

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 8, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on July 8, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Edwin S. Greenberg, Chairman

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Vice Chairman Josephy called the meeting to order.

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. Halpert moved and Mr. Valengavich seconded a motion to approve the minutes of the July 1, 2019 meeting. The motion passed unanimously. Mr. Valengavich abstained.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-128
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	018-135-002
Grantor:	Three Wheels, LLC by William Lavelle
Property:	Brookfield, Federal Rd (322)
Project Purpose:	Safety Improvements Along Route 202
Item Purpose:	Voucher for Total Take

Damages \$275,000

DOT PROJECT: The purpose of this project is to improve safety on the lower portion of Route 202 (Federal Road) for all users. The project limits are from the driveway of BJ's/Kohl's to the intersection of Route 202 (Federal Road) and Route 133 (Junction Road).

The project consists of four (4) intersection safety improvements:

- The construction of a southbound dedicated left-turn lane into Chick-Fil-A and Shop Rite plaza.
- The installation of a traffic signal at the intersection of Beverly Drive and Hardscrabble Road.
- The installation of a traffic signal at the southern intersection of Route 202 and Old New Milford Road.
- The removal of one of the two traffic signals at the northern intersection of Route 202 and Old New Milford Road.

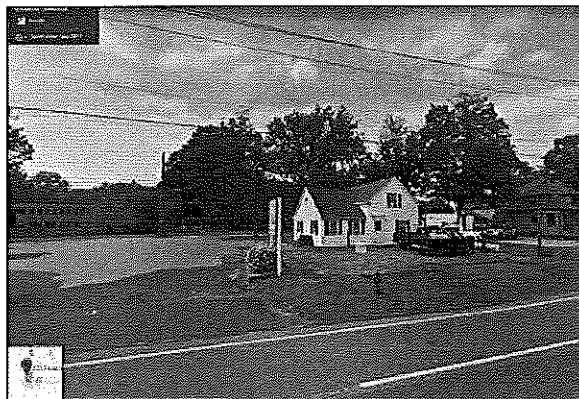
The project also proposes the widening of the roadway along the corridor to provide 4-foot shoulders to improve safety for bicyclists. In addition, the project will include the construction of 5-foot sidewalks to accommodate pedestrian traffic along the corridor.

The present schedule indicates that the design will be completed in January 2021, with construction anticipated to begin in summer 2021. The estimated construction cost for this project is approximately \$6.0 million, anticipated to be undertaken with 80% federal funds and 20% state funds.

SITE & TAKING DESCRIPTION: The subject property consists of an irregularly-shaped, level parcel of land containing approximately 7,637 square feet (0.175 acre). The site include 81.97 feet of frontage on the west side of Federal Road and an additional 68.50 feet of frontage on the east side of Old New Milford Road. The site is improved with a circa 1973 cape style dwelling containing 1,738 square feet, with a room count of seven total rooms, three bedrooms and two full bathrooms. The overall condition of the property is considered "average" by the Appraiser. The dwelling is rented for \$2,100/month, on monthly tenancy. The tenants pay all utility expenses.

The property is located in the C-2 Commercial Zone and is pre-existing non-conforming regarding site size (40,000 sf minimum).

The Appraiser opines the highest and best use of the site is for continued residential use, as improved.



VALUATION: The DOT appraisal was completed March 13, 2019 by DOT Staff Appraiser Edward P. Sass, Jr. He completed a *Sales Comparison Approach*, based on 3 recent sales, of which two are located in Brookfield and one in New Milford. The sales occurred during the period February 2018 to October 2018. The sales ranged from \$240,000 to \$293,000. The adjusted sales indicated a range from \$270,400 to \$279,100. Mr. Sass recommended **\$275,000**.

