

State of Vermont  
Highway Division  
Project Delivery Bureau  
Right of Way Section  
219 North Main St.  
Barre, VT 05641  
[www.vtrans.vermont.gov](http://www.vtrans.vermont.gov)

Agency of Transportation

February 8, 2022

RE: Richmond IM 089-2 (52)  
Bridge Number 29 on US-2 in Richmond, VT  
Parcel #2 – Town of Richmond

Josh Arneson- Richmond Town Manager  
PO BOX 285  
Richmond, VT 05477

Josh,

In order to construct the above referenced project, the Vermont Agency of Transportation (“VTrans” or the “Agency”) requires certain land and/or rights from the property located on East Main Street in Richmond, VT. The project consists of Replacement of Bridge Number 29 on US-2 in Richmond over I-89. Construction is scheduled to begin in 2023 and is anticipated to be completed in one construction season. The required rights are described in detail on the enclosed plans and documents.

Enclosed are:

- A color-coded plan showing the rights requested
- A Waiver Valuation
- Two copies of an Option and a Quit Claim Deed
- A *Right of Way Acquisition Procedures in Vermont* Pamphlet

VTrans has made a determination of Just Compensation for the needed Temporary Easements required from your property to complete the project. Our offer to you in the amount of \$5,700.00 represents the Agency's best estimate of the value of the property rights needed for the highway improvement and includes damages, if any, to your remaining property. This amount is based upon a valuation made of your property in accordance with the standard procedures established by the State of Vermont and Federal Regulations.

It is our sincere desire to arrive at a mutually satisfactory agreement with every property owner when rights are needed to complete a highway improvement project. At times this goal is difficult to attain, and we must turn to the Minor Alterations Hearing process for a determination of Just Compensation due the property owner. To maintain the current project scheduled, we have until 7/21/2022 to reach a negotiated agreement. If an agreement cannot be reached by this date, we will have to move on to the Hearing phase. If needed, a Hearing will be scheduled on or around 10/21/2022.

If you accept our offer, please sign the Option and Deed, and return these documents using the postage paid envelope enclosed. After we receive the Option and Deed (which will then be recorded in Richmond's town land records at VTrans' expense) a check will be prepared and delivered in person or by mail.

If you would like to discuss the offer, or have any questions or concerns, please contact me at your earliest convenience.

Thank you for your consideration and assistance.

Sincerely,




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PARCEL DATA							
Project / PIN	Richmond IM 089-2 (52); PIN:16a183						
Property Owner(s)	Town of Richmond						
Property Location	357 East Main Street, Richmond				Parcel No.	2	
<p>This is a waiver valuation estimate as defined in 49 CFR Part 24.2(a)(33). This form is intended to comply with the acquisition policy as described in 49 CFR Part 24 102(c)(2)(ii). The value determination assigned to this parcel is based on a review of:</p> <p> <input type="checkbox"/> Land value taken from town assessment card.      <input checked="" type="checkbox"/> Comparable sales:  <input type="checkbox"/> Additional data attached.                              <input type="checkbox"/> Minimum valuation (no sales data necessary)         </p> <p>Waiver Valuations are not appraisals as defined by the Uniform Act.</p>							
DESCRIPTION OF ACQUISITION							
<p>The subject property is a 0.45-acre lot owned by the Town of Richmond. The Richmond Fire Station is located on the property. The improvements will not be impacted. There is a permanent utility easement of 2,660 SF. This utility easement is within the 20' setback area and cannot be developed. There is a temporary construction for a push brace and temporary rights for construction and slope rights. The construction season is three years.</p>							
BASIS OF VALUATION							
Lot Value	Acre(s)	\$ / Ac	\$ / SF				
\$ 95,000	0.45	\$ 211,111	\$ 4.85				
Comparable Sales							
Address	Town	Acres	Date of Sale	Sale Price	\$ / Ac		
553 Stage Road	Richmond	1.77	8/9/2018	\$84,500	\$ 47,740		
Pond Road	Hinesburg	0.66	7/22/2021	135,000	\$ 204,545		
900 Creamery Road	Williston	0.6	3/9/2021	110,000	\$ 183,333		
<b>All Right, Title &amp; Interest</b>	Acre(s)	SF				Total	Rounded
						\$ -	
<b>Land Acquisition</b>	SF	\$ / SF				Total	Rounded
						\$ -	\$ -
<b>Permanent Right(s)</b>	SF	\$ / SF	% of fee			Total	Rounded
Utility	2,660	\$ 4.85	40%			\$ 5,160	\$ 5,200
Permanent Rights Total =						\$ 5,200	
<b>Temporary Right(s)</b>	SF	\$ / SF	% of fee	# of year(s)		Total	Rounded
Install					Nominal Assignment		\$ 100
Construction	73	\$ 4.85	10%	3		\$ 106	\$ 100
Slope	213	\$ 4.85	10%	3		\$ 310	\$ 300
Temporary Rights Total =						\$ -	\$ 500
<b>Cost to Cure Item(s)</b>							
<b>Grand Total Rounded =</b>						<b>\$ 5,700</b>	
NOTES							
<p>There is no assessed value for the property since it is owned by the town. I have used market data to determine land value based on the most likely use of the land as a residential lot.</p>							
CERTIFICATION							
<p>I hereby certify that this waiver was prepared in conformity with the appropriate State laws, regulations, policies and procedures applicable within the Uniform Act. I certify that due diligence was made regarding the subject property of this valuation, to provide an accurate estimate based on all relevant data available for the property. I likewise affirm that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.</p>							
Effective Date	January 25, 2022			Waiver Preparer	Gosia Carr 		
Date of Report	January 25, 2022						