

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 10, 2025

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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.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Jack Halpert

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Guests Present – solely by means of electronic equipment:

Mr. Shiffrin and Mr. Berger seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Coleman seconded a motion to approve the minutes of the March 6, 2025. The motion passed unanimously.

2. COMMUNICATIONS

Members were updated regarding a Public Hearing on March 7, 2025 led by the Government Administration and Elections Committee. Staff joined Members Mr. Berger, Mr. Coleman and Mr. Morin during the 11AM hearing. Msrs. Berger, Coleman and Morin each provided their comments regarding the Hearing.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	25-037
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #:	106-131-001
Grantor:	M-Khalil Realty LLC
Property:	Orange, Boston Post Road (330)
Project Purpose:	Emergency Repair to Bridge No. 01882
Item Purpose:	Voucher

DAMAGES: \$38,700

Project Background - The property (330 Boston Post Road, Orange, CT) acquisition was done under an emergency repair project outlined by the CT-DOT's Right of Way Impact Plan titled "*Emergency Repair To Bridge No. 01882 Carrying Route 1*".

Under this Proposal (PRB #25-035), DOT is seeking SPRB approval of the Construction Easements and Access Easements acquired during the Emergency Bridge Repair that took place for 5 months between July 2024, and November 2024. The damages during this period total \$38,700.

SITE & TAKING DESCRIPTION: The subject property consisted of a single tax parcel with a total of approximately 0.8528+/- acre (37,150+/- square feet, per the respective deed and legal description) of commercial land located in the town of Orange, frontage along the south edge of Boston Post Road (Route 1). The subject is improved with a 7,200+/- square foot Two-Unit Retail Building. (2,400 sf of Retail and 4,800 sf of Medical office).



Parking Lot and Rear of Building



Front Facade



• Temporary Construction Easement Area #1	1,783± Square Feet
• Temporary Construction Easement Area #2	3,559± Square Feet
Total	5,342± Square Feet
• Temporary Access Easement Area #1	1,936± Square Feet
• Temporary Access Easement Area #2	1,294± Square Feet
Total	3,230± Square Feet

VALUATION: The DOT appraisal was completed by Steven. C. Miller, with an effective date of October 24, 2024 (retrospective valuation). The appraiser conducted an inspection (visual observation) of the impacted property's exterior only.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales of land as follows:

	Subject	Sale Comparable #1	Sale Comparable #2	Sale Comparable #3			
BEFORE	330 Boston Post Road Orange	215 Boston Post Road Orange	6 Todd Road Shelton	281 Canal Street Et Al Shelton			
Land Only							
Sale Price	Not Applicable	\$1,350,000	\$1,150,000	\$1,200,000			
Undisputed Sale Price per Sq.Ft.	Not Applicable	\$19.57	\$22.62	\$14.35			
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple			
Financing	Not Applicable	Cash	Cash	Seller Financing			
Conditions of Sale	Not Applicable	None Known	None Known	None Known			
Expenditure After Sale	Not Applicable	None Known	None Known	None Known			
Sale Date / Market Conditions	Effective Date: 7/1/2024	3/28/2022 (27 Months)	3/28/2024 (3 Months)	6/6/2023 (13 Months)			
		Sale Price per Sq Ft.	\$22.31	Sale Price per Sq Ft.	\$22.96	Sale Price per Sq Ft.	\$15.28
Site							
Location	Good / Comm Corridor	Good / Comm Corridor	Good / Comm Corridor, Setback	10%	Good / Downtown District		
Acres	0.8738 Acre	1.5839 Acre	1.1071 Acre	9%	1.9000 Acre		9%
Zoning	Commercial (C-1)	Commercial (C-2)	Commercial (PD2-100)		Commercial (PD2-80)		
Site Utility & Orientation	Average / Tripartite	Average, Tripartite	Comm. Tripartite	-10%	Average / Tripartite		
Wetlands & Floodzone	Minimal If Any	Minimal If Any	Minimal If Any		Fully AE Zone		10%
Terrain & Topography	Generally Level	Generally Level	Level to Sloping		Generally Level		
Frontage & Access	1 CC / 125' FF (147' per Ac)	2 CC / 201' FF (127' per Ac)	-5%	1 CC / 172' FF x 302' FF (408' per Ac)	-5%	3 CC / 413' FF (215' per Ac)	-5%
Available Municipal Utilities	All Typical	All Typical	All Typical		All Typical		
Easements	Shared ROW, DRDOW	None Known	-10%	None Known	-10%	Known Known	-10%
Highest and Best Use	Commercial Development	Medical Offices		Fast Food Restaurant		129 Apartments	
Approvals	Approved	Approved		Approved		Approved	
Other						Destruction of Structures	33.4%
			-10%		-15%		33%
Average Adjustment	\$19.56	Sale Price per Sq Ft.	\$19.99	Sale Price per Sq Ft.	\$19.52	Sale Price per Sq Ft.	\$20.39
Weighted Adjustment	100%	Weighted Percentage	40%	Weighted Percentage	30%	Weighted Percentage	30%
Adjusted Per Sq Ft.	\$19.57	Adjusted Per Sq Ft.	\$8.00	Adjusted Per Sq Ft.	\$5.85	Adjusted Per Sq Ft.	\$6.12

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$20.00/sf, or 37,150 sq. ft. x \$20.00 PSF = \$743,000,

Before – Sales Comparison Approach: Based on the sales comparison approach, the appraiser considered three sales of similar buildings as follows:

