

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

<p>Microsoft Teams Meeting</p> <p>Join on your computer, mobile app or room device.</p> <p>Click here to join the meeting</p> <p>Meeting ID: 273 299 692 323 Passcode: uLQBFw</p> <p>Download Teams Join on the web</p>	<p>Or call in (audio only)</p> <p>+1 860-840-2075, 917724280#</p> <p>United States, Hartford</p> <p>Phone Conference ID: 917 724 280#</p>
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Members Present – solely by means of electronic equipment:

- Bruce R. Josephy, Chairman
- Jeffrey Berger, Vice Chairman
- Mark A. Shiffrin, Secretary
- Eric Coleman
- Russell Morin
- Thomas Lombardo

Staff Present – solely by means of electronic equipment:

- Thomas Jerram
- Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: February 5, 2026

OPEN SESSION

1. ACCEPTANCE OF MINUTES

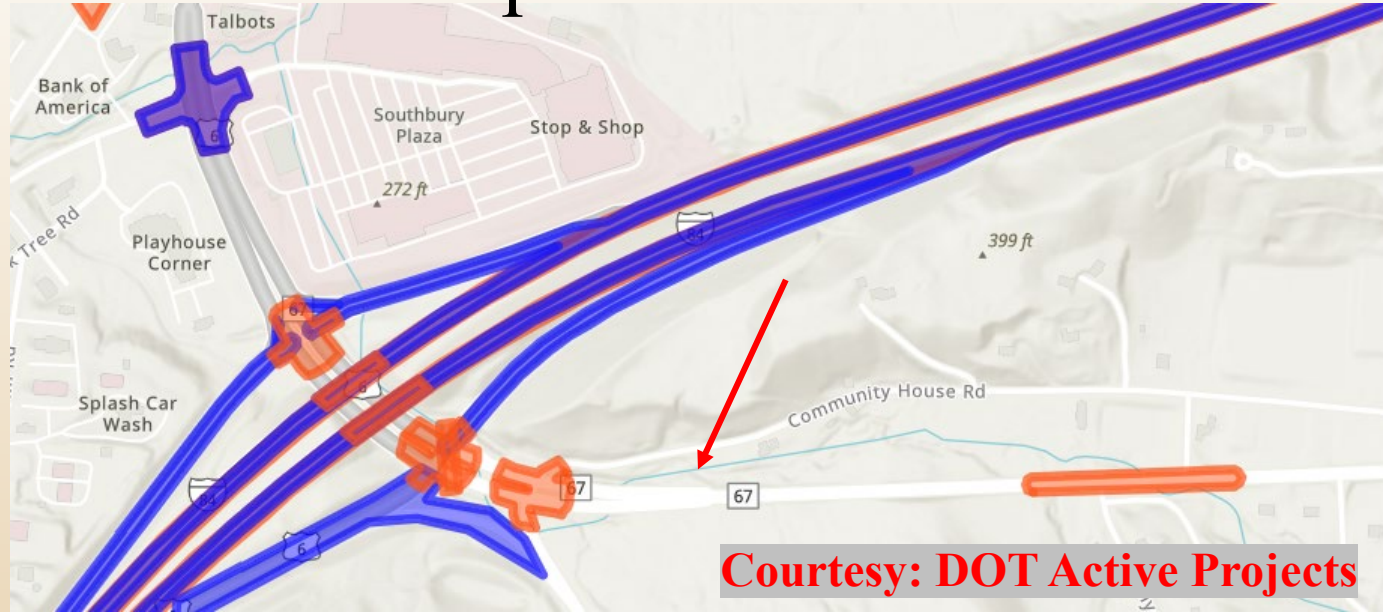
Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the February 2, 2026 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

State Properties Review Board



DOT Project – Emergency Declaration Work on Route 67 Southbury

To: State Properties Review Board Members		
From: Thomas Jerram, Director		January 29, 2026
Jyoshna Rath, Architect Design Rev.		
PRB File #:	26-010	
Transaction/Contract Type:	RE – Voucher	
Origin/Client:	DOT/DOT	
DOT Project #:	170-3758-004	
Grantor:	Jennifer Peirce et al	
Property:	Southbury, Community House Rd (44)	
Project Purpose:	Emergency Declaration Work on Route 67 Southbury	
Item Purpose:	Voucher	

PROPOSED DAMAGES: \$16,000

The CT DOT proposes a partial acquisition via “ The Right of Way survey 170-3758-004” titled for the Emergency Declaration work on Route 67, Southbury that dated May 2025.

