



Josh Geballe  
Commissioner

**STATE OF CONNECTICUT**  
*Department of Administrative Services*

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August 31, 2021

Mr. Edwin S. Greenberg, Chairman  
State Properties Review Board  
450 Columbus Boulevard – Suite 202  
Hartford, CT 06103

Dear Mr. Greenberg,

I am pleased to submit the Department of Administrative Services (DAS) Annual Report for Fiscal Year 2021, required by C.G.S. 4b-2(a), as amended by P.A. 11-51.

DAS is emailing an electronic copy of the annual report to Dimple Desai for distribution to each member of the Board. Additionally, we will send an electronic copy to the State Librarian, pursuant to C.G.S. 11-4a, as amended by P.A. 11-150.

Sincerely,

A handwritten signature in blue ink that reads "Josh Geballe".

Josh Geballe  
Commissioner

JG/SPM/cr  
Attachment

E-Mail: Noel Petra, Deputy Commissioner, Division of Real Estate and Construction – DAS  
Shane Mallory, RPA, BOMI-HP, Administrator of Leasing and Property Transfer – DAS  
Dimple Desai, Director, State Properties Review Board – DAS  
Deborah Schander, State Librarian - CSL

**THE DEPARTMENT OF ADMINISTRATIVE SERVICES'**  
**ANNUAL REPORT TO THE STATE PROPERTIES REVIEW BOARD**

**For Fiscal Year 2021**  
**(July 1, 2020 - June 30, 2021)**

**Prepared Pursuant to Conn. Gen. Stat. § 4b-2**

Connecticut General Statutes § 4b-2 requires the Commissioner of Administrative Services to annually submit to the State Properties Review Board (“SPRB” or the “Board”) a report that includes “all pertinent data on his operations concerning realty acquisitions and the projected needs of the state.”

**Section I** of this report and its associated appendices provide information relating to real estate activities that fall under the authority of the Department of Administrative Services (“DAS”). Specifically, Section I provides data on the current status of DAS-leased real property, the costs of such leases, and trends relating to leases over time. This section also provides information on lease-outs executed by DAS in FY 2021, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, the DAS Division of Construction Services (“DCS”) submitted consultant agreements executed for work related to the construction, renovation and repair of state buildings and facilities to SPRB under separate cover.

**Section II** of this report discusses real-estate related projections and plans beyond FY 2021. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies – including SPRB – to save money for the state by re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, reducing real estate taxes, leasing out state owned space not currently needed by state agencies, the sale of surplus properties and collapsing leases and moving state agencies when possible into state-owned buildings. These efforts in FY 2021, and ongoing savings and cost avoidance to the state from previous years, totaled **\$6,336,764**. Savings/cost avoidance measures include DAS lease-outs of state-owned real estate which generated \$460,000 annual rental income for FY 2021, and the elimination of leases (3580 Main St., Hartford). The cumulative effect of these actions since 2011 have resulted in excess of \$100,000,000 in savings and cost avoidance.