BEFORE Land & Improvements	Subject 330 Boston Post Road Orange	Improved Sale Comparable #4 297 Boston Post Road Orange	Improved Sale Comparable #5 1590 Boston Post Road Millsboro	Improved Sale Comparable #6 330 Boston Post Road Orange
Sale Price	Not Applicable	\$6,800,000	\$2,050,000	\$1,550,000
Unadjusted Sale Price per Sq Ft.	Not Applicable	\$287.30	\$288.78	\$215.28
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Not Applicable	Conventional	Conventional	Cash
Conditions of Sale	Not Applicable	None Known	None Known	None Known
Expenditure After Sale	Not Applicable	None Known	None Known	None Known
Sale Date / Market Conditions	Effective Date: 7/1/2024	4/27/2022 (26 Months) 13.0%	6/29/2023 (12 Months) 6.0%	1/29/2024 (5 Months) 2.5%
		Sale Price per Sq Ft. \$302.05	Sale Price per Sq Ft. \$284.91	Sale Price per Sq Ft. \$220.66
Site				
Location	Good / Comm Corridor	Good / Comm Corridor	Good / Comm Corridor	Good / Comm Corridor
Acreage	0.8528 Acre	2.5875 Acres	0.82 Acre	0.8528 Acre
Land-to-Building Ratio	5.160 : 1	4.431 : 1	4.683 : 1	5.160 : 1
Zoning	Commercial (C-1)	Local Shopping Center (LSC)	Commercial (CDD-5)	Commercial (C-1)
Site Utility & Orientation	Average / Trapezoid	Average / Irregular	Good / Corner, Trapezoid -5%	Average / Trapezoid
Wetlands & Floodzone	Minimal If Any	Minimal If Any	Minimal If Any	Minimal If Any
Terrain & Topography	Generally Level	Generally Level	Generally Level	Generally Level
Frontage & Access	1 CC / 125' FF (147' per Ac)	2 CC / 402' FF (155' per Ac) -5%	3CC / 200'FF x 287'FF (594' per Ac) -10%	1 CC / 125' FF (147' per Ac)
Available Municipal Utilities	All Typical	All Typical	All Typical	All Typical
Easements	Shared Access, DROW	Shared Access -5%	None Apparent -10%	Shared ROW, DROW
Improvements				
Current Use	Retail / Office - 2 Units	Shopping Center - 10 Units	Retail - 2 Units, Detached	Retail / Office - 2 Units
Functional Utility, Style & Design	One-Story Commercial	One-Story Commercial	One-Story Commercial	One-Story Commercial
Quality of Construction	Good	Good	Good, Inferior 5%	Good
Age	2000	1999	1950 & 1999	2000
Square Footage (SqFt GLA)	7,200 Sq.Ft.	25,440 Sq.Ft. -15%	7,627 Sq.Ft.	7,200 Sq.Ft.
Condition	Good	Good	Good	Good
Basement	Not Applicable	Not Applicable	Full 2,667 Sq.Ft. -5%	Not Applicable
Heating & Cooling	Sep. HVAC	Sep. HVAC	Sep. HVAC	Sep. HVAC
Amenities				
		-25%	-25%	0%
Average Adjustment	\$220.29	Adjusted Per Sq.Ft. \$226.54	Adjusted Per Sq.Ft. \$213.68	Adjusted Per Sq.Ft. \$220.66
Weighted Adjustment	100%	Weighted Percentage 33%	Weighted Percentage 33%	Weighted Percentage 33%
Adjusted Per Sq Ft.	\$220.29	Adjusted Per Sq Ft. \$75.51	Adjusted Per Sq Ft. \$71.23	Adjusted Per Sq Ft. \$75.55

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject building was \$220.25/sf, or 7,200 sq. ft. x \$220.25 PSF = \$1,585,800, or \$1,586,000 rounded.

Before - Income Capitalization Approach: The Appraiser analyzed six rentals of similar space in the greater market area and concluded the following:

ECONOMIC RENT ANALYSIS

The appraiser has carefully considered leasing activity in the regional market in the analysis of what economic rent is available to the subject property in current market conditions. Both closed and active leases were considered along the Boston Post Road corridor of Orange. The appraiser concludes with a market rental rate of **\$19.50 per Square Foot** on a **Triple Net basis**, with the tenant responsible for all utility expenses in addition to real estate taxes, fire and liability insurance, and other typical costs. The charges for real estate taxes, fire/liability insurance, etc. that are passed to tenants are estimated at an additional \$8.00 per square foot, and would otherwise equate to the rate of \$27.50 per square foot under modified gross terms.

After fully supporting market-based vacancy, operating expenses, and overall capitalization rate, the Appraiser summarized their valuation as follows:

<u>Potential Leased Income</u>				
Retail	2,400± Square Feet	x	\$ 19.50 per Square Foot	= \$ 46,800
Medical Office	4,800± Square Feet	x	\$ 19.50 per Square Foot	= \$ 93,600
				\$ 140,400
Less: Vacancy and Collection Loss (5%)				= \$ 7,020
Effective Gross Income				= \$ 133,380
<u>Less: Expenses</u>				
Accounting & Legal Fees			\$ 3,000	
Property Management	(4%)		\$ 5,335	
Reserves & Replacements	(5%)		\$ 6,669	
			\$ 15,004	
Total Accrued Expenses				= \$ 15,004
Net Operating Income				= \$ 118,376

Conclusion

An overall Capitalization Rate was developed under the market conditions as of the retrospective **Effective Date**, July 1, 2024. After careful consideration, it is the opinion of the appraiser that the Capitalization Rate utilized within this report is **7.25%** for the subject property. A capitalization rate in the upper range was utilized and justified, as a lower yield would be expected on the highest class, institutional-quality properties with full occupancies and strong credit tenants paying rent rates that are at or above the current effective economic rent for comparable commercial space.

Therefore:	Net Income	÷	Capitalization Rate	=	
	\$ 118,376	÷	7.25%	=	\$ 1,632,772
			Or, Say		\$ 1,633,000 (rounded)

Before – Value Conclusion

The value opinion of the subject property in the “Before” condition is outlined as follows:

Value via Cost Approach	Not Applicable
Value via Sales Comparison Approach	
As Vacant (Land Only)	\$ 743,000
As Improved (Land with Improvements)	\$ 1,586,000
Value via Income Capitalization Approach	
As Improved (Land with Improvements)	\$ 1,633,000
Reconciled Value:	\$1, 610,000

Taking Description:

DOT acquired the following:

The Temporary Construction Easement encompasses two separate areas that area adjacent to a drainage right of way, totaling 5,342± square feet, and allows for general construction activities facilitating the emergency repair to the subsurface culvert.

The Temporary Access Easement also encompasses two separate areas that are used as on-site travel lands, but total 3,230± square feet, and are to be used for construction access purposes only. The easements were initially taken as part of this Emergency Declaration beginning July 2024 and completed on November 24, 2024, indicating a project term length of 5 months total.

