

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 28, 2021 – 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 its Regular Meeting at 9:30AM on October 28, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Shane Mallory, Administrator DAS Leasing & Property Transfer

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 25, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-154
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	042-318-025
<i>Grantor:</i>	Raytheon Technologies Corporation-Pratt & Whitney
<i>Property:</i>	East Hartford, Main St (400) @ Brewer Street
<i>Project Purpose:</i>	Reconstruction of Brewer Street
<i>Item Purpose:</i>	Voucher

DAMAGES: \$51,000

DOT PROJECT:

The reconstruction of Brewer Street from Main Street (State Route 517) to Jefferson Lane (one property east of Jefferson Lane). The Preliminary Design has been completed. It is planned to reconstruct approximately 3,200 feet of Brewer Street. Project No. 42-318 is approximately 2000 feet in length,

beginning at Main Street (S.R. 517) and extending to nearly 200 feet east of Glenn Road, and includes the replacement of Bridge No. 042012. The remaining 1,200 feet of Brewer Street is a separate project. Final design and right-of-way efforts will commence upon approval from the Connecticut DOT and the Federal Highway Administration (FHWA).

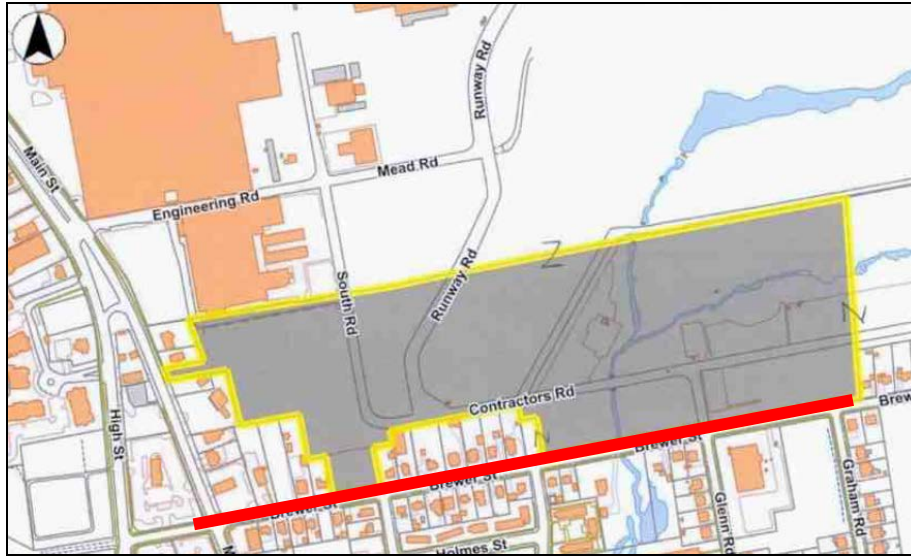
The improvements include full-depth roadway reconstruction and adding granite curbing to both sides of the road. A five-foot sidewalk and a grass strip will be reconstructed on the southern side of Brewer Street. On the north side of the road, a five-foot sidewalk and grass strip will be installed for approximately two hundred feet at the western project limits. Improvements also include new ADA ramps, signing and pavement markings and midblock crosswalks with concrete pads at the bus stop locations. The existing drainage system along the limits of the project will be replaced with new systems. The radius at the southeast corner of the intersection with Main Street will be modified to accommodate the WB-62 design vehicle. The exiting signal at the intersection with Contractors Road and Glenn Road will be replaced with new equipment. Contractors Road will be modified to include a right turn slip ramp onto Brewer Street and accommodate turning movements for the WB-67 design vehicle.



Courtesy: Google Maps

SITE DESCRIPTION: The subject property contains 803.92± acres per assessor records and is located within the DDD-1 zone. The property boundaries include frontage along Main Street, Brewer Street and Silver Lane. The site is improved with multiple office and warehouse buildings occupied by Raytheon/Pratt & Whitney.

Given that the proposed project impacts a relatively small portion of the entire subject property, the DOT appraiser has chosen to value an arbitrary parcel that will encompass the limits of the proposed project. The arbitrary parcel takes into account the lot size requirements of the subject zone and the limits of the proposed project. The subject's DDD-1 zone requires a minimum lot size of 20 acres. Given the impacts to the subject property as a result of the proposed acquisition and the minimum lot size requirements of the zone, an arbitrary lot size of 20 acres (unimproved) was deemed reasonable. The arbitrary 20 acre parcel is located along the Brewer Street frontage of the property and is consists of a slightly irregular parcel that has generally level topography. The arbitrary parcel consists of a private access roadway that serves as an additional rear access point to the entire subject "Larger Parcel" property. The arbitrary parcel also includes salt storage sheds that are utilized for maintenance of the entire "Larger Parcel" property.