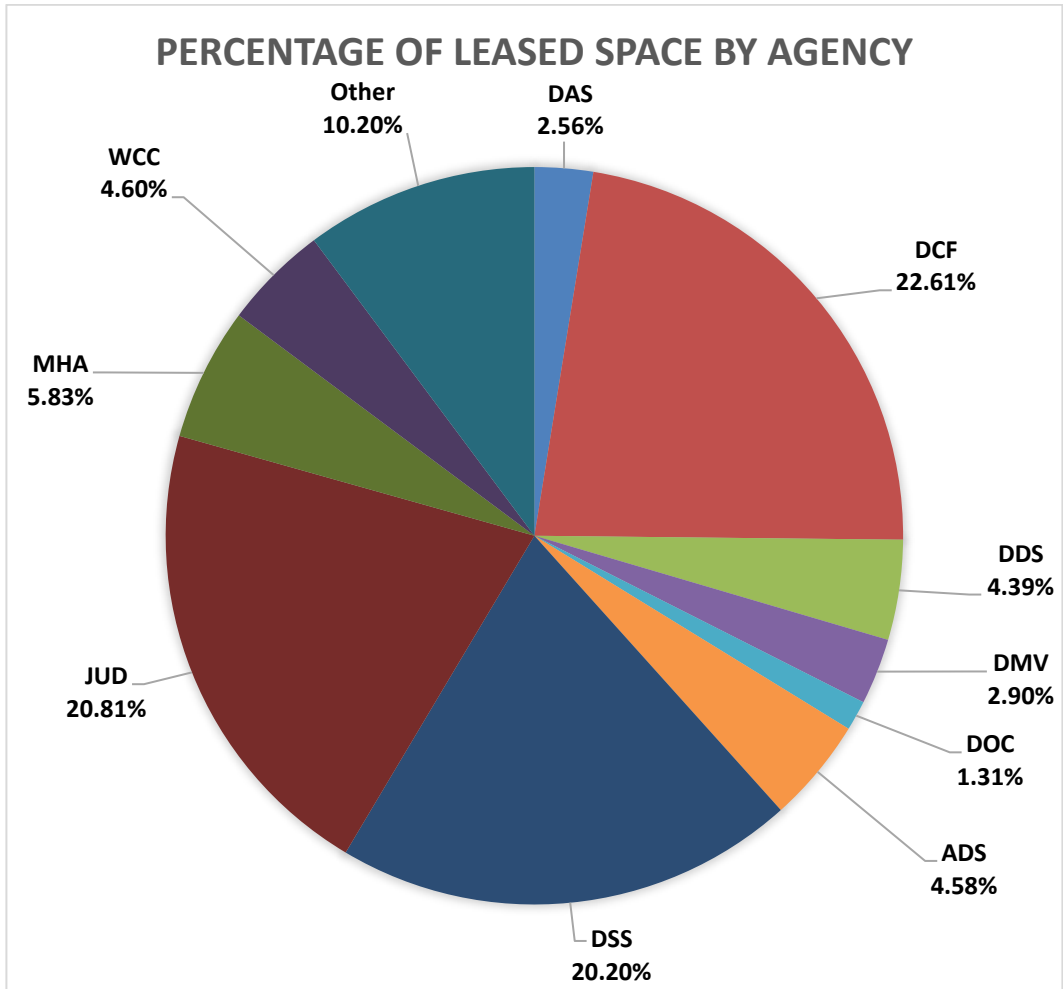
## SECTION I: THE STATE'S REALTY ACTIVITY

### A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2021, DAS leased a total of 1,789,866 net usable square feet ("NUSF") of space on its own behalf and on behalf of other using state agencies and offices. This space is distributed among 127 leases for office space, warehouse space, academic space, courtrooms, medical facilities and other client facilities (i.e. group homes), and other space required by state agencies and offices including leases for parking only. There are an additional 77 lease-outs for a total of 204 lease agreements. In FY 2021, the amount of leased floor space decreased by a net **74,994** NUSF. The total NUSF of leased space in FY 2021 represents a **4%** decrease in leased space since FY 2020 (from 1,864,860 NUSF).

As DAS is generally responsible for centralized leasing, the figures above not only include space utilized by DAS, but also space utilized by other state agencies, the Judicial Branch, and the Board of Regents (BOR). The figures, however, do not include space leased by agencies and offices with independent statutory authority to enter into leases (i.e. UConn, Department of Labor, and Department of Transportation).