During The Acquisition

The construction activity provides for an emergency repair to a subsurface culvert carrying Silver Brook, which bisects the rear of the property and diminishes utility of the rear parking lot. The temporary construction easement areas diminish the number of on-site parking spaces available during the term of the project, and

there is increased use of onsite travel lanes by construction personnel and equipment that encompass the temporary access easement areas. During the construction project, on-site parking utility is reduced to 19 spaces, being the 10 spaces untouched along the frontage and 9 spaces in the rear parking lot (5 of which are occupied by the medical trailer pad area). The State's project is for five months total, beginning July 2024 through November 2024.

July 2024 through November 2024.



View of Temporary Construction Easement 2.



View of Temporary Construction Easement 1

At the completion of construction the temporary construction easement was restored by the removal of all appurtenances and by grading and seeding any disturbed areas of naturally occurring vegetation. Said easement was extinguished upon completion of the project by the State.

View of restored land



Courtesy: Google Maps

After Valuation

After Land Valuation: It is the appraiser's opinion that the subject's land value of \$20.00 per Square Foot remains unchanged from the "Before" condition, as there is no permanent impact to the site. As such, the land valuation in the "After" condition remains as follows:

37,150± Square Feet x \$ 20.00 per Square Foot = \$ 743,000

The valuation of the temporary access and construction easements are as follows:

Temporary Access Easements
3,230± Square Feet x \$20.00 per Sq.Ft. x 1.00% per Month x 5 Months = \$
3,230

Temporary Construction Easements

5,342± Square Feet x \$20.00 per Sq.Ft. x 1.25% per Month x 5 Months = \$ 6,678

Total \$ 9,908 Or, Say \$ 9,900

After Improvements Valuation:

Sales Comparison Approach:

It is the appraiser's opinion that the subject's as-improved value of \$220.25 per Square Foot remains unchanged from the "Before" condition, as there is no permanent impact to the site and/or improvements. As such, the as improved valuation in the "After" condition remains as follows:

7,200± Square Feet x \$ 220.25 per Square Foot = \$ 1,585,800 or \$1,58600 (Rounded)

Income Comparison Approach:

It is the appraiser's opinion that the subject's net operating income and relevant risk parameters remains unchanged from the "Before" condition, as there is no permanent impact to the site and/or improvements. As such, the as improved valuation in the "After" condition remains as follows:

Net Income ÷ Capitalization Rate = \$ 118,376 ÷ 7.25% = \$ 1,632,772 Or, \$ 1,633,000 (rounded)

After – Value Conclusion

Value via Cost Approach	Not Applicable
Value via Sales Comparison Approach	
As Vacant (Land Only)	\$ 743,000
As Improved (Land with Improvements)	\$ 1,586,000
Value via Income Capitalization Approach	
As Improved (Land with Improvements)	\$ 1,633,000
Reconciled Value:	\$1,610,000

Final Value :

Permanent Damages

“Before” Value	\$ 1,610,000
“After” Value	\$ 1,610,000
Total Permanent Damages	\$ 0

Valuation of Damages to the Remainder

While there is no permanent impact, the temporary loss of parking utility during the project's term results with damages to the remainder on a temporary basis. There is a total of 42 parking spaces, of which 14 spaces lie fully or partially within an existing drainage right of way, with the lost utility of these spaces not compensable. During the project, there are 19 parking spaces remaining available on-site (which includes the utility of the medical trailer pad area, consisting of 5 parking spaces, which remain unrestricted during the project). The appraiser notes a parking space was temporarily lost due to a repositioned trash dumpster, with the impact of the lost utility included with this valuation.

As such, the total number of compensable parking spaces that are impacted by the state's project is quantified at 9 vehicle spaces (42 – 19 – 14 = 9), which equates to 21.4±% of the total number of parking spaces on-site. The construction activity also disrupts the tenancy and customer activity, with increased usage of driveway access. If permanent, it is the appraiser's

opinion that damages to the remainder would be at the rate of 30%. As such, via this report the appraiser has estimated the following:

\$ 1,610,000 As-Improved Value Before x 30% Damages, If Permanent = \$ 483,000
\$ 483,000 x (5 Months Occupied ÷ 84 Months Held) = \$ 28,750 Or, Say \$ 28,800
(Rounded)
Total Temporary Damages to the Remainder \$ 28,800

Temporary Construction and Access Easements \$ 9,900
Temporary Damages to the Remainder \$ 28,800
Total Temporary Damages \$ 38,700

It is the opinion of the appraiser that the Total Damages / Payment due to the property owner, as a result of the State's proposed acquisition, totals \$38,700.

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$38,700 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(h) of the CGS which governs the acquisition of property by the commissioner of transportation required for Emergency Declaration Emergency Repair.
2. The acquisition value is supported by the DOT retrospective appraisal.

PRB # 25-045
Transaction/Contract Type: RE – Legislative Conveyance
Origin/Client: DOT/DOT
DOT Project #: 161-000-92A
Grantee: Hoffman Properties, LLC
Property: Wilton, Danbury Road (647)
Project Purpose: Conveyance of 3.15 acres for use as Landscaping Business
Item Purpose: Quit Claim Deed

RELEASE PRICE: \$1,490,000 (+ \$1,000 Administrative Fee)

Project Background

At its meeting held on February 3, 2014 the State Properties Review Board, under PRB #14-023, voted to approve a 5-year Lease Agreement to provide continued use of 2.243 acres and 4,000 SF masonry garage located at 647 Danbury Road, Wilton to Hoffman Landscapes, Inc., for \$3,300/month, through 3-31-2018, with two additional five-year options.

Also, at its meeting held on October 11, 2012 the State Properties Review Board, under PRB #12-244, voted to approve a Lease of 39,836 SF of vacant commercial land located within the Route 7 Corridor, adjacent to 647 Danbury Road, Wilton. The property was leased to Hoffman Landscapes, Inc. for parking of motor vehicles and storage of materials used for a landscape business for \$2,100/month, through 12-31-2016, with two additional five-year options.

Then, under PRB #22-053, the Board approved a Quit Claim Deed conveying approximately 3.15 acres of land to the Town of Wilton pursuant to Section 1 of Special Act 21-29. The conveyance fee was \$0, plus a \$1,000 administrative fee.