The Appraiser opines the highest and best use of the site, as vacant, is for industrial oriented development.



BEFORE VALUATION: The DOT appraisal was completed May 12, 2021 by DOT Appraiser John P. Kerr.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales in the greater area (2019-2020) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$110,000/acre (\$2.53/sf, rounded), calculated as follows:

Item	Calculation	Value
871,200 square feet in Fee Simple	871,200 sf x \$2.53/sf	\$2,204,136
Affected Site Improvements (Trees)	Lump Sum-Contributory Value	\$5,000
	Total	\$2,209,136
	Rounded	\$2,209,000

The Taking: DOT will acquire the following:

- A defined easement for highway purposes consisting of 8,740± square feet;
- An easement to install and maintain traffic devises and appurtenances consisting of 126± square feet;
- An easement to slope for the support of the highway acquired consisting of 1,336± square feet;
- An easement to construct and maintain guide rail acquired consisting of 31± linear feet;

- A right to construct sediment control system 50± linear feet;
- A right to remove and replace fence 755± linear feet;
- A right to grade and reconstruct contractors road 9,757± square feet;
- A right to remove trees;
- A construction easement for the relocation of temporary utilities consisting of 2,922± square feet; and
- A construction easement to provide emergency vehicle access acquired consisting of 40,075± square feet.

The purpose of the proposed acquisition is in relation to a project known as the "Reconstruction of Brewer Street". The project includes the installation sidewalks, improved drainage, the replacement of the bridge over Pewterpot Brook, intersectional improvements and the resurfacing of Brewer Street. Improvements specific to the subject property include the widening of the Brewer Street and Contractor Road access point which allows for a dedicated right-turn only lane. In addition, a right-turn only lane will be installed which westbound along Brewer Street which will serve the subject property.

AFTER VALUATION:

The "After" valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

Extraordinary Assumptions: The appraisal was prepared based upon the following assumptions: (1) The subject property is "free and clear" of any hazardous contamination, (2) The subject property's "larger parcel" consists of 803.92+/- acres. For valuation purposes, a representative 20-acre arbitrary site along Brewer Street inclusive of a private contractor's accessway/roadway was utilized based upon the subject's Commercial/Industrial DDD-1, Design Development District Zone minimum requirement.

Hypothetical Conditions:

The following hypothetical conditions are necessary to arrive at a value. The 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. The appraisal report was based on the hypothetical condition that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions were necessary to arrive at a value.

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same three sales and concluded that the fair market value of the subject land was unchanged at \$110,000/acre, or \$2.53/sf, calculated as follows:

Item	Calculation	Value
860,998 square feet in Fee Simple	860,998 sf x \$2.53/sf	\$2,178,325
Defined Easement for Highway Purposes	8,740 sf x \$2.53/sf x 1%	\$221
Traffic Easement	126 sf x \$2.53/sf x 50%	\$159
Slope Easement	1,336 sf x \$2.53/sf x 50%	\$1,690
Guide Rail Easement	Lump Sum	\$100
	Total	\$2,180,495
	Rounded	\$2,180,000

Calculation of Permanent Damages

Item	Value
Before Valuation	\$2,209,000
After Valuation	\$2,180,000
<i>Permanent Damages</i>	\$29,000

Calculation of Temporary Damages

Construction Easement Area #1	2,922 sf x \$2.53/sf x 10% x 2 years	\$1,479
Construction Easement Area #2	40,075 sf x \$2.53/sf x 10% x 2 years	\$20,278
	Total	\$21,757
	Rounded	\$22,000

Total damages are then Permanent Damages plus Temporary Damages, \$29,000 + \$22,000 = \$51,000.

RECOMMENDATION: Board approval of damages in the amount of \$51,000 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. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:44. The motion passed unanimously. Mr. Mallory was invited to attend the Executive Session. He left the Executive Session at 11:02.

EXECUTIVE SESSION

PRB #: 21-104
Transaction/Contract Type: RE/ Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:57. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILES #21-154 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB 21-154. The motion passed unanimously.

9. NEXT MEETING – Monday, November 1, 2021.

The meeting adjourned.

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