Partial Acquisition : 7,853 ± Sq. Ft. in fee simple

Project Description

The Purpose of this project is to address the current topography, highway safety needs and also potential flood mitigation within I-84 route 67 and U.S. Rote 6 and respective Interchange in Southbury CT.

Description of Subject Property

The site measures 1.70± acres (74,052± square feet) of residential land that is within the Single Family Residential (R-60) zone. The site is an oversized building lot that is narrow and wedge-shaped, and squeezed between Southford Road (Route 67, a heavily trafficked state road) and the residential town sidestreet Community House Road. The generally level site is bisected by a watercourse, with easements for drainage and channel maintenance. The site is a building lot of record with access from Community House Road. All typical municipal utilities are available, including city water, city sewer, natural gas, electricity, landline telephone, cable and internet. Fuel oil and bottled gas are available throughout the region via delivery.

The site is improved with a single-family dwelling in the antique colonial design. The building was constructed circa 1800 and contains 2,399± square feet per the assessor, having 7 total rooms with 3 bedrooms, 2 full bathrooms, and 1 half bathroom. The building has oil-fired forced air heat but no central cooling per the assessor. There is an attached two-bay garage/barn structure, with various ancillary improvements which include rear deck and patio. The building was significantly damaged following the flooding events which created the need for this proposed project, and has been substantially renovated recently. The residence appears in good condition.

Zoning:	R-60 (Residential District)	Utilities:	Electric, Well, Septic
Present Use:	Residential/ Single-Family	Neighborhood:	Residential Use
Site Size:	74,052± Sq. Ft. Per Deed & and Survey, or 1.70± Acres		

Highest and Best Use:

<u><i>As-Vacant:</i></u>	The report states the highest and best use as-vacant is for single family residential development.
<u><i>As-Improved:</i></u>	The report indicates the highest and best use as-improved is a continuation of its existing single family residential use.
<u><i>Conclusion:</i></u>	The appraiser determined the highest and best use is as-improved, and for the continuation of the existing single family residential use.