That legislative conveyance required the following:

1. Section 1 of Special Act 21-29 stipulates the conveyance of approximately 3.15 acres of land to the Town of Wilton at a cost equal to the administrative cost of the conveyance.
2. Section 1 (b) (1)(2)(3) requires the Parcel be utilized, sold or leased, respectively, for a landscaping business, or ownership of the Parcel reverts to the State.
3. Section 1(b) states that any sale of the Parcel shall be at fair market value, determined by the average of the appraisals of two independent Appraisers selected by the Commissioner. Any proceeds from the conveyance shall be transferred to the State Treasurer for deposit into the Special Transportation Fund.

DOT informs the Board:

Prior to this Special Act, there was Special Act No. 21-29 which was to convey this parcel to the Town of Wilton. The file was sent to petition, however, the deed was never fully executed as a revision was required to include the masonry garage. The petition was never amended as the Special act was repealed.

Under this Proposal (PRB #25-045) DOT has now submitted this Quit Claim Deed conveying approximately 3.15 acres of land to Hoffman Properties, LLC pursuant to Section 1 of Special Act 24-29. The price, as established by the legislation, is the average of two appraisals, or \$1,490,000, plus a \$1,000 administrative fee. Section 2 of this act repealed Special Act No. 21-29.

Section 1 of Special Act 24-29 states:

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to Hoffman Properties, LLC, a parcel of land located in the town of Wilton, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 3.15 acres and is identified as the parcel shown as "RELEASE AREA" on a map entitled "Compilation Plan, Town of Wilton, Map Showing Land Released to ____ by the State of Connecticut Department of Transportation, Danbury Road (U.S. Route 7), Scale 1"=40', October 2019, Mark D. Rolfe, P.E., Chief Engineer-Bureau of Engineering and Construction". The conveyance shall be subject to the approval of the State Properties Review Board.

The property to be conveyed is a service garage building with 4,000± square feet on 3.15± acres of GB zoned land. The current service garage use is a legal conforming use.

DOT obtained two appraisals, one from DOT Appraiser Jonathan P. Kloss and independent Appraiser Barbara J. Pape.

The DOT appraisal, as of July 17, 2024, concluded the highest and best use as improved is continued use as a service garage.

Land Valuation-Kloss

Based on the sales comparison approach, the Appraiser utilized three sales of land in Wilton, Danbury and Brookfield that sold in 2021-2023.

LAND SALES							
LAND SALES ADJUSTMENT GRID							
ITEM	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
	647 651 Danbury Road Wilton	141 Danbury Road Wilton		Lot 3 Mill Plain Road Danbury		128 Federal Road Brookfield	
Unadjusted Sale Price	N/A	\$1,700,000		\$1,335,000		\$1,175,000	
Unadjusted Sale Price Per Acre	N/A	\$863,820.00		\$397,321.00		\$538,587.00	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING		None Noted		Conventional Mortgage		Construction Mortgage	
CONDITIONS OF SALE	-	Transfer Act Fee	-8%				
EXPENDITURE AFTER SALE	-						
MARKET CONDITIONS	7/15/2024	6/25/2021		11/1/2022		8/10/2023	
ADJUSTED SALE PRICE			\$794,714.40		\$397,321.00		\$638,587.00
LOCATION	Below Average	Average	-15%	Average	-10%	Average	-10%
LOT SIZE/SHAPE	3.15+ acres/Irregular	4.28+ acres/Rectangular	-10%	3.36+ acres/Irregular	-5%	1.83+ acres/Rectangular	-5%
ACCESS/FRONTAGE	Average/217.40'	Average/588+ ft	-5%	Average/267.35+ ft, 293.36+ ft	-5%	Average/370+ ft	-5%
TOPOGRAPHY	Sloping in Rear	Fairly Level	-15%	Sloping in Rear		Fairly Level	-15%
ZONE	GB (Commercial)	DE-5 (Industrial/Multi-Family)	5%	CA-80 (Commercial)	10%	C-1 (Commercial)	10%
WETLANDS/FLOODZONE	None Noted	Some Flood Zone Impact	5%	None Noted		Some Wetlands	5%
SITE UTILITY	Below Average	Average	-5%	13,800/ 3,200	-5%	Average	-5%
AVERAGE DAILY TRAFFIC	17,100	18,500			5%	17,300	
ENCUMBRANCES	None Noted	None Noted		Drainage Easement	5%	Drainage Easement	5%
HIGHEST AND BEST USE	Commercial Development	Industrial/Multi-Family Development		Commercial Development		Commercial Development	
OTHER CONDITIONS	N/A	N/A		N/A		Approved Retail/Restaurant	-10%
TOTAL ADJUSTMENT			-8%		0%		-10%
ADJUSTED SALE PRICE			\$476,828.64		\$397,321.00		\$447,010.00

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$430,000/acre x 3.15± acres = \$1,354,500, rounded to \$1,350,000.

Building Valuation-Kloss

Based on the sales comparison approach, the Appraiser utilized three sales of similar improved properties in Ridgefield, Stratford that sold in 2022-2023.

IMPROVED SALES							
SUMMARY OF ADJUSTMENTS							
ITEM	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
	647 651 Danbury Road Wilton	65 Ethan Allen Highway Ridgefield		1490 Stratford Avenue Stratford		290 Post Road & 215 Longview Avenue Fairfield	
Unadjusted Sale Price	N/A	\$1,625,000		\$1,000,000		\$1,365,000	
Unadjusted Sale Price Per SF	N/A	\$314.56		\$290.70		\$267.86	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING		None Noted		None Noted		Typical Mortgage	
CONDITIONS OF SALE	-						
EXPENDITURE AFTER SALE	-						
MARKET CONDITIONS	7/15/2024	11/30/2023		7/21/2023		6/7 & 6/8/2022	
ADJUSTED SALE PRICE			\$314.56		\$290.70		\$267.86
LOCATION	Below Average	Similar		Below Average		Similar	
LOT SIZE/SHAPE	3.15+ Acres/Irregular	0.82+ Acres/Irregular	10%	0.30+ acres/Rectangular	15%	0.28+ acres/Rectangular	15%
ACCESS/FRONTAGE	Average/217.40+ ft	Rear Lot/None	15%	Average/221.00+ ft	-5%	Average/100+ ft	10%
BUILDING SIZE	4,900 Square Feet	5,166 Square Feet	5%	3,440 Square Feet	-5%	5,096 Square Feet	5%
ZONE	GB (Commercial)	B1 (Commercial)		MA (Industrial)	5%	DCD (Commercial)	
WETLANDS/TOPOGRAPHY	None/Sloping	None/Fairly Level	-15%	None/Fairly Level	-15%	None/Fairly Level	-15%
AGE/CONDITION	1953/Average	2001/Average		1973/ Average		1967/Average	
AVERAGE DAILY TRAFFIC	17,100	18,500		6,000	10%	10,500	5%
ENCUMBRANCES	None Noted	None Noted		None Noted		None Noted	
HIGHEST AND BEST USE	Current Commercial Use	Current Commercial Use		Current Commercial Use		Current Commercial Use	
OTHER CONDITIONS	N/A	N/A		N/A		N/A	
TOTAL ADJUSTMENT			15%		10%		20%
ADJUSTED SALE PRICE			\$361.74		\$319.77		\$321.43

