

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 8, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 8, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 1, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 1, 2011. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated December 5, 2011 listing property acquisitions, not in excess of \$5,000, processed during November 2011.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 253 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 15-61-30A
Grantee: A & F Properties, LLC
Property: Westerly side of Seltsam Road, Bridgeport

Project Purpose: DOT Sale of excess property
Item Purpose: DOT sale of approximately 42,123 SF of vacant located on the westerly side of Seltsam Road in Bridgeport via a public bid

This item concerns an irregular shaped parcel containing 42,123 sq. ft. of vacant residential land. It is what remains from 7 properties acquired in 1968 for the relocation of Routes 8 and 25. The rear property line is elevated 30 feet above street level due to the presence of a ledge along the entire rear boundary. There is 655 feet of frontage on Seltsam Road. At its widest boundary, the property has a depth from Seltsam Road of 94 feet, which then narrows to 23 feet at the northern boundary.

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Mr. Greenberg said that although the zoning only requires 9,000 SF per building lot, the minimum depth requirement is 100 feet. With a zoning variance, it may be possible that the parcel can support limited single-family residential development.

The Board discussed the three appraisals DOT commissioned:

Appraiser/Date	Highest & Best Use	Value
DOT Bruce Cowdrey/March 2010	Subdivision into 2 or 3 lots	\$90,000
Walter Kloss/June 2010	Excess residential land, assembled with adjacent 467 Seltsam Road	\$2,500
Howard B. Russ/October 2010	2 building lots	\$50,000

DOT held a public bid on May 11, 2011. No minimum bid was required. No bids were received. A & F Properties LLC subsequently submitted an offer of \$5,000 on May 16, 2011.

Based on SPRB staff review of the submitted appraisals, the \$50,000 site value indicated by Howard B. Russ is the best supported. His assumption regarding the possible development of 2 single-family residential building lots is based on his discussion with the Director of Planning for the City of Bridgeport. Appraiser Russ concluded \$25,000/lot for two lots. The value reflects the constraints to development and the need to receive a variance from the city regarding the depth of the lots.

Mr. Greenberg recommended the item be suspended and a site inspection conducted. If in the Board's opinion the site cannot support single family residential development, approval of the release for \$5,000 is reasonable. If however the Board concludes that residential development is possible, other alternatives should be considered.

PRB # 11 - 257 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 117-112-122A
Grantee: Robert R. Jones
Property: 14 Fire Hill Road, Redding

Project Purpose: DOT Sale of excess property
Item Purpose: DOT sale of approximately 2.05-acres of land improved with a 1,106 SF residential dwelling via a public bid.

Ms. Goodhouse recommended Board approval to Quit Claim 2.05 acres of residential land, improved with a 1,106 SF, 6 room raised ranch-style dwelling for \$208,000 to the Grantee appears prudent for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the Town of Redding declined an invitation to purchase. The legislative delegation was also notified of the sale.
2. The property has been exposed to the market for several years, and the public bid process elicited 5 bids. This was the second time bids were solicited at public auction. No bids were received in 2009 when the property was put out to bid a minimum requirement of \$277,500. The second bid was held August 18, 2011 with no minimum bid required, and five responses were received: \$122,696; \$125,000; \$140,000; \$176,000 and \$208,000 from this Grantee.

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3. The sale would end the state's requirement to maintain the property.

The residence was constructed in 1970, and acquired by DOT in 1974 for the "Super 7" project for \$49,900. Although the highway was never constructed, Section 13a-85b prevented properties purchased for Super 7 from being sold. The statute was recently revised to allow sale of Super 7 properties.

After the 2009 public bid was unsuccessful, DOT eventually reappraised the property for \$270,000 (as of May 2011, by Edward P. Sass, Jr.). The release price of \$208,000 is 77% of appraised value. In this market, DOT established a policy of accepting offers that were made at or in excess of 75% of appraised value. The subject is located in a suburban setting of wooded hills in a neighborhood of similar ranch-style homes, and is a legal conforming lot in an R-2 Residential zone. The raised ranch is 1,106 SF with 6 rooms, 3 bedrooms, 1.5 baths with a two-car garage, under. There is a well and septic system.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-253 - Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #11- 253, pending but not limited to the results of a site inspection of the subject property. The motion passed unanimously.

PRB FILE #11-257 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-257. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary