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CITY OF DANBURY

OFFICE OF THE MAYOR
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

MARK D. BOUGHTON
MAYOR

(203) 797-4511
FAX (203) 796-1666
m.boughton@danbury-ct.gov

January 24, 2012

Hon. Members of the City Council
155 Deer Hill Avenue
Danbury, CT 06810

Re: Surplus Property Sale at 13 Main Street/WIC Building

Dear Council Members:

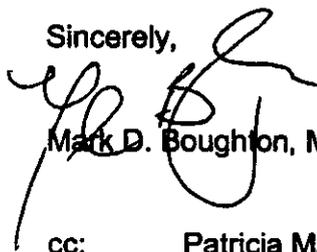
As you may know, the Women's, Infants and Children's (WIC) program is being relocated to the Old Jail building for its future operations. We are in the process of making all logistical and other changes that are required in that relocation. Concurrently, we would like to sell the former building and site to garner revenue from the sale and to reduce other expenditures required for this facility upkeep.

In this regard, and pursuant to Code of Ordinances Section 2-133, you will need to declare the property *surplus*, and authorize the disposition, by market sale or otherwise by the Purchasing Agent, through notice and publication and other means, so as to provide the opportunity for a fair and open offering. This would be followed by approval of sale by the Board of Awards, after examination of any and all offers received. Alternatively, you can authorize a direct sale or other disposition, in the event you feel that this is in the best interests of the City.

Additional procedural steps before sale would be committee review, a possible appraisal, review/approval by the Planning Commission, a public hearing and posting, pursuant to law, and finally, a 2/3 vote of the Council to authorize a final sale.

Therefore, please consider referral of this matter to Planning and Public Works, as well as to a committee, if that is your desire. Do not hesitate to contact us with any questions.

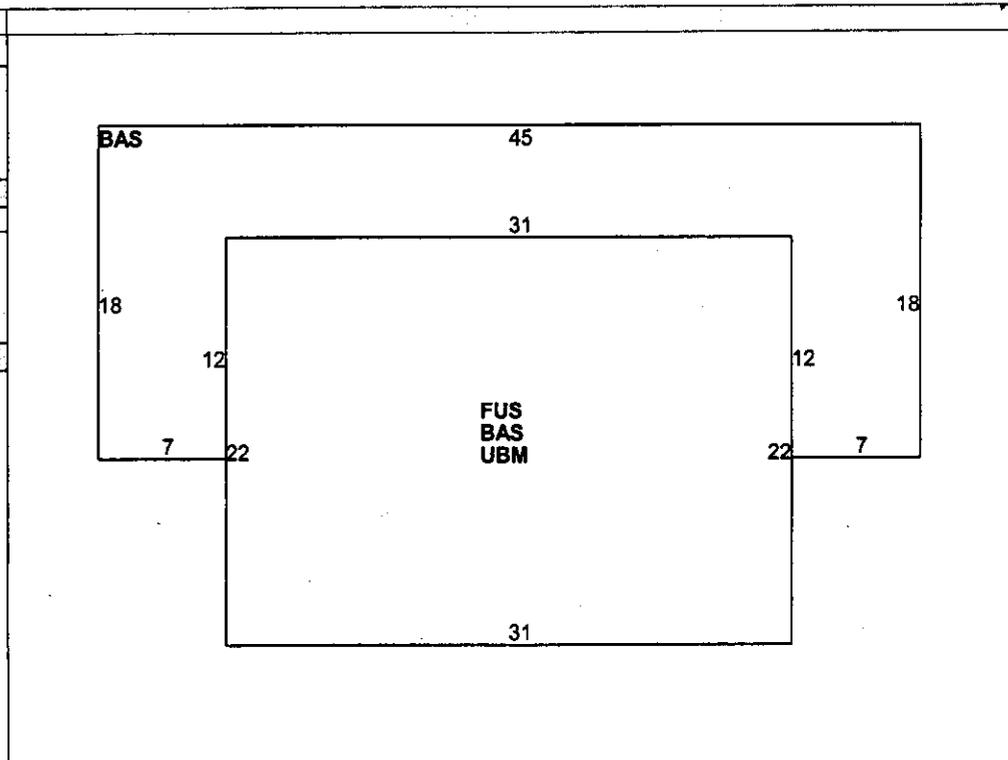
Sincerely,


Mark D. Boughton, Mayor

cc: Patricia Mascoli, WIC Program Coordinator
Antonio Iadarola, P.E., Director Public Works
Rick Palanzo, Superintendent Public Buildings