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$330/sq. ft. x 4,000± square feet = \$1,320,000.

Value Conclusion-Kloss

Land Value:	\$1,350,000
As Improved Value:	\$1,320,000
Release Value:	\$1,350,000

The Pape appraisal, as of June 25, 2024, concluded the highest and best use as improved is continuation of the existing use for the remaining economic life of the improvements.

Land Valuation-Pape

Based on the sales comparison approach, the Appraiser utilized four sales of land in Wilton that sold in 2022-2023, based on the conclusion that the site had 2.03 usable acres (88,427 sf).

Address Of Sale	141 Danbury Rd Wilton	378 Danbury Rd Wilton	388 Danbury Rd Wilton	843-795 Danbury Rd Wilton
Sale Date:	25-Jun-24	01-Jul-21	10-May-22	17-Jan-23
Age Of Sale/Mo.:	35	25	25	17
Acres	3.1500	4.28	0.6920	0.5180
Sale Price	\$3,700,000	\$1,075,000	\$1,600,000	\$1,300,000
GSA/SF:	\$78.66	\$188.60	\$615.38	\$1,600,000
Financial Indicators	Per Acre: \$864,486	\$1,555,468	\$3,088,803	\$70,864
	Per SF Land: \$19.85	\$35.66	\$70.91	\$1.63
	Per FF: \$9,908.68	Rear	\$10,598.09	\$763.98
Adjustments	Description	3/- Adj.	Description	3/- Adj.
Property Rights	Fee Simple		Fee Simple	
Financing Terms	Typical		Typical	
Cond of Sale	Typical		Neighbor (\$3.57)	Neighbor (\$7.09)
Expenditures After Sale	Typical		Typical	
Date of Sale	Typical		Typical	
(Markt. Cond)	Similar	\$0.00	Similar	\$0.00
Adj. Sale Price:	0.00%	\$19.85	\$37.10	\$63.92
Location:	Superior (\$5.00)	Sup/Inf	Superior (\$2.50)	Inferior (\$5.00)
Access/Exposure	Similar	Inferior	Superior (\$5.00)	Similar
Zoning	GB	DE 5	GB	R-1
Size	8.1500	4.28	0.6920 (\$20.00)	0.5180 (\$75.00)
Subtotal:	2.03	\$19.85	\$19.60	\$36.32
Physical Attributes:				
Wetlands	Inferior	\$10.00	Inferior	Similar
Rock/Slopes	Mtn. Superior (\$5.00)	Superior (\$5.00)	Superior (\$5.00)	Similar
Shape/Elevation	Superior (\$2.50)	Superior (\$2.50)	Superior (\$2.50)	Similar
Frontage/Access	217.40	\$73.41 (\$5.00)	10' row	\$15.00
Utilities	ETW	ETWSG (\$10.00)	ETWSG (\$10.00)	ETWSG (\$10.00)
Easement/Economic	Similar		ETWSG (\$10.00)	ETW
Improvements	TBDemo	\$10.00	Environmental	\$2.50
Highest & Best Use	173 apts		TBDemo (\$5.00)	Similar
Size Adj Price:	88,426	\$16,437	744,721	\$17.10
Value Indicators:				
Adjusted Sales Price:		\$17.35	\$17.10	\$16.32
Indicated Ranges:	% Overall Adj.:	-12.60%	-52.00%	-76.99%
Adj. Per Acre:		\$755.586	\$744,721	\$710,823
				\$724,264

The grids presented herein are prepared with IBM Lotus 9.3 software. Inherent in Lotus programs are limited rounding in calculation but strong rounding in presentation. As a result some rounding errors may appear that do not influence value.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$733,986/acre (\$16.85/sf), x 2.03 acres \$1,489,992, or \$1,490,000. The Appraiser then considered the \$1,490,000 value / 3.15± acres = \$473,000/acre (rounded).

Building Valuation-Pape

Based on the sales comparison approach, the Appraiser utilized four sales of similar improved properties in nearby Norwalk that sold in 2022-2024. The Appraiser considered building area at 4,960 sf reflective of a 960 sf office building (trailers on wheels).