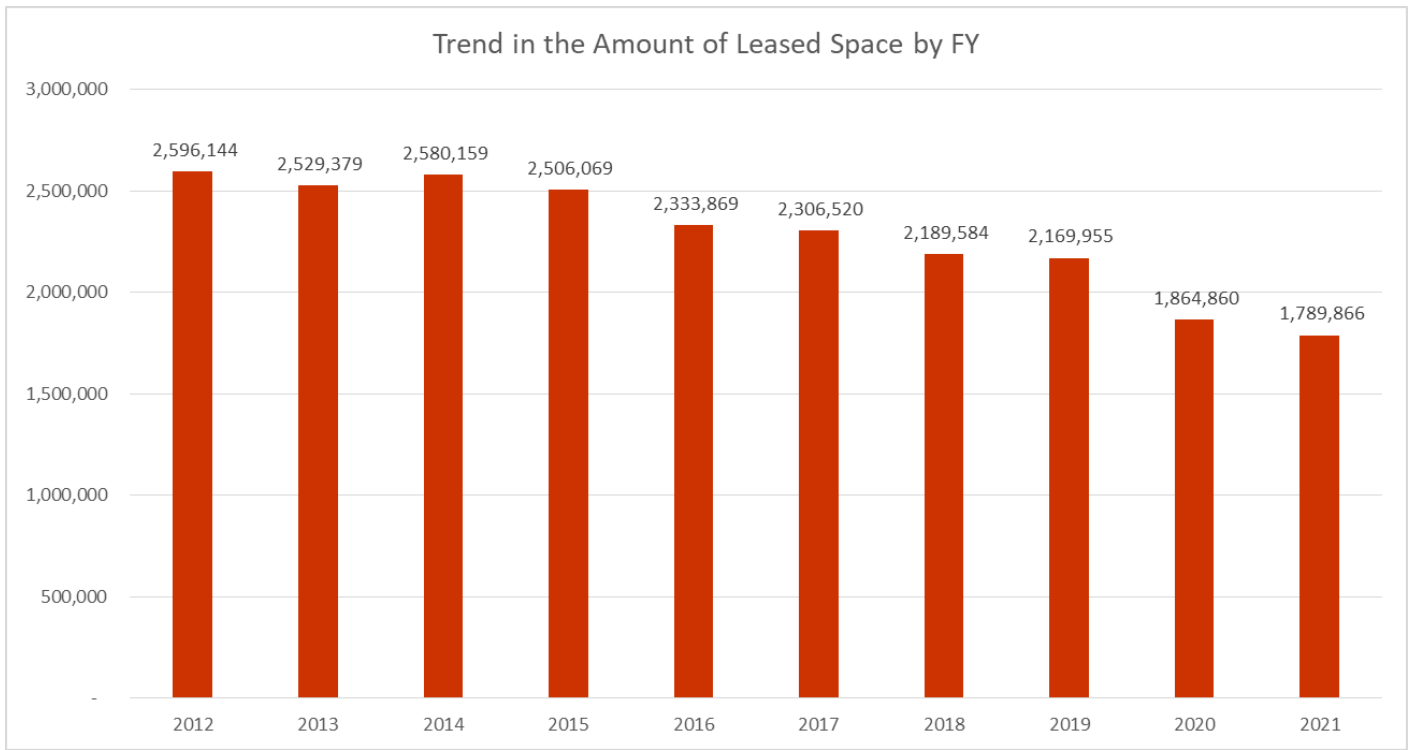
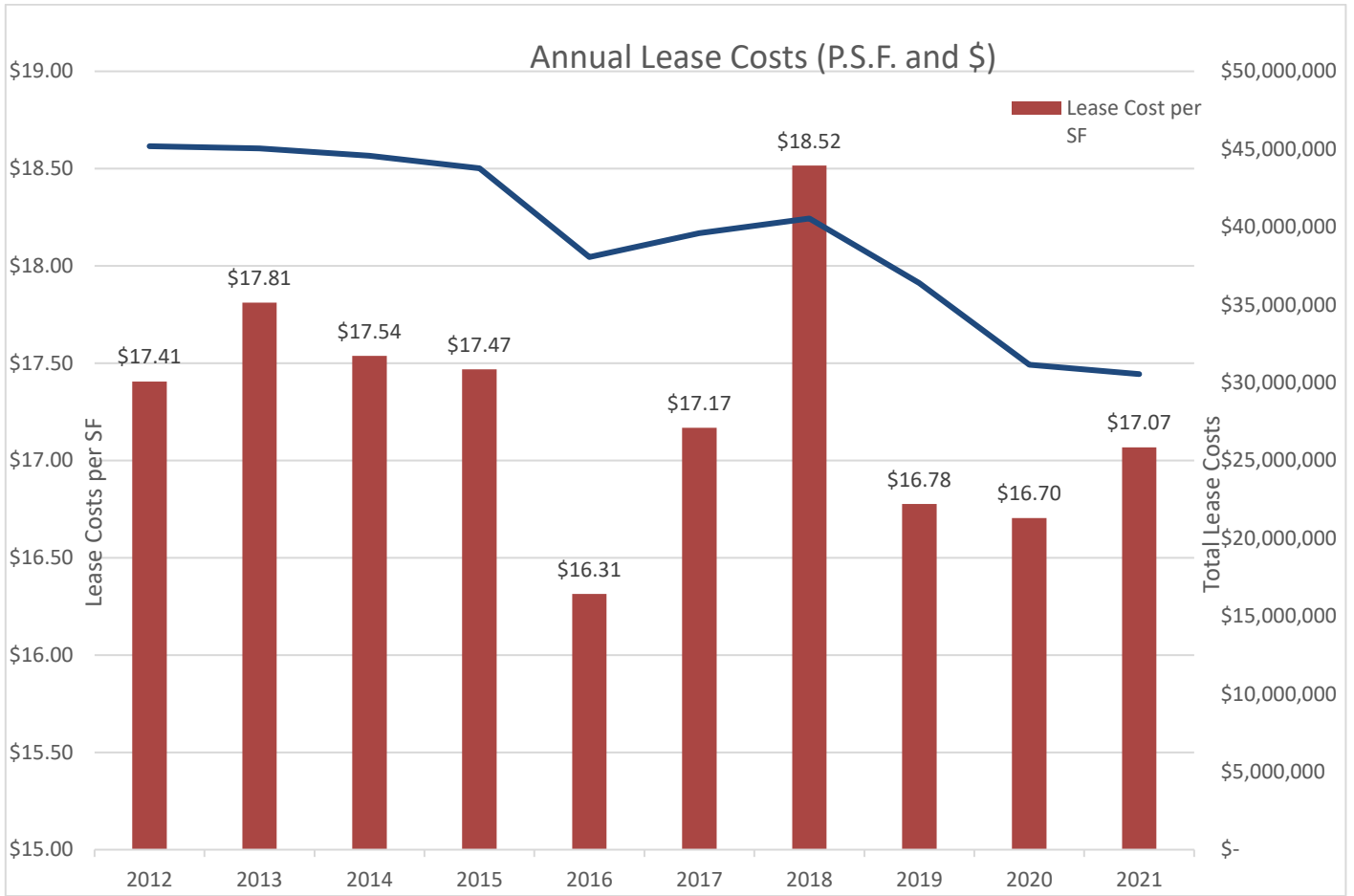
The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Department of Children and Families ("DCF") utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible for the management of leased space throughout the state.