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch. Description	Element	Cd.	Ch. Description
Style	68	Res typ comm			
Model	01	Residential			
Grade	03	Average			
Stories	2	2 Stories	MH Park		
Occupancy	1		MIXED USE		
Exterior Wall 1	14	Wood Shingle	Code	Description	Percentage
Exterior Wall 2			200R	Commercial MDL-01	100
Roof Structure	03	Gable/Hip	COST/MARKET VALUATION		
Roof Cover	03	Asphalt Shngl.	Adj. Base Rate:		109.85
Interior Wall 1	05	Drywall/Sheet	Replace Cost		212,889
Interior Wall 2			AYB		1750
Interior Flr 1	12	Hardwood	EYB		1974
Interior Flr 2			Dep Code		F
Heat Fuel	02	Oil	Remodel Rating		
Heat Type	05	Hot Water	Year Remodeled		
AC Type	01	None	Dep %		33
Total Bedrooms	03	3 Bedrooms	Functional Obslnc		0
Total Bthrms	2		External Obslnc		0
Total Half Baths	0		Cost Trend Factor		1
Total Xtra Fixtrs			Condition		
Total Rooms	7	7 Rooms	% Complete		
Bath Style	01	Old Style	Overall % Cond		57
Kitchen Style	01	Old Style	Apprais Val		142,600
Fireplaces			Dep % Ovr		0
Whirlpool			Dep Ovr Comment		
			Misc Imp Ovr		0
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		0
			Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
AV1	Paving-Asphalt			L	10,00	2.00	1999		0		60	12,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,120	1,120	1,120	109.85	123,032
FUS	Finished Upper Story	682	682	682	109.85	74,918
UBM	Basement, Unfinished	0	682	136	21.91	14,940



Property Location: 15 MAIN ST
 Vision ID: 23803

MAP ID: J15/ / 35/ /

Bldg Name:

State Use: 200

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/15/2012 17:15

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF DANBURY		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
55 DEER HILL AVE			3 Public Sewer			Comm	200	142,600	99,800
DANBURY, CT 06810-7769						Comm	200	473,300	331,300
Additional Owners:						Comm	200	12,000	8,400
SUPPLEMENTAL DATA									
Other ID:		F/SALE							
TC MAP	6731	VIDEO							
TC LOT	N	Exempt		E					
Census Tract	2101	F/SALE		C					
F/SALE		Frontage		0					
F/SALE		ASSOC PID#							
GIS ID: J150350000									
Total								627,900	439,500

6034
Danbury, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF DANBURY		0627/1018	08/14/1979				0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2011	200	99,800	2010	200	99,800	2009	200	99,800
								2011	200	331,300	2010	200	331,300	2009	200	331,300
								2011	200	8,400	2010	200	8,400	2009	200	8,400
Total:									439,500			439,500			439,500	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	142,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	12,000
Appraised Land Value (Bldg)	473,300
Special Land Value	0
Total Appraised Parcel Value	627,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	627,900

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
6500/A				

NOTES									
DANBURY WIC PROGRAM									
AND FL-NOT OCCUPIED-									
CONDEMNED AREA									
SMT-DIRT FLR									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									4/27/1998			DS	00	Meas. & Listed

LAND LINE VALUATION SECTION																		
Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value		
200R	Commercial MDL-01	CLCB	D			0.55	AC	175,000.00	1.43	A		1.00	6500	3.45		473,300		
Total Card Land Units:						0.55	AC	Parcel Total Land Area:						0.55	AC	Total Land Value:		473,300