Comparable No.	1	2	3	4
Address Of Sale	3 Ratcliff Pl	18 & 25 Lois St	39 Ft. Point St	1 Van Zant St
Town	Norwalk	Norwalk	Norwalk	Norwalk
Sale Date:	25-Jun-24	21-May-24	27-May-22	05-Sep-23
Age Of Sale/Mo.:	3	1	25	9
GSA/SF:	4,960	14,404	8,926	4,800
Financial Attributes:	\$2,225,000	\$2,150,000		
Price/Price/SF:	\$154.47	\$154.47	\$241	\$244.79
Property Rights	Leased Fee	Fee Simple	Fee simple	Fee simple
Price/Acre	\$2,816,456	\$4,056,604	\$4,895,833	\$3,653,846
Financing Terms	Typical	Typical	Typical	Typical
Expenditures After Sale		\$0.00	\$0.00	\$0.00
Date of Sale				
(Markt. Cond)		\$0.00	\$0.00	\$0.00
Subtotal:	\$154.47	\$240.87	\$244.79	\$430.84
Locational Attributes				
Location	Inf/Sup	Inferior	Inferior	Inferior
Visibility/Exp./Access	Inferior	Inferior	Inferior	Similar
Utilities	ETW	ETWSG (\$10.00)	ETWSG (\$10.00)	ETWSG (\$10.00)
Zoning	GB	GB/1	B2	tl
Subtotal:	\$169.47	\$255.87	\$259.79	\$435.84
Physical Attributes:	137,473			
Land Area/Usable	88,426	34,412	23,087	11,500
L/B Ratio	17.83	2.59	2.59	5.22
Build Size	4,960	14,404	8,926	4,800
HABU	Serv. Gar/Off	Serv. Gar/Off	Food man./Upholst.	Ware/Off
Quality & Condition	Inferior	Similar	Inferior	Similar
Site/On-Site Plg.	Inferior	Inferior	Inferior	Inferior
Age/Func. Ut.	1953/2000	1946	1969-1980	2003
Curb Appeal	Similar	Similar	Similar	Similar
Basement/Gar/Sheds	Similar	Similar	Similar	Similar
Economic Attributes	Inferior	Similar	Similar	Similar
Bldg Size/SF: Size Adj.	4,960	14,404	8,926	4,800
Size Adj Price:	\$319.47	\$340.87	\$324.79	\$380.84
Value Indicators:				
Adjusted Price:	\$319.47	\$340.87	\$324.79	\$380.84

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$328.60/sq. ft. x 4,960± square feet = \$1,629,856, rounded to \$1,630,000.

Building Valuation-Pape

The Appraiser also considered an income capitalization approach combining an income stream to the service garage and an income stream to the additional land and concluded a value of \$1,630,000.

Direct Capitalization Analysis				
Stabilized Operating Statement				
Revenue	Market Rent	Size/SF	Annual	Monthly
Buildings/Market Rent	\$19.00	4,960 SF	\$94,240	\$7,853
Land/Market Rent			\$32,000	\$2,667
Op Exp Reimbursement			\$97,139	\$8,095
Gross Potential Income			\$223,379	\$18,615
Vacancy & Credit Risk	2.00%		(\$4,468)	
Effective Income:			\$218,912	
Operating Expenses	Per SF	Annually	As % of EFG	
Real Estate Tax	\$5.37	\$26,627	12.21%	
Utilities	\$9.94	\$49,312	22.60%	
Insurance*	\$0.75	\$3,700	1.70%	
Maintenance & Repairs	\$3.53	\$17,500	8.02%	
Reserves	\$0.35	\$1,750	0.80%	
Gen & Admin.	\$0.35	\$1,750	0.80%	
Management	\$0.88	\$4,363	2.00%	
Total Expenses	\$21.17	\$105,003	48.13%	
Net Operating Income			\$113,894	
Capitalization Rate:			7.00%	
Capitalized Value			\$1,627,060	
Indicated Value, Rounded:			\$1,623,000	
*R E Only				
Indicated Value/SF:			\$328.63/SF	

Value Conclusion-Pape

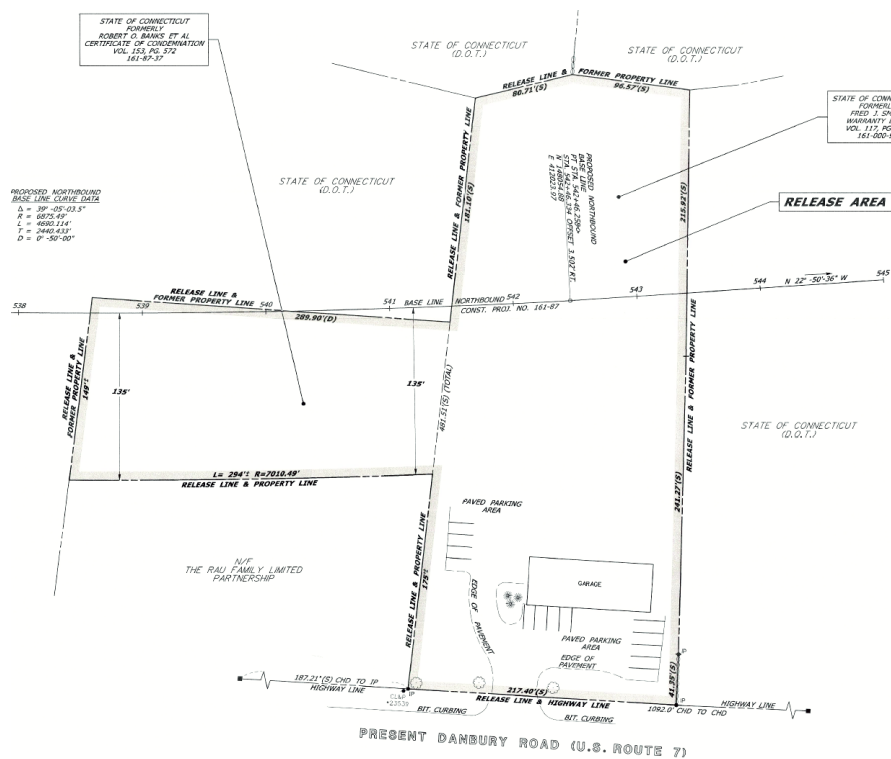
Equal weight was given to the sales and income analyses. We consider sales is typically weighed slightly heavier in concluding as it reflects the behavior of the most probable purchaser, the owner occupant.

Cost Approach	N/A
Underlying Land Value	\$1,490,000
Sales Comparison Approach	\$1,630,000
Income capitalization approach		\$1,630,000
Value Estimate	\$1,630,000

Legislation requires the conveyance at the average of two appraisals, as follows:

	Value
Kloss	\$1,350,000
Pape	\$1,630,000
Total	\$2,980,000
Average	\$1,490,000





For the State's source of title to the premises herein conveyed, reference is made to an acquisition by the State of Connecticut from Fred J. Smith, as contained in a Warranty Deed, dated January 1, 1966 and recorded in Volume 117 at Page 442 of the Wilton Land Records, and through Eminent Domain proceedings against Robert O. Banks et al, as evidenced by a Certificate of Condemnation recorded on April 2, 1971 in Volume 153 at Page 572 of said Land Records.

The real property and masonry garage (as depicted on the map referenced herein) are being conveyed in an "AS IS," "WHERE IS" CONDITION, "WITH ALL FAULTS AND DEFECTS."