Minutes of July 8, 2019

They are there as	N/A	comparable properties currently offered for sale in the subject neighborhood ranging in sale price from \$ N/A	to \$ N/A		
Address	FEATURES	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
322 Federal Rd Brookfield, CT 06804		891 Federal Rd Brookfield, CT 06804 2.61 miles N	211 Whitecourt Rd Brookfield, CT 06804 1.69 miles N	27 Lanesville Rd New Milford, CT 06776 6.06 miles N	
Property in Subject					
Sale Price	\$	N/A	\$ 240,000	\$ 293,000	\$ 287,500
Sale Proceeds (Net After)	\$	N/A	\$ 141,041.18	\$ 160,371.18	\$ 169,811.18
Data Source		Town Records, M.L.S., Exterior	Town Records, M.L.S., Exterior	Town Records, M.L.S., Exterior	Town Records, M.L.S., Exterior
Verifiable Source		Inspection, M.L.S.	Inspection, M.L.S.	Inspection, M.L.S.	Inspection, M.L.S.
Value (As Shown)		DESIGNATION	DESIGNATION	DESIGNATION	DESIGNATION
Area of Paving			+ (+) \$ Adjustment	+ (+) \$ Adjustment	+ (+) \$ Adjustment
Condition		Refer to Suba Sheet	Refer to Suba Sheet	Refer to Suba Sheet	Refer to Suba Sheet
Date of Sale		10/3/2018	5/28/2018	9/27/2018	
Location		Average	Average	Average	+10,000
Size		One Sample	One Sample	One Sample	
Area		0.176 Acres	0.176 Acres	0.176 Acres	-4,000
Shape		Average	Average	Average	
Quality of Construction		Average	Average	Average	
Actual Age		46 Years	51 Years	58 Years	
Condition		Average	Average	Average	
Home Grade		1st Floor	1st Floor	1st Floor	
Basement		7 3 2	0 4 2	3 3 2	
Basement		1,738 sq.ft.	1,692 sq.ft.	1,687 sq.ft.	+15,700
Basement & Finished		1,093 Sq.Ft.	1,156 Sq. Ft.	986 Sq. Ft.	
Basement Below Grade		None	None	None	-3,000
Functionality		Average	Average	Average	
Heating/Cooling		FHA/None	FHA/None	FHA/None	
Energy Efficient		Typical	Typical	Typical	
Car Attached		1 Car Attached	2 Car Attached	1 Car Attached	
Porch/Fence		None	Deck & Porch	Deck & Porch	-2,900
Fencing		1 Fireplaces	2 Fireplaces	1 Fireplaces	-1,000
Spring/Electr.		Commercial	Commercial	Commercial	
Net Adjustment (Total)		\$ -10,100	\$ -22,600	\$ -15,700	
Adjusted Sale Price of Comparable		\$ 229,900	\$ 270,771	\$ 271,800	

The town assessment records tax the property based on \$188,300 (100% value) based on a 2016 town-wide revaluation. The current owner acquired the property in 1999, in a non-market transaction.

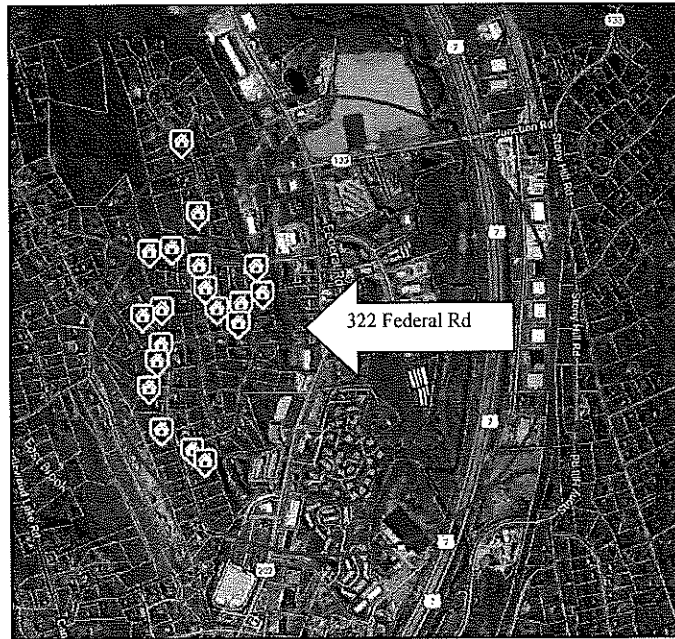
The DOT Appraiser all provide comparable sales to support an underlying land value of \$8.00 per square foot, or a total of \$61,000.