Subject Pictures



View of Taking Area Boundary

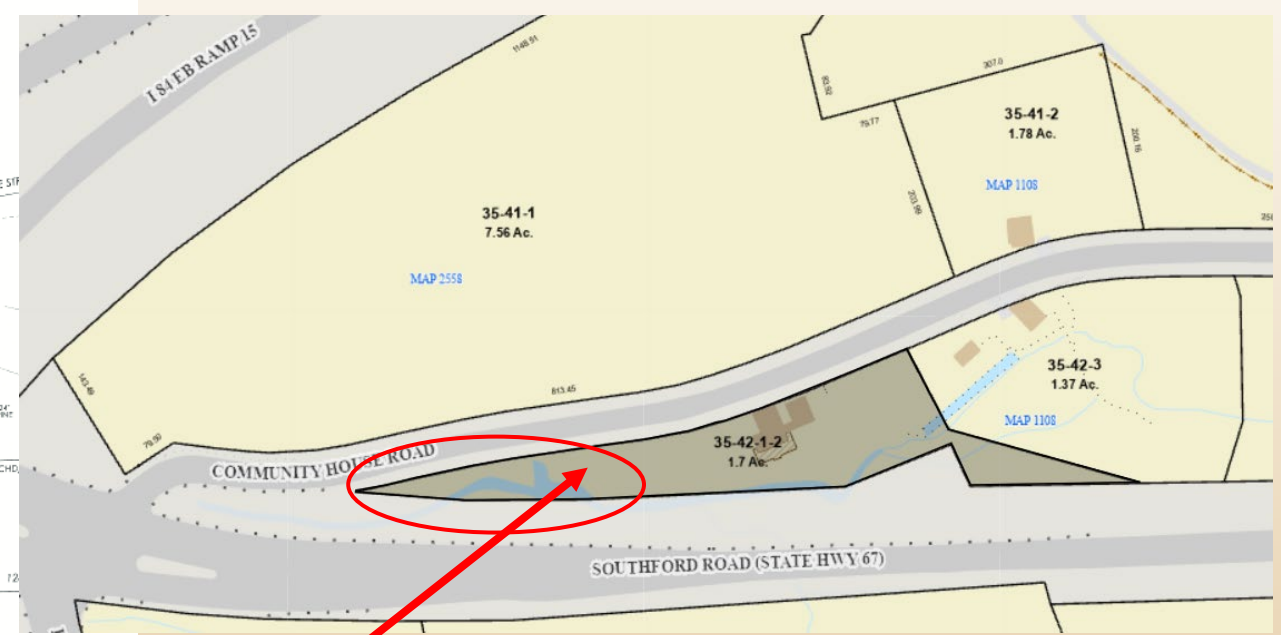
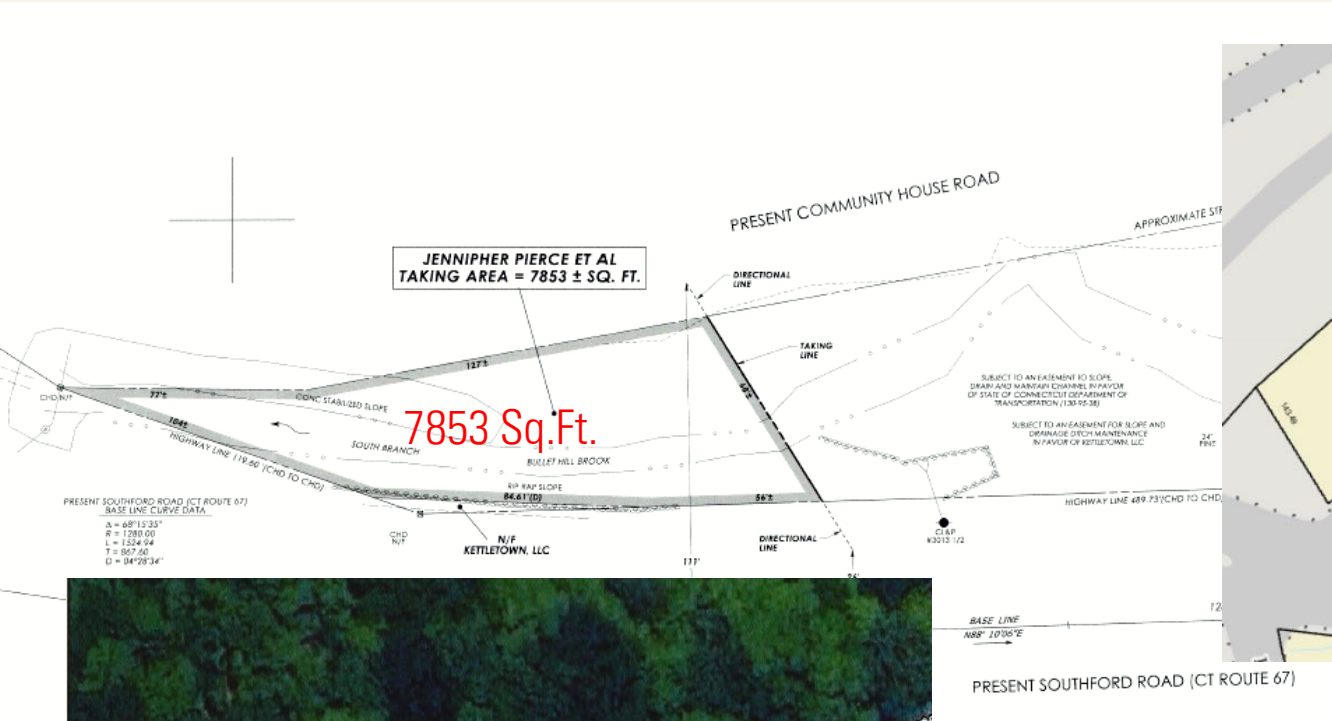


View of Subject Improvement



View of Bullet Hill Brook and
Drainage along Proposed Taking Area

Taking map



Taking Area :7853 Sq.Ft.



Courtesy: Google Map

Analysis of Proposed Acquisition: As a result of the proposed taking the project noted herein, the State of Connecticut D.O.T. is proposing to acquire 7,853± square feet of land along the western boundary of the subject property. The area involved is located west of Telephone Pole No. 3013 ½.

The subject property is inhibited by sloping topography, current drainage improvements and also the natural topography of Bullet Hill Brook from the northeastern section of the improved subject property. The State previously acquired easements and rights in the Acquisition Area. Therefore, the State is proposing the acquisition of the remaining fee interest.

The purpose for the project referenced herein is to address the current topography, highway safety needs within the I-84, Route 67, and U.S. Route 6 and the respective Interchange in Southbury CT.

According to the project plans, along with discussions with the project engineer; the taking is significantly set back from the improvements, and is also further obscured by trees, natural vegetation and seasonal foliage. Therefore, the appraiser has concluded that the existing single-family building is not impacted by the proposed CTDOT project referenced herein.