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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

February 23, 2012

To: Mayor Mark Boughton
Members of City Council

From: Planning Commission

Re: 8-24 Referral/February 2012 City Council Agenda Item #8: Sale of Surplus
Property - 13 Main Street/WIC Building

The Planning Commission has received a request from the City Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the February 15, 2012 meeting, the Planning Commission voted to give this a ~~positive recommendation~~ because it is no longer being used for WIC and funds from the sale are expected to be utilized to reduce expenditures required for facility upkeep. The motion was passed with a four to one vote. The nay vote was from Mr. Urice, who said he was reluctant to encourage the sale due to the historic significance and nature of this property.

Arnold E. Finaldi Jr.
Chairman

AEF/jr
Attachment

c: Engineering Dept.
Corporation Counsel

**CITY OF DANBURY
DEPARTMENT OF PUBLIC WORKS**

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**155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4537 FAX (203) 796-1586**

**MAYOR
Honorable Mark D. Boughton**

**PUBLIC WORKS DIRECTOR
Antonio Iadarola, P.E.**

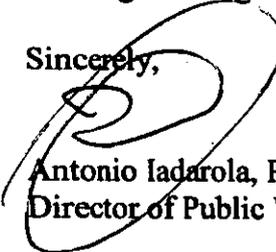
May 15, 2012

Honorable Members of the City Council
155 Deer Hill Ave.
Danbury, CT 06810

Dear Council Members:

We have no opposition to selling the building located at 13 Main Street/WIC Building. However, a portion of the property must be retained to facilitate access to South Street School. Should the Ad Hoc Committee vote to recommend the sale of the property to the full City Council, I will prepare a drawing showing the portion of the property that must be retained.

Sincerely,


Antonio Iadarola, P.E.
Director of Public Works

**A portion of the property must be
retained to facilitate access to
South Street School.**

**A copy of the map will be on file in the
office of the Legislative Assistant.**

~AD HOC REPORT~
Surplus Property Sale (13 Main Street—WIC)
Tuesday, May 15, 2012

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Chairman Jack Knapp called the meeting to order at 7:00 p.m. on Tuesday, May 15, 2012, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Ben Chianese and Andrew Wetmore. Also present were Laszlo Pinter, Deputy Corporation Counsel; Wayne Sheppard, Chief of Staff for the Mayor's Office; Ex Officio: Philip Curran, Joe Cavo and Duane Perkins; Antonio Iadarola, Director of Public Works; and, members of the public.

Chairman Knapp introduced everyone present at the meeting and explained the purpose of the meeting.

Chairman Knapp pointed out there is a positive recommendation from the Planning Commission, noted funds from the sale are expected to be utilized to reduce expenditures required for facility upkeep, and shared a letter from Mr. Iadarola dated May 15th which explained that while there is no opposition to sell the building, a portion of the property must be retained to facilitate access to South Street School.