In light of the limited sales over the past year, Staff expanded the search to the prior four years to identify sales in the immediate neighborhood (<0.5 mile):

Project No.	Job #	Station	Station Date	Prop. Type	Val., Original Pkg.	Address	City	Acres	Sq Ft	Style or Floor Type	Bedrooms	Baths	Workshops	Floor	Build Date		
0.1 m	1	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.1 m	2	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	3	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	4	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	5	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	6	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	7	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	8	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	9	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	10	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	11	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	12	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	13	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	14	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	15	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	16	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	17	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	18	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	19	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	20	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	21	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	22	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	23	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	24	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	25	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	26	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	27	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	28	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	29	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	30	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	31	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	32	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	33	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	34	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	35	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	36	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	37	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	38	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	39	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	40	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	41	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	42	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	43	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	44	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	45	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	46	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	47	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	48	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	49	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	50	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	51	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	52	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	53	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	54	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	55	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	56	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	57	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	58	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	59	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	60	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	61	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	62	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	63	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	64	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	65	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	66	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	67	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	68	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	69	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	70	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	71	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	72	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	73	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	74	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	75	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	76	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	77	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	78	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	79	170101105	CLSD	06/07/19	SP	\$400,000	11 Bowers Rd.	Brookfield	0.32	2,740	Cape Cod	3	3	Full	2	1951	4
0.2 m	80	170101105															

There were 19 sales identified by the Multiple Listing Services, priced in the range of \$155,299 to \$530,000.

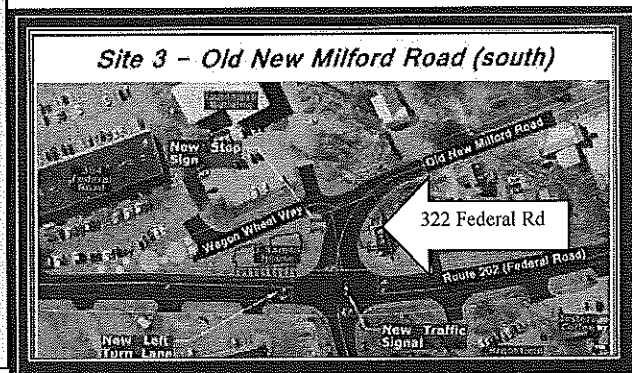
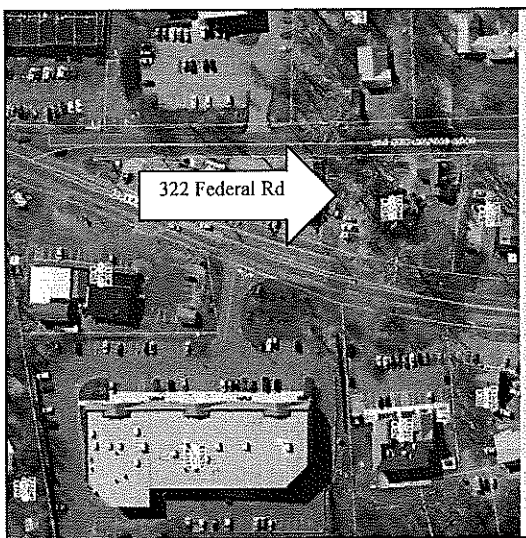
Sale Map



The Grantor has agreed to DOT's taking price of \$275,000.

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$275,000 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 completed by Edward P. Sass as of 03/13/2019, wherein the Sales Comparison Approach to Value concludes \$275,000.



PRB # 19-129
Transaction/Contract Type: RE/ Administrative Settlement
Origin/Client: DOT/DOT
Project Number: 161-118-016C & 161-118-016D
Grantor: JFM Properties II, LLC
Property: Wilton, Danbury Rd (300)
Project Purpose: Reconstruction of Route 7
Item Purpose: Administrative Settlement

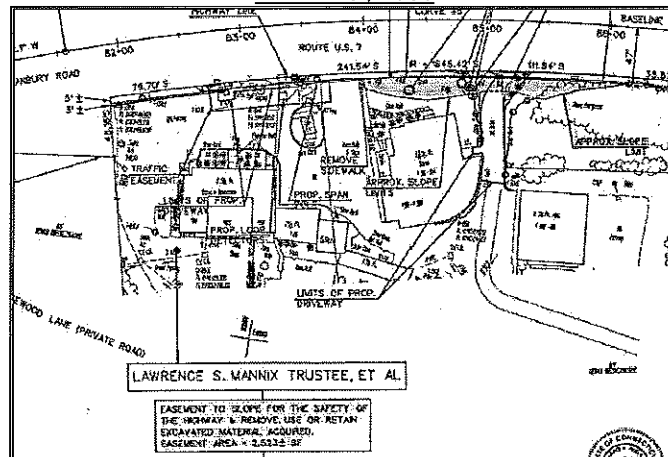
DONATION: \$218,450.00

PROJECT:

On April 13, 2006, DOT acquired an easement to slope over 2,523 square feet, an easement to install and maintain traffic devices and various temporary rights on the subject property for the reconstruction of Route U.S. 7. At the start of negotiations, the owner maintained the need for a retaining wall, which the DOT designers indicated was not necessary based on survey information.