Valuation of land (Before Acquisition)

The Appraisal was completed on 10/15/2025 by Austin N. Musulin.

The Sales Comparison Approach was developed and 3 sales located 1.51 – 2.07 miles from the Subject Property.

The analysis indicated a range of \$1.89 to 2.08 per SF. With an average of 1.99 per SF. The appraiser concluded at a rate of \$2.00 per SF.

The value of Land (Before)

74,052 SF X \$2.00/SF = \$148,104; **Rounded to \$148,000**

Value of Impacted Site Improvements (N/A)

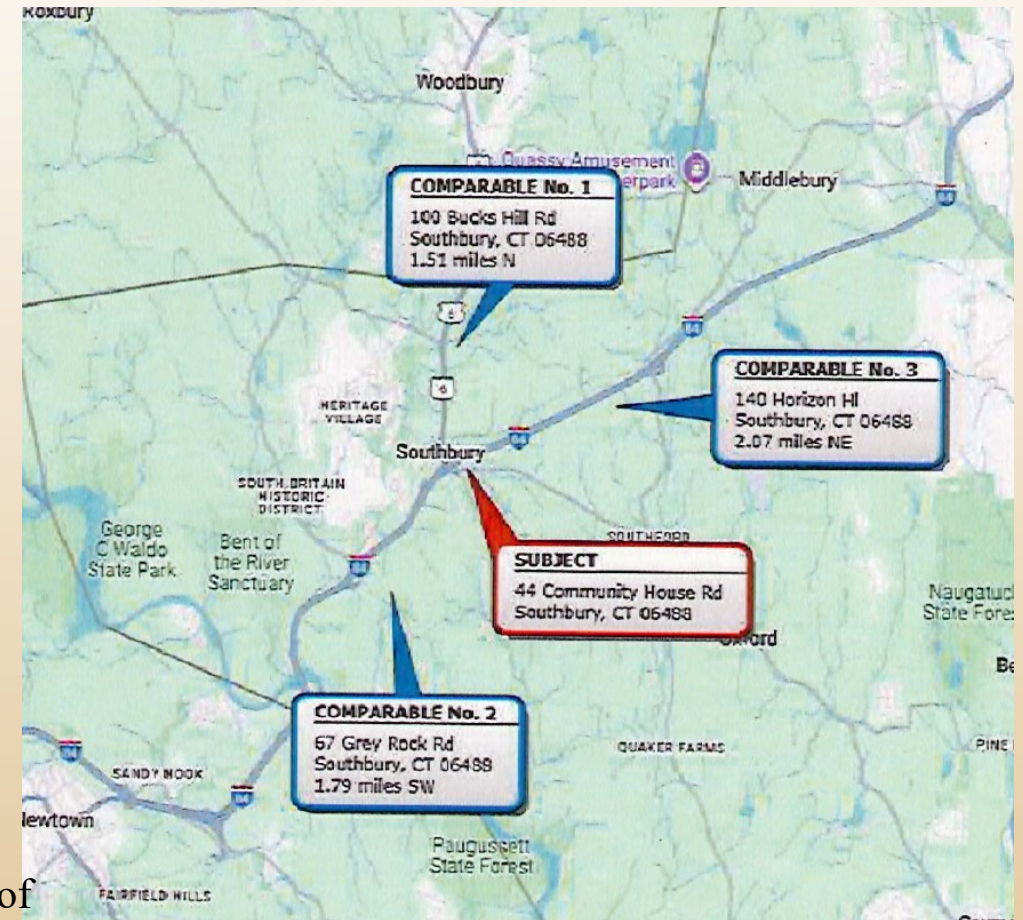
The appraiser concluded the existing single-family dwelling is not impacted by the proposed acquisition.