Costs of State-Leased Property. In FY 2021, the state’s total annualized cost of leased space under DAS control was \$31,545,359. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2021 annualized costs represent a **5%** decrease from the \$33,213,877.06 incurred by the state in overall lease costs in FY 2020. The average cost per square foot of leased space was \$17.07 in FY 2021 (*excluding standalone parking leases*), a 3.3% increase from \$16.70 in FY 2020.

Appendix A provides a list of the 127 DAS leases for state agencies and offices as of June 30, 2021 including the address of each property, the agency occupying the property, the NUSF of each property, and the annual rent. This Appendix also includes a listing of and information pertaining to the 19 leases for parking only (included in the 127 leases count).

Trends. In the last 10 years overall per square foot leasing costs have increased by an average of .20% per year (inflation *increased* by an average of 1.82% for the same period) with the average rate per square foot decreasing from \$17.41 (FY 2012) to \$17.07 (FY 2021) excluding standalone parking leases. Below are charts illustrating trends in the amount of the state’s leased space over the last 10 years and the average lease costs per square feet. **More importantly we have been successfully reducing the overall annual lease costs (including standalone parking leases) from a high of \$45,240,000 in FY 2008 to \$31,545,359 in FY 2021.**



Leasing Transactions during FY 2021. With regard to lease/transfer transactions that occurred specifically during FY 2021, between July 1, 2020 and June 30, 2021, the SPRB approved a total of thirty-one (31) transactions submitted by DAS. These submissions included eleven (11) office/parking leases, six (6) relocations/MOUs, two (2) sub-lease agreements, six (6) lease-out agreements, a storage tank access agreement for CDECCA (1). Two (2) lease assignments and (three) 3 property transfers required by statute. These leases comprised a total of 195,120 NUSF of space, with an average per square foot cost of \$16.98, with parking included in lease. The total annualized value of all approved lease transactions was \$3,315,077.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2021.