DOT Taking Map 161-118-16

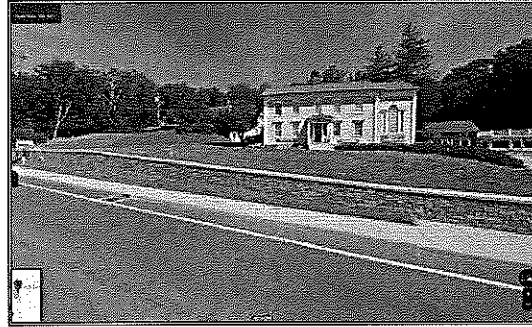
March 29, 2006



Construction commenced in the spring of 2007 and DOT determined that there was a bust in the topographic survey that failed to accurately reference the existing slopes on the subject property. The design engineers reviewed the updated information and determined the need for a retaining wall approximately 75 linear feet along the subject's frontage.

The owner proposed that the Department extend the wall across the entire frontage of his property, extending the wall an additional 175 feet. The owner reasoned that the extension would provide the necessary support for the road reconstruction in accordance with the subsequent, more accurate survey and uniformly enhance the aesthetic appeal of his property.

The DOT agreed to extend the wall another 75 feet if the owner agreed to pay to extend the wall the remaining 100 feet and donate the requisite property rights necessary to maintain the wall, all at no cost to DOT. In turn, DOT would then release the slope easement area deemed obsolete due to the retaining wall. DOT received the \$75,000 payment from the owner and the 250 foot wall was erected in 2010.

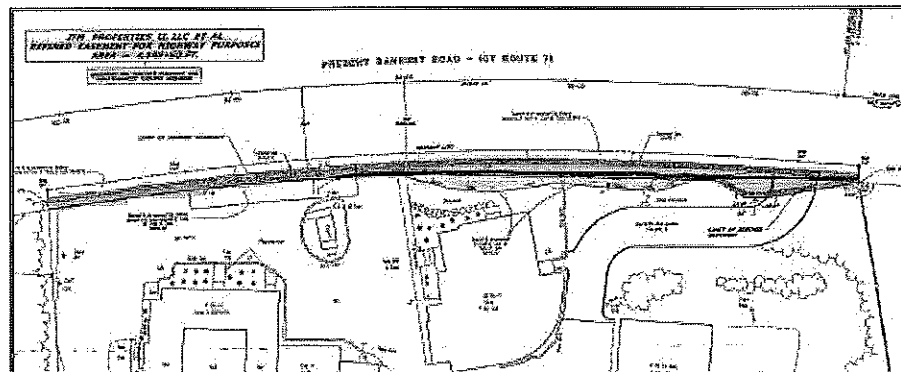


Once the wall was complete, DOT determined there was no longer a need to maintain a 972 ± sq. ft. portion of the original easement to slope along the subject frontage.

During the 2007 negotiations it was understood that in addition to the property owner's \$75,000 payment to extend the retaining wall, the owner would donate the requisite property rights needed to maintain the retaining wall to the State and the State would release the slope easement area of 972 ± sq. ft. Once the project was complete, the conveyance process was inadvertently overlooked.

The proposal before the Board is an Administrative Settlement reflecting the following:

- An acquisition of a Defined Easement for highway purposes over an area of 4,105 ± square feet (sq. ft.) over property located at 300 Danbury Road, Wilton; and
- The release of a slope easement over an area of 972 ± sq. ft., part of a larger slope easement acquired in April 2006.