Chairman Knapp opened up the meeting to Mr. Pinter in order to offer an explanation of the proposal before the Committee. Mr. Pinter explained that the Mayor issued a letter which went to the February Council meeting. The suggestion is that the WIC Building and the land be sold because of the relocation of the programs to the old jail building and the proceeds of the sale would essentially go toward the new facility. The Council can offer the building and property out for sale or designate a potential purchaser. He explained the steps that need to be taken: declare the property surplus, seek an appraisal of the property, obtain departmental reports, perform a title search, conduct a public hearing, posting of the property prior to the sale and consummation of the sale between the City and the buyer. The Committee's charge is to determine if they wish to recommend that the property be declared surplus. If the Council chooses to sell the building and property, Mr. Iadarola's concern and any other needs would be addressed prior to the sale in the contract of sale. Mr. Knapp wanted to know if there were any historical restrictions imposed with selling the building. Mr. Pinter is presently not aware of any, however, during the administrative review, if any existed, they would be brought to light. Mr. Chianese would like confirmation whether or not the building indeed is one of the last remaining houses from the revolutionary days of the founding of Danbury. Mr. Pinter explained that the RFP would set forth the main points. Mr. Chianese suggested a formal appraisal be obtained and Mr. Pinter agreed. Mr. Curran is opposed to selling the building because of its potential historical value to the City. If the building were deemed historical, Mr. Wetmore asked if the new owners would have to abide by certain criteria. Mr. Pinter explained that there would be certain limitations and parameters relative to any renovations of the building. While Mr. Cavo agreed with any conditions placed on the sale of the building should it be deemed historical, he pointed out that if the building is not sold, the City has no plans for its use and will be left with the expense of maintaining the building. In light of the concerns raised by the Committee, Mr. Knapp and Mr. Pinter agreed that the building and property be declared surplus conditionally. A request should be made to the departments to acquire the historic background of the building and an estimate of the fair market value of the property should be acquired. It was noted that the process of gathering the information the Committee requires and conducting a Public Hearing will afford enough time to properly assess what would be in the best interest of the City.

A motion was made by Councilman Wetmore and seconded by Councilman Chianese that the Ad Hoc Committee recommends to the City Council declaring surplus property at 13 Main Street (WIC Building) and, subject to appraisal and relevant administrative reviews, public hearing and posting as required by law, the sale of property by those means set forth in the Code of Ordinances including publication for bids.

Councilman Chianese offered the following amendment which was seconded by Councilman Wetmore:

21-1

declaring surplus property at 13 Main Street (WIC Building) and, subject to appraisal, review of historical status and relevant administrative reviews, public hearing and posting as required by law, the sale of property by those means set forth in the Code of Ordinances including publication for bids.

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The amendment passed unanimously.

The motion as amended passed unanimously.

A motion to adjourn was made by Councilman Wetmore and seconded by Councilman Chianese. The motion carried unanimously at 7:30 p.m.

Respectfully submitted,

Jack Knapp, Chairman

Benjamin Chianese

Andrew Wetmore

Summary Appraisal Report

ROBERT N. NOCE, MAI, SRA, CRE (1921-2010)
CHRISTINA M. NOCE, MAI, SRA
RONALD J. STRUSKI

August 20, 2012

City of Danbury
Corporation Counsel
155 Deer Hill Ave.
Danbury, CT 06810

Re: Property of: City of Danbury
15 Main Street
Danbury, CT 06810

Counselors:

In accordance with your request, I am transmitting herewith an appraisal of the above referenced property prepared in Summary Report format, to include basic data and information used in performing this analysis. The purpose of the assignment is to develop an opinion of the market value of the property. The intended use as requested by the client is for asset determination with regard to property owned by the municipality. The scope of work pertaining to this assignment has been established by discussions between the appraiser and the client/user to satisfy the specific request in a manner appropriate for the intended use. Any further use or dissemination of this report without the consent of the appraiser and the client/user referenced herein is strictly prohibited.

The subject of this appraisal involves a property improved with an old two-story wood frame dwelling constructed circa 1750. It has been updated over time and the exterior has received adequate maintenance, however the interior suffers from significant forms of physical and functional obsolescence. As of the date of inspection, the second floor is in a state of disrepair which has rendered it uninhabitable. The first floor had been utilized as office space in recent years; although usable, in its present condition it would require substantial repairs prior to occupancy. The structure consists of 1,802± sq. ft. overall; the effective usable area, i.e. first floor space, contains 1,120± sq. ft. The improvements are situated on 0.52± acre of land at the southern end of downtown Danbury. It is located in the C-CBD Commercial - Central Business District zone surrounded by a mixture of uses.

The opinion of value does not reflect any possible limitations on the marketability or mortgaging of the property as a result of conditions governed by Connecticut Public Act 84-535 "An Act Concerning Clarification of Permits for Hazardous Waste". The report assumes that there are no environmental conditions which would negatively impact the value of the property. I reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies.