**B. Lease-Out Activity**

During FY 2021, the SPRB approved six (6) transactions involving lease-outs of state-owned property, totaling approximately 35,063 NUSF, consisting of one (1) residential and five (5) office leases. The lease-outs were executed with various non-profits and municipalities.

**C. Acquisitions, Sales and Transfers**

Appendix B includes a complete listing of all purchase, sale, transfer and easement transactions submitted by DAS and approved by the Board in FY 2021.

**SECTION II: PROJECTING THE REALTY NEEDS OF THE STATE**

Section 4b-23 of the Connecticut General Statutes requires each state agency to submit to the Office of Policy and Management (“OPM”) a long-range (five-year) plan for its facility needs by September first of each even-numbered year. A proposed state facility plan will be prepared by OPM and presented to the State Properties Review Board (“SPRB”) for its recommendations on or before February fifteenth. DAS’ Statewide Leasing and Property Transfer Division receives a copy of each agencies’ submittal with sufficient time to comment and edit as necessary. In addition, DAS completes the same long-range plan, on behalf of other agencies, for those located in Hartford in DAS’s budget. The Secretary of OPM submits the recommended state facility plan to the General Assembly for approval on or before March fifteenth in each odd-numbered year. Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of OPM updates and modifies the recommended state facility plan, which then becomes the official “State Facility Plan.” Due to COVID, the new five-year plan was not conducted by OPM in fiscal 2020/21 so the existing plan was continued. DAS is responsible for implementation of the plan.

One of DAS’s real estate-related priorities has been and continues to be the reduction in the amount of square feet leased by the state. This is accomplished by collapsing leases, reducing square footage when possible and placing agencies in state-owned buildings. Members of DAS’s Statewide Leasing and Property Transfer Division and DAS’s Properties and Facilities Management Division are working cooperatively with the staffs of the SPRB and the OPM Asset Management unit to identify available state-owned buildings that may be utilized in place of leased space.

DAS is responsible for managing state real property and to protect taxpayer assets and costs. Over the past two years, we identified that too much of the state’s work was still done on paper and the information that is collected digitally cannot be easily shared, necessitating an increased amount of real

estate square footage for files and paper storage. This was true as well in the real estate transactions DAS performs. In fiscal 2021 DocuSign was utilized for all documents allowing them to be executed and approved electronically. We have increased the sharing of documents via SharePoint and TEAMS reducing the need for file cabinets. We continue to review the process to reduce and eliminate paper, use digitally signed agreements where appropriate, centralize real estate services, and will be updating the space standards (incorporating the new requirements to include a new teleworking policy expected in fiscal 2022) bringing all of this in line with best practices with the intent of reducing costs to taxpayers and making the process user friendly for the various stakeholders.

During FY 2021 the Teachers Retirement Board lease at 765 Asylum Avenue was terminated in September 2020. The agency relocated to the State Office Building, reducing square footage leased by 13,430 and saving \$198,000 per year beginning in September 2020. The lease at 3580 Main Street in Harford occupied by DSS was terminated and the few remaining DSS staff were relocated to the state-owned building at 55 Farmington Avenue saving **\$711,000/year** in lease costs and reducing square footage by 46,000 sq.ft. The state employees in 18-20 and 30 Trinity Street properties were relocated to other state- owned buildings and an RFP was issued to sell the two properties with a closing date of July 9, 2021.

DAS's lease portfolio decreased in FY 2021 by approximately 4%. Other consolidations are planned in FY 2022 and beyond as we look to right size the State's real estate portfolio incorporating changes due to COVID-19 and teleworking with the goal of vacating and disposing of state-owned buildings expensive to operate and thereby reducing the State's real estate footprint and costs to taxpayers.