Valuation: DOT developed a valuation of both the acquisition and release reflecting market conditions as of April 2010, when the construction was complete. DOT's Raymond Boucher determined the unit value derived for "land only" was \$40.00 per square foot, calculating the value of the acquisition by donation as follows:

Defined Traffic Easement: 4,105 sf @ \$40/sf x 99% =	\$162,558
	\$162,600 (rounded)

The valuation of the release of the slope easement is as follows:

Slope Easement: 972 sf @ \$40/sf x 50% =	\$19,440
	\$19,450 (rounded)

Therefore, as full and final payment for this acquisition, JFM made a total donation of \$218,450, calculated as follows:

Value of Acquired Defined Traffic Easement:	\$162,600
Value of Owner Payment of Retaining Wall Construction:	\$75,000
Less Value of Release of Slope Easement:	(\$19,450)
Value of Administrative Settlement in Favor of DOT	\$218,450

Staff had the following inquiries regarding this proposal:

1. Is the use of an Administrative Settlement the appropriate vehicle for this transaction, or should DOT prepare deeds to reflect the acquisition and release of the property rights similar to recent DOT Projects submitted to the Board for review: PRB #19-106 - 158-000-132A & 158-000-132B (Westport); and PRB #19-095 - 146-76-89-2E & 146-76-89-2F (Vernon).
 - The process for this is a little different than the typical release submitted to you by property management. Because of the financial component of the negotiation, the Administrative Settlement was submitted to SPRB first in accordance with C.G.S. 13a-73h. Once approved, DOT will prepare a release deed which will go to OPM and then back to SPRB for signatures.

CGS 13a-73(h) states:

(h) All sales or exchanges of surplus property by the Department of Transportation and matters dealing with the initial acquisition of any existing mass transit system or the purchase or sale of real properties acquired in connection with any state highway system or mass transit system shall be subject to review and approval of the State Properties Review Board except that those acquisitions and administrative settlements relating to such properties which involve sums not in excess of five thousand dollars shall be reported to the board by the Commissioner of Transportation but shall not be subject to such review and approval. The Secretary of the Office of Policy and Management shall be informed for inventory purposes of any transfer effectuated in connection with this section. The State Properties Review Board shall not grant such approval if the Department of Transportation has failed to comply with any applicable statutes in connection with the proposed action.

RECOMMENDATION: Board **APPROVAL** is recommended for the following reasons:

1. The Settlement complies with Section 13a-73(h) of the CGS which governs "matters dealing with the initial acquisition of any existing mass transit system.."
2. The acquisition of the Defined Traffic Easement is by donation saving DOT limited funding.
3. The deed conveying the release of the slope easement will be presented for SPRB approval at a later date.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	19-130
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / On-Call Architect Consulting Contract
Contract:	OC-DCS-ARC-0065
Consultant:	Newman Architects, P.C.
Project purpose:	New On-Call Series
Item Purpose:	To provide DAS/DCS with consulting services for the entire spectrum of general architectural design and may involve the investigation, design and/or construction phases of any project.

Minutes of July 8, 2019

July 1, 2019 Update

Under PRB #19-130, DCS is now submitting the final Consultant Contract under On Call Series OC-DCS-ARC-0065 for Newman Architects, P.C. An earlier affidavit issue that delayed submission of this consultant contract with other contracts in the same series has since been resolved.

PRB 19-130 – Newman Architects, PC (NAP) originally established in 1973. NAP currently has a local staff of 34 employees in New Haven including six office administrators, 15 professional architects, 11 CADD technicians and two interior designers. The company has not been awarded an On-call Contract or Formal Contract with the DCS in the past two years.

NAP has an Architecture Corporation License with the CT State DCP as ARC.0000469 that is currently active. Smith Brothers Insurance, LLC reported that AAP has two open professional policy claims during the past 5 years, one with an elementary school in Clinton, CT and the other as a sub-consultant to the design-builder of Dunkin Donuts Park. NAP scored a total of 269 out of a possible 300 points and was identified as the fourth most qualified firm.

RECOMMENDATION – Staff recommends **APPROVAL** of the On-Call Contract that has a maximum total cumulative fee of \$1,000,000 per contract and an expiration date of 05/15/2021.

7. OTHER BUSINESS

8. VOTES ON PRB FILES:

PRB FILE #19-128 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #19-128. The motion passed unanimously.

PRB FILE #19-129 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-129. The motion passed unanimously.

PRB FILE #19-130 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-130. The motion passed unanimously.

9. NEXT MEETING – Thursday, July 11, 2019

The meeting adjourned.

APPROVED:  **Date:** 7/11/19
John Valengavich, Secretary