The State neither has made, nor hereby makes, any warranty or representation as to the condition or suitability of the above-described premises and masonry garage (including, but not limited to, any past, present or future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems).

The above-described premises are conveyed subject to such rights and easements as may appear of record, and to any state of facts which an inspection of the premises may show.

RECOMMENDATION: Staff recommends approval of the Legislative Conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 1 of Special Act 24-19, signed by the Governor on June 5, 2024;
2. The conveyance requires the sale to Hoffman Properties, LLC be based on the average of two appraisals, by Appraisers selected by the Commissioner of DOT; and
3. The deed description is consistent with the map description.

RELEASE PRICE: \$0 (+ \$1,000 Administrative Fee)

At its meeting held on February 3, 2014 the State Properties Review Board, under PRB #14-023, voted to approve a 5-year Lease Agreement to provide continued use of 2.243 acres and 4,000 SF masonry garage located at 647 Danbury Road, Wilton to Hoffman Landscapes, Inc., for \$3,300/month, through 3-31-2018, with two additional five-year options.

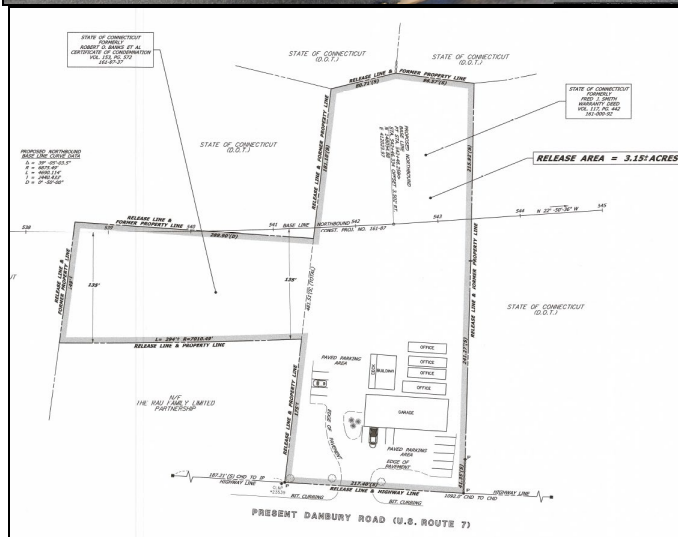
Also, at its meeting held on October 11, 2012 the State Properties Review Board, under PRB #12-244, voted to approve a Lease of 39,836 SF of vacant commercial land located within the Route 7 Corridor, adjacent to 647 Danbury Road, Wilton. The property was leased to Hoffman Landscapes, Inc. for parking of motor vehicles and storage of materials used for a landscape business for \$2,100/month, through 12-31-2016, with two additional five-year options.

Under this Proposal (PRB #22-053) DOT has now submitted this Quit Claim Deed conveying approximately 3.15 acres of land to the Town of Wilton pursuant to Section 1 of Special Act 21-29.

A summary of the conveyance is as follows:

1. Section 1 of Special Act 21-29 stipulates the conveyance of approximately 3.15 acres of land to the Town of Wilton at a cost equal to the administrative cost of the conveyance.
2. Section 1 (b) (1)(2)(3) requires the Parcel be utilized, sold or leased, respectively, for a landscaping business, or ownership of the Parcel reverts to the State.
3. Section 1(b) states that any sale of the Parcel shall be at fair market value, determined by the average of the appraisals of two independent Appraisers selected by the Commissioner. Any

proceeds from the conveyance shall be transferred to the State Treasurer for deposit into the Special Transportation Fund.



The Special Act Language is as follows:

Special Act No. 21-29

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WILTON.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Wilton a parcel of land located in the town of Wilton, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 3.15 acres and is identified as the parcel shown as "RELEASE AREA" on a map entitled "Compilation Plan, Town of Wilton, Map Showing Land Released to ____ by the State of Connecticut Department of Transportation, Danbury Road (U.S. Route 7), scale 1"=40', October 2019, Mark D. Rolfe, P.E., Chief Engineer-Bureau of Engineering and Construction". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Wilton shall use said parcel of land for purposes of a landscaping business. If the town:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel, other than a sale for said purposes; or
- (3) Leases all or any portion of said parcel, other than a lease for said purposes,

the parcel shall revert to the state of Connecticut. Any sale of said parcel shall be at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the Commissioner of Transportation. Any funds received by the town from a sale of said parcel in accordance with this section shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved July 13, 2021

RECOMMENDATION: Staff recommends approval of the Legislative Conveyance for the following reasons:

4. The Quit Claim deed is consistent with Section 1 of Special Act 21-29, signed by the Governor on July 13, 2021;
5. The conveyance requires the Town to retain, lease or sell the land for a landscaping business;
6. The conveyance requires any sale by the Town to be based on the average of two appraisals, by Appraisers selected by the Commissioner of DOT;
7. Any funds received by the town from a sale of said parcel shall be transferred to the State Treasurer for deposit in the Special Transportation Fund; and
8. The deed description is consistent with the map description.

SUBJECT: PRB #14-023 DOT Lease Agreement to provide continued use of 2.243 acres and 4,000 SF masonry garage located at 647 Danbury Road, Wilton. Second Party: Hoffman Landscapes, Inc. Rent: \$3,300/month

Background: The initial lease of this former DOT Wilton highway maintenance garage was in 1997 as the result of a public bid process. The Lessee was Right Source, Inc. acting by John R. Hoffman (PRB #97-576) and the premises were used for a tech industry and a landscaping business. Subsequently, Hoffman Landscapes, Inc. leased the entire property, and also leases an adjacent 0.9 acres from the DOT (\$2,100/month - PRB #12-244).

Leased Premises: The 2.243 acre site has 217.40 feet of frontage on the west side of Route 7, Danbury Road. The lot is rectangular, with a depth of approximately 500 feet. The usable area is about 1.28 acres. The balance is steep slope/ledge. The garage is a one-story brick building of approximately 4,000 SF of which 2,800 SF is an unheated 5 bay garage; the remaining 1200 SF is utility room, bathroom, office and break room. The appraisal report describes the roof as leading and being covered with tarps held down by sand bags. The windows are cracked; the masonry is crumbling in some areas. The heating system is original (1953) and constantly in need of repairs; and the Lessee indicated that the septic system will need to be replaced in the near future. The table shows the lease terms.