Summary of Damages:

Based on the unit rate derived from comparable sale \$2.00 per Sf , the value of proposed acquisition

Value of Partial Taking : 7,853 Sq. Ft. x \$2.00 = \$15,706 or **Rounded \$16,000**

Total Damages/ Payment = **\$16,000**



COMPARABLE LAND SALE LOCATION MAP

Calculation Summary

<i>Description and calculations of value items:</i>	<i>"Before"</i>	<i>"After"</i>	<i>Damages</i>
"Before" Value Land Only – Via the Sales Comparison Approach 74,052± Sq.Ft. x \$2.00 per Sq.Ft. = \$148,104 Or Say \$ 148,000 (rd)			
Proposed Acquisition 7,853± Square Feet x \$2.00 per Sq.Ft. = \$ 15,706 Or, Say \$ 16,000 (rd)			\$ 16,000
<i>Direct Damages Based On The Determined Unit Value As Shown Above</i>			
Proposed Acquisition 7,853± Square Feet x \$2.00 per Sq.Ft. = \$ 15,706 <div style="text-align: right;">Or, Say \$ 16,000 (rd)</div>			\$ 16,000
TOTAL DAMAGES / PAYMENT			\$ 16,000

Recommendation

Staff recommend approval of this acquisition in support of the Emergency Declaration work on Route 67 Southbury in the amount of \$16,000.

- The acquisition complies with Section 13a-73(c),13a-98(e),13b-36,13a-79 of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
- The damages are supported by the DOT appraisal.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 02/05/2026

245 Whalley Avenue, New Haven



DAS, Department of Correction and Judicial Branch- Parking Memorandum of Understanding

<i>PRB #</i>	26-012
<i>Transaction/Contract Type</i>	RE- MOU
<i>Origin/Client</i>	DAS/JUD/DOC
<i>Property:</i>	New Haven, Whalley Avenue (245)
<i>Project Purpose:</i>	MOU Between JUD and DOC
<i>Item Purpose:</i>	Parking Memorandum of Understanding
<i>Date:</i>	January 29, 2026

Under this Proposal (PRB #26-012) DAS, JUD and DOC are seeking SPRB approval for a Memorandum of Understanding for DOC to provide up to 55 parking spaces (from 40) reserved for Judicial employees.

PROJECT BACKGROUND

Per a 1998 Agreement with the former Department of Public Works, DOC currently has care and custody of a garage constructed at the site of a former surface parking lot, which was under the care and custody of JUD, located at 245 Whalley Avenue, New Haven.

Terms of MOU

The 1998 Agreement with DPW, currently allocated 40 reserved spaces and wishes to utilize 55 reserved spaces for Judicial employees and Judges.

- DOC shall provide up to a total of 55 spaces reserved for Judicial employees; 4 of those spaces shall be reserved with signage (provided and installed by DOC) for Judges Parking.
- The total spaces, above 40, allotted to Judicial shall be subject to review and revision by DOC following a 60-day trial period.
- No public Parking shall be allowed.
- Gated entry with card access will be controlled by DOC.
- JUD Employees will follow the parking Rules and Regulations.
- JUD agrees to reimburse the DOC for the cost of any key fobs issued to Judicial staff.
- DOC shall create and submit monthly Transfer Invoices to JUD in the appropriate amounts. The cost per fob shall be the actual cost incurred by DOC to procure and issue the fob.

The MOU has been approved by each party as follows:

- 12-15-2025 – JUD
- 12-08-2025 - DOC
- 1-07-2026 - DAS
- 1-11-2026 - OPM

MOU

1. PREMISES

New Haven, Whalley Avenue (245) parking garage containing 225 total parking spaces, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Garage").

2. USE

- 2.1 DOC shall provide up to a total of 55 spaces reserved for Judicial employees; 4 of those spaces shall be reserved with signage (provided and installed by DOC) for Judges parking. The total spaces, above 40, allotted to Judicial will be subject to review and revision by DOC following a 60-day trial period. Extension of the allocation of spaces to Judicial by DOC, above 40 spaces, shall be contingent upon the operation needs of DOC.
- 2.3 No public Parking shall be allowed.
- 2.4 Gated entry with card access will be controlled by DOC.
- 2.5 JUD employees shall follow the Parking Rules and Regulations attached hereto as Exhibit B, and as amended from time to time by DOC ("Parking Rules")

3. KEY FOB MANAGEMENT AND REIMBURSEMENT

- 3.1 Reimbursement for Key Fobs:** JUD agrees to reimburse the DOC for the cost of any key fobs issued to judicial staff. DOC shall create and submit monthly Transfer Invoices to JUD in the appropriate amounts. The cost per fob shall be the actual cost incurred by DOC to procure and issue the fob.
- 3.2 Lost or Stolen Fobs:** In the event that any issued key fob is lost, stolen, or otherwise compromised, JUD shall immediately notify the New Haven Correctional Center Wardens Office. Upon notification, the Wardens Office will deactivate the lost or stolen fob and issue a replacement. JUD agrees to cover any associated costs for replacing lost or stolen fobs.
- 3.3 Return of Fobs:** JUD is responsible for collecting all key fobs from judicial staff who resign, retire, or are reassigned. In such instances, JUD shall promptly notify the Wardens Office of any changes in judicial staff assignments and return the corresponding key fobs.
- 3.4 Changes in Parking Assignments:** JUD shall notify the Wardens Office of any changes in parking assignments for judicial staff. This includes, but is not limited to, reassignments, new staff members, or changes in parking eligibility.

