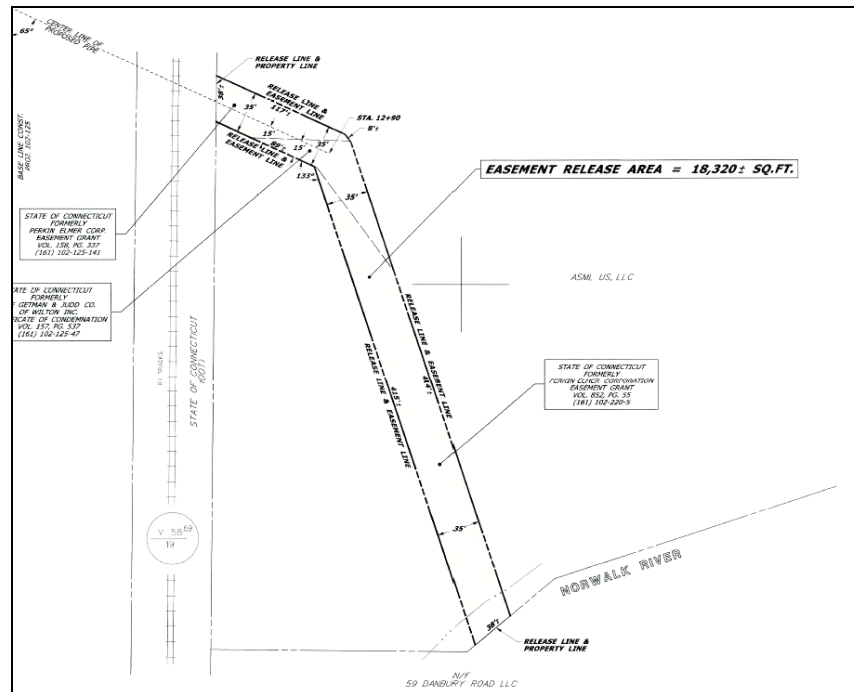
PRB File #: 24-026
Transaction/Contract Type: RE – Release
Origin/Client: DOT/DOT
DOT Project #: 102-220-5B
Grantee: ASML US, LLC
Property: Wilton, Danbury Rd (77)
Project Purpose: Release of Easements (18,320 sf)
Item Purpose: Release of Easement Deed

Release Price: \$57,000 (plus a \$1,000 Administrative Fee)

Project Background

Between 1971 and 1993, the State of Connecticut acquired three easements over land now owned by ASML US, LLC, for the relocation of Route 7 that was never constructed.

The drainage easement runs diagonally through the southwestern corner of the subject parcel. It commences at the subject's western property line which abuts the Danbury – South Norwalk Rail Line and terminates at the Norwalk River watercourse which abuts the subject's southern property line. Per the provided release map, the easement release area is a 35 feet wide strip of land that runs southeasterly from the rail line approximately 103± feet before turning southerly approximately 414± feet to the Norwalk River watercourse.



Under this Proposal (PRB #24-026), DOT seeks SPRB approval to release the easements covering an area of 18,320 square feet. The negotiated fee for the conveyance is \$57,000 plus a \$1,000 Administrative Fee.

The property consists of an irregularly-shaped 29.2548± acre (1,274,339± square feet) parcel with 973± feet of frontage on the western side of Danbury Road. The property's western border (1,384± linear feet) abuts the Danbury – South Norwalk Rail Line. The southern half of the subject site has a level, at-street-grade topography. A watercourse, referred to as the Norwalk River in the Wilton GIS, runs in a northerly-to-southerly direction through the eastern side of the subject and then southwesterly along the subject's southern property line. Sections of the site in proximity to this watercourse are slightly below street grade. The property in proximity to the watercourse is within a regulatory floodway. Other sections are within the AE flood zone. The remainder of the parcel is either within a Zone X flood zone or is not zoned. There are inland wetlands present in the vicinity of the Norwalk River watercourse.

The subject property is within Wilton's DE-10 (Design Enterprise) zoning district and is a legal-conforming lot of record with regard to lot size and frontage.

The site is improved with a 186,804 square foot building, initially built in 1963 and expanded thereafter. During the property inspection, the DOT Appraiser observed that the building improvement was undergoing significant expansion construction work.

The Appraiser stated the Highest and Best Use of the subject property is "As-Improved" in the "Before" condition, thus allowing for its continued commercial/light industrial use.

Restricted Use Appraisal – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser James P. Mansfield appraised the property, as of March 9, 2023.

Before Valuation

Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2022-2023) with a similar highest and best use and after adjusting for transaction, locational and physical characteristics, concluded the value of the underlying land was \$7.00/sq.ft.

The Appraiser then calculated the value of the land within the drainage right of way, calculated as follows:

Item	Calculation	Value
Fee Simple Land	1,256,019 sf x \$7.00/sf	\$8,792,133
Permanent Easement	18,320sf x \$7.00/sf x 60%	\$76,944
	Total	\$8,869,077
	Rounded	\$8,870,000

After Valuation

Land Valuation: Based on the sales comparison approach, the appraiser considered the same three sales as the Before Valuation and after adjusting for transaction, locational and physical characteristics, concluded the value of the underlying land was unchanged at \$7.00/sq.ft.

The Appraiser then calculated the value of the land within the drainage right of way, calculated as follows:

Item	Calculation	Value
Fee Simple Land	1,274,339 sf x \$7.00/sf	\$8,920,373
	Rounded	\$8,921,000

Calculation of Release Value

Item	Value
After Valuation	\$8,921,000
Before Valuation	\$8,870,000
Release Value	\$51,000

Release Negotiations

The subject property, located at 77 Danbury Road, in the town of Wilton, is encumbered by an easement in favor of the DOT, consisting of a 18,320± square feet. The release of the easement was requested by ASML US, LLC for development.

On March 9, 2023, an appraisal was prepared by Staff Appraiser James P. Mansfield, who established a value of \$51,000.00.

On September 26, 2023, Attorney Kathleen Royle, on behalf of her client, ASML US, LLC, accepted the sale price of \$57,000.00. An administrative fee in the amount of \$1,000.00 will be collected at the time of closing for a final sale price of \$58,000.00.

Recommendation – Staff recommend approval of the proposed release of Easements in the amount of \$57,000 (plus a \$1,000 Admin Fee), for the following reasons.

- The proposed sale complies with Sections §13a-80 and the legislative delegation received notification on April 18, 2023; and
- The release value of \$57,000 is reasonable in that it represents 112% of the appraised value.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

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

The Board commenced meeting in Executive Session at 10:02 a.m. to discuss Personnel Matters before the Board.

EXECUTIVE SESSION

Personnel Matters

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

At 10:07 a.m., Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

8. VOTES ON PRB FILE:

PRB FILE #24-025 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-025. The motion passed unanimously.

PRB FILE #24-026 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #24-026. The motion passed unanimously.

9. NEXT MEETING – Monday, March 11, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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