ITEM	TERMS & CONDITIONS
Lessee	Hoffman Landscapes, Inc.
Lease Premises	4,000 SF masonry garage located on 2.243 acres at 647 Danbury Road, Wilton
Use	Operation of a landscaping business
Lease Term	Initial term of 5 years, from 4/1/2013 to 3/31/2018
Monthly Rent	\$3,300.00. All costs of taxes, utilities if any shall be paid by the Lessee
Renewal Options	Two five-year renewals subject to a review and update of the rental fee
Renewal Rate	To be determined at renewal
Lease Termination	At any time, with or without cause, by either party, with 30 days notice
Indemnification	Second Party indemnifies the State from and against any and all claims & costs arising in connection with the lease.
Insurance Summary	Commercial General Liability, including Contractual Liability Insurance; and Automobile Liability: \$1,000,000 in any one accident; \$2,000,000 in the aggregate.
Other	The lease is subject to DOT Standard Highway Lease Specifications & Covenants, dated January 15, 2013. Any repairs to or upgrading of the premises are at the Lessee's expense and must receive the prior consent of DOT.

Rental Rate: DOT Appraisers DeLucco and Sass based the property's rental rate on rents and offerings for commercial buildings in the Wilton and Danbury. The data indicated a range between \$9.00/SF and \$11.50/SF of Gross Building Area. Based on \$10.00/SF of GBA, the rental rate for the subject is:

$$4,000 \text{ SF of GBA} \times \$10.00/\text{SF} = \$40,000/\text{year} = \$3,300/\text{month (rounded)}$$

Recommendation: Board approval is recommended:

1. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 7/30/13) and the SPRB.

2. The rental rate/site value is based on comparable rentals of two commercial buildings in Wilton (also on Danbury Road) and one in Danbury.
3. Should DOT require this property for any reason, the lease can be terminated without cause with 30 days notice. The Parties agree that the premises are designated for transportation use under the provisions of the Federal Highway Act and that all other uses are temporary and subordinate thereto.



Leased area at 647 Danbury Road - former DOT garage on 2.24 acres, of which 1.28 acres is useable, the remainder is steep woods and ledge.



From PRB #12-244

SUBJECT: PRB#12-244. DOT (Standard Highway) Lease Agreement for use of 39,836 SF located within the Route 7 corridor, and adjacent to 647 Danbury Road, Wilton. Lessee: Hoffman Landscapes, Inc.

DOT proposes to lease 39,836 SF abutting 647 Danbury Road, Wilton to Hoffman Landscapes, Inc. ("Hoffman") for the purpose of parking motor vehicles and storage of materials used in its business. The parcel is described as a gravel and dirt area, with a grass buffer and some trees, with mostly level topography. Access is from 647 Danbury Road, also owned by DOT and occupied by Hoffman. This adjacent site is 2.24 acres, with a building that was formerly a DOT garage, leased since 1998 to High Technology Industries and used by its tenant, Hoffman (*PRB File #97-576*). Hoffman currently pays DOT a monthly rent of \$4,500.

Without benefit of a lease, Hoffman has been using the subject 39,836 SF parcel, and the purpose of this proposal is to receive payment for Hoffman's encroachment on the site. DOT granted a Temporary Right of Entry, November 2011.

Rental Rate: \$2,100/month - The site is located in the northern portion of Wilton, near the Ridgefield/Redding town boundaries. The rental rate is based on an appraisal that estimates market value of the lease parcel, rear land, at approximately \$350,000/acre (\$8.00/SF). The appraiser chose 8% as a rate of return to determine the annual rent. Contemporary real estate investor surveys indicate that 8% is a supportable rate of return for vacant land.¹

Item	PRB #12-244
Lessee	Hoffman Landscapes, Inc.
Use	Parking and storage of materials used in landscape business
Land (Vacant)	39,836 SF (0.9 acres)
Initial Term	5 years, commencing 1/1/2012.
Rent	\$25,200 per annum; \$2,100 per month
Renewal/Renewal Rent	Two 5-year renewals, with rental rate to be established by appraisal

¹ PwC Real Estate Investor Survey, 4Q2011; Urban Land Institute forecasts.

Signs, Structures	Require specific written permission from DOT
Utilities & Maintenance	Lessee
Real Estate Taxes	Lessee
Cancellation	Either party may terminate giving 30 days notice
Subletting & Assignment	Requires prior written approval of DOT.
Indemnification/Insurance	Standard DOT lease provisions

Recommendation - Approval is recommended.

- DOT has authority to lease any land and buildings owned by the state and obtained for or in connection with highway purposes which real property is not necessary for such purposes.
- The lease will resolve an encroachment issue. DOT must retain properties for possible future improvements to the Route 7 Corridor; therefore the lease agreement provides the tenant's use of the property, generating income for the state.
- The subject lease and adjacent lease rates are \$6,600/month (\$79,200/year), which rates are supported by a DOT appraisal completed by Anthony DeLucco.
- The Town of Wilton will benefit from additional property tax revenue.
- The lease can be terminated without cause with 30 days notice.

Subject Leased Premises – 39,836 SF

Existing Leased Area of former garage
on 2.24 acres at 647 Danbury Road



Existing leased area at 647 Danbury Road - former DOT garage on 2.24 acres. Tenant is Hoffman Landscapes, Inc.
(Of the 2.24 acre leased site, 1.28 acres is useable, the remainder is steep woods and ledge.)

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

Chairman Josephy requested a motion to approve Board Fees reimbursement for Vice Chairman Berger, Mr. Coleman and Mr. Morin for attending the March 7th Government Administration and Elections Committee Public Hearing. Mr. Shiffrin made the motion, seconded by Mr. Berger. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #25-035 – Mr. Berger moved and Mr. Morin seconded a motion to approve PRB FILE #25-035. The motion passed unanimously.

PRB FILE #25-045 – Mr. Berger moved and Mr. Coleman seconded a motion to approve PRB FILE #25-045. The motion passed. Mr. Shiffrin abstained from the vote.

9. NEXT MEETING – Thursday, March 13, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Mark Shiffrin, Secretary