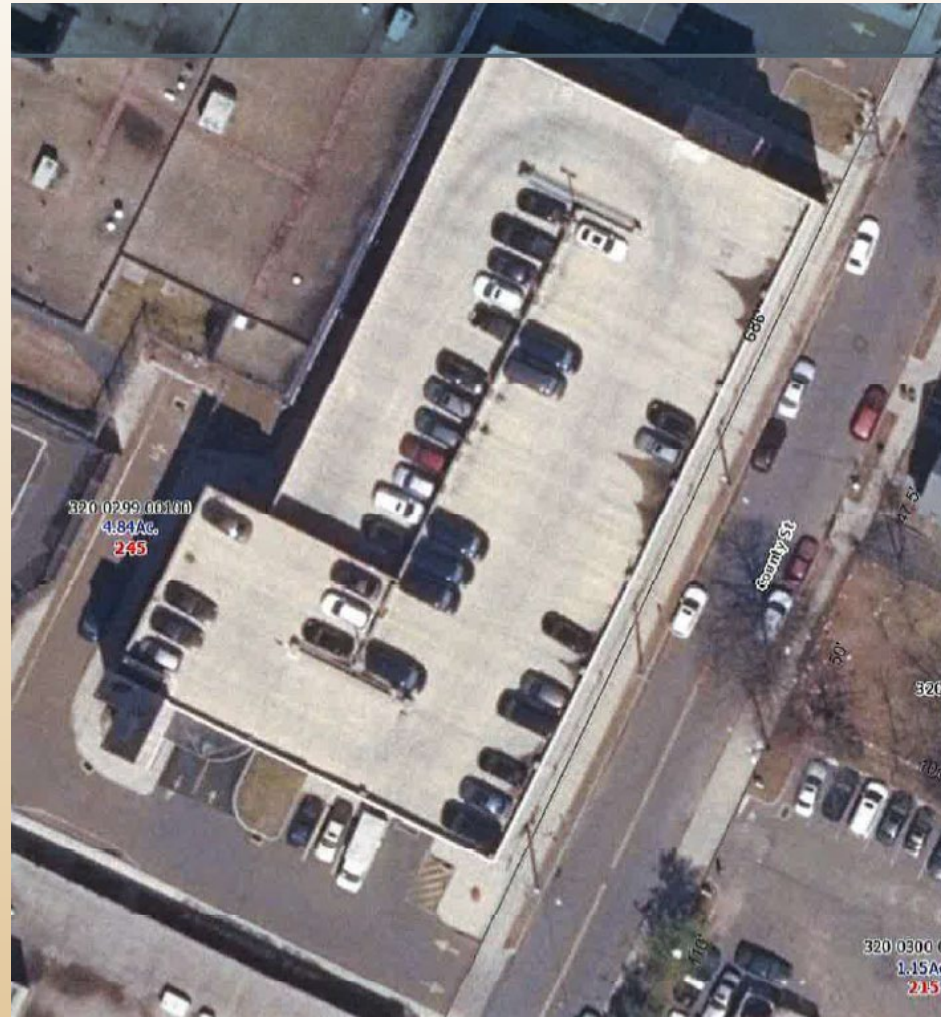
4. TERM

The term of this MOU shall commence upon the last date this MOU is executed for an indefinite term.

5. AMENDMENTS

No changes, amendments, or modifications of any of the terms or conditions of this MOU shall be valid unless reduced to writing, signed by the parties, and approved by the Office of Policy and Management and the State Properties Review Board.

PARKING GARAGE



RECOMMENDATION: Board approval is recommended for the following reasons:

- MOU complies with CGS 4b-29 and 4b-30.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 02/05/2026

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #26-010 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #26-010. The motion passed unanimously.

PRB FILE #26-012 – Mr. Shiffrin moved and Mr. Berger seconded a motion to approve PRB FILE #26-012. The motion passed unanimously.

9. NEXT MEETING

Monday, February 9, 2026 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____

Mark A. Shiffrin, Secretary

Minutes of Meeting Held: February 5, 2026