For fiscal year 2021, DAS saved approximately \$6,336,764 (including savings from previous actions) for the state by collapsing leases, renegotiating renewal rates ensuring real estate tax payments were correct (saving \$292,608), etc. In addition to the aforementioned savings, DAS leases state-owned unused real estate generating \$460,000 annual rental income for FY 2021.

Statewide Leasing and Property Transfer matters are a high priority for its client agencies (having adequate facilities that allows agencies to carry out their missions is critical) and therefore are a high priority for DAS.

The Department also worked on many unique projects, one of kind transactions throughout the year providing its expertise to other agencies in a continuing effort to provide a high level of customer service to the agencies it serves:

- **COVID -19 ACTIVITIES (under Executive Order 7 (j)):**
  - The Administrator is co-lead of the Real Estate/Facilities team on the Unified Command Team coordinating all real estate related activities
  - Hotel Agreements: As of June 30, 2021, there were 10 hotels still under contract with 171 rooms (down from a high of 750 rooms) for the homeless shelter decompression effort (relocating the homeless out of shelters),
- Savings by reviewing tax invoices from lessors, seeking reevaluations, etc.... a total \$292,608.
- DocuSign (e-signature software) a majority of documents are now “paperless” and signed electronically.

- The lease was terminated for 3580 Main Street, Hartford effective March 31, 2020 and the rent avoidance is approximately \$711,000 per year.
- The lease for the Teachers Retirement Board at 765 Asylum Avenue was terminated in September of 2020. The agency relocated to the State office Building, reducing square footage leased by 13,430 sq.ft. and saving \$198,000 per year.
- 76 property inspections and one (1) re-inspection were conducted during the fiscal year by the department's Compliance Officer as required by statute.
- The property at 347 Prospect Street, in Willimantic was purchased for Eastern.
- Several RFPs for unneeded real estate were issued including:
  - 129 Lafayette Street, Hartford (RFP due August 20<sup>th</sup>, 2021)
  - 18-20 and 30 Trinity Street, Hartford (RFP due July 9, 2021)
  - 340 Capitol Avenue, Hartford – an opportunity zone property (proposals were due in June, none were responsive, RFP terminated for now).
- The Leasing database was upgraded to now include 77 lease-outs (the state as a landlord).

DAS is proud of these accomplishments, and plans to continue working with the Board, OPM and other stakeholders to build upon these savings and achievements in the future.



## Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
<b>BUILDING LEASE</b>					
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47750	0.96	\$0.00
DANBURY	131 WEST ST	DCF	17379	\$329,332.08	\$18.95
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$561,087.96	\$16.00
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$989,589.48	\$19.98
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$125,000.04	\$12.50
HARTFORD	110 BARTHOLOMEW AVE	DCF	63645	\$902,229.00	\$14.18
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96
MILFORD	38 WELLINGTON RD	DCF	39907	\$658,465.56	\$16.50
MERIDEN	1 WEST MAIN ST	DCF	19856	\$364,648.92	\$18.36
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,011,784.92	\$22.77
NORWICH	2 COURTHOUSE SQ	DCF	36822	\$608,553.48	\$16.53
NEW BRITAIN	1 GROVE ST	DCF	41482	\$0.00	\$0.00
NORWALK	761 MAIN AVENUE	DCF	23682	\$588,260.88	\$24.84
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$279,495.96	\$16.10
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$493,097.04	\$17.91
NEW HAVEN	370 JAMES ST	DDS	12972	\$194,580.00	\$15.00
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$540,000.00	\$16.55
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,652.00	\$13.07
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00
DANBURY	2 LEE MAC AVE	DMV	9889	\$211,963.20	\$21.43
WINDHAM	1559 WEST MAIN ST	DMV	9254	\$99,000.00	\$10.70
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$123,600.00	\$16.00
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09

## Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
NEW HAVEN	620 GRAND AVENUE	DOC	11075	\$189,344.16	\$17.10
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$191,160.00	\$19.82
NEW HAVEN	370 JAMES ST	ADS	5857	\$94,883.40	\$16.20
BRIDGEPORT	1057 BROAD ST	ADS	6080	\$127,680.00	\$21.00
WINDSOR	184 WINDSOR RD.	ADS	33968	\$467,739.36	\$13.77
MIDDLETOWN	442 SMITH STREET	ADS	1408	\$16,896.00	\$12.00
HARTFORD	309 WAWARME AVE	ADS	35309	\$563,178.60	\$15.95
NEW LONDON	6 SHAWS COVE	ADS	818	\$15,239.90	\$18.63
EAST HARTFORD	893 MAIN STREET	ADS	1116	\$27,746.04	\$24.86
TORRINGTON	30 PECK ROAD	ADS	939	\$11,268.00	\$12.00
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$169,344.00	\$15.75
WINDSOR	20 MEADOW ROAD	DSS	47937	\$660,092.52	\$13.77
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$1,007,896.56	\$17.55
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$103,500.00	\$12.50
STAMFORD	1642 BEDFORD ST	DSS	17600	\$277,200.00	\$15.75
DANBURY	342 MAIN ST	DSS	14643	\$232,092.00	\$15.85
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$488,606.28	\$17.25
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$799,999.20	\$15.60
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$452,321.52	\$17.07
MERIDEN	165 MILLER ST	JUD	6491	\$12,981.96	\$2.00
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.28	\$14.25
WATERBURY	11 SCOVILL ST	JUD	17040	\$267,698.40	\$15.71
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$754,703.40	\$22.55
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$517,328.04	\$15.50

## Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.24	\$13.57
MILFORD	ONE DARINA PL	JUD	4797	\$95,700.12	\$19.95
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,622.76	\$8.77
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$51,785.76	\$19.03
HARTFORD	309 WAWARME AVE	JUD	23223	\$320,946.72	\$13.82
MANCHESTER	587 EAST MIDDLE TPK	JUD	4760	\$74,589.12	\$15.67
VERNON	428 HARTFORD TPK	JUD	2378	\$47,152.92	\$19.83
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$124,809.72	\$13.64
WINDHAM	81-101 COLUMBIA AVE	JUD	18545	\$716,273.28	\$38.62
NORWICH	97-105 MAIN ST	JUD	5038	\$60,456.00	\$12.00
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00
VERNON	26 PARK ST	JUD	4014	\$28,820.52	\$7.18
WATERFORD	978 HARTFORD TPK	JUD	19962	\$491,264.88	\$24.61
EAST HARTFORD	287 MAIN ST	JUD	8712	\$158,297.04	\$18.17
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$83,830.32	\$18.37
MIDDLETOWN	484 MAIN ST	JUD	3214	\$47,952.84	\$14.92
WETHERSFIELD	225 SPRING ST	JUD	10206	\$174,775.32	\$17.12
GLASTONBURY	455 WINDING BROOK DR	JUD	29664	\$637,776.00	\$21.50
DANIELSON	190 MAIN STREET	JUD	5534	\$54,233.28	\$9.80
NORWALK	11 COMMERCE ST	JUD	6249	\$103,358.52	\$16.54
DANBURY	319 MAIN ST	JUD	6263	\$90,375.12	\$14.43
MIDDLETOWN	484 MAIN ST	JUD	5950	\$88,238.52	\$14.83
WETHERSFIELD	225 SPRING ST	JUD	30618	\$522,350.76	\$17.06
HARTFORD	999 ASYLUM AVE	JUD	10939	\$169,554.48	\$15.50
BRISTOL	225 NO. MAIN ST	JUD	5204	\$82,136.40	\$15.78
DERBY	100 ELIZABETH ST	JUD	5730	110875.56	\$19.35
WEST HAVEN	270 CENTER ST	MHA	6800	\$103,224.00	\$15.18
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$83,580.00	\$17.50
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$183,540.00	\$24.15
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	2842	\$52,861.20	\$18.60
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$503,812.20	\$23.95

## Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
STAMFORD	1351 WASHINGTON BLVD.	MHA	14089	\$503,277.24	\$35.72
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,311.96	\$14.50
TORRINGTON	249 WINSTED RD	MHA	15214	\$262,897.92	\$17.28
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$71,165.88	\$11.80
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$69,218.76	\$67.14
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$76,255.80	\$19.80
BRISTOL	430 NO. MAIN ST	CCC	8003	\$122,445.96	\$15.30
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$776,544.72	\$25.76
BRIDGEPORT	752 EAST MAIN STREET	DVA	576	\$0.00	\$0.00
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$392,720.76	\$8.96
DANBURY	190-196 MAIN STREET	CCC	19650	\$353,700.00	\$18.00
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$966,752.04	\$23.08
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01
NEWINGTON	81-85 ALUMNI RD	COC	10027	\$80,215.90	\$8.00
DERBY	75 CHATFIELD STREET	CCC	0	\$0.00	\$0.00
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$159,792.48	\$17.50
NORWICH	55 MAIN ST	WCC	9638	\$222,637.80	\$23.10
NEW HAVEN	700 STATE ST	WCC	8800	\$171,523.56	\$19.49
MIDDLETOWN	90 COURT ST	WCC	7500	\$102,000.00	\$13.60
HARTFORD	21 OAK ST	WCC	17100	\$299,934.00	\$17.54
NEW BRITAIN	24 WASHINGTON STREET	WCC	7147	\$142,940.04	\$20.00
HARTFORD	999 ASYLUM AVE	WCC	9974	\$191,301.36	\$19.18
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$160,800.00	\$20.00
<b>PARKING LEASE</b>					
HARTFORD	240 PARK/CEDAR ST	DAS	0	\$77,933.04	
HARTFORD	155 MORGAN ST	DAS	0	\$0.00	

## Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
WATERBURY	FREIGHT ST	DCF	0	\$24,000.00	
WATERBURY	481-489 MEADOW ST	DCF	0	\$59,652.00	
HARTFORD	245 HAMILTON ST	DCF	0	\$45,900.00	
NORWICH	MARKET & SHETUCKET	JUD	0	\$6,000.00	
NEW LONDON	153 WILLIAMS ST	JUD	0	\$4,042.56	
WATERBURY	BANK ST	JUD	0	\$100,200.00	
NEW HAVEN	690 STATE ST	JUD	0	\$352,260.00	
DANBURY	5 PARK PL	JUD	0	\$7,920.00	
DANIELSON	CENTER ST. MUN. LOT	JUD	0	\$9,000.00	
MERIDEN	54 W. MAIN ST	JUD	0	\$51,360.00	
DERBY	ELIZABETH. & THOMPSON PL.	JUD	0	\$21,600.00	
NEW HAVEN	265 CHURCH STREET	JUD	0	\$158,100.00	
BRIDGEPORT	95 CHAPEL ST	JUD	0	\$145,941.60	
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	0	\$99,999.96	
NEW BRITAIN	14 FRANKLIN SQ	JUD	0	\$30,030.00	
NEW LONDON	19 JAY STREET	JUD	0	\$14,664.00	
NEW HAVEN	1 TEMPLE STREET	CCC	0	\$861,060.00	

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2020 - JUNE 30, 2021												
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	NET USABLE SPACE		COST PER NET USABLE	TERM OF LEASE EXPIRATION	ANNUAL RENT
								Sq Ft	Notes			
1	20-126	7/23/2020	APPROVED	DAS/DSS	20 Meadow Road	Windsor	Office and 271 Parking Spaces	47,937	First Amendment to Lease	\$13.77	12/10/2025	\$660,092.52
2	20-126	7/23/2020	APPROVED	DAS/DADS	184 Windsor Avenue	Windsor	Office and 164 Parking Spaces	33,968	First Amendment to Lease	\$13.77	12/10/2025	\$467,739.36
3	20-129	7/30/2021	APPROVED	DAS/DCF	2 Courthouse Square	Norwich	Office and 263 Parking Spaces	36,822	First Amendment to Lease	\$16.53	8/16/2025	\$608,553.48
4	20-171	9/17/2020	APPROVED	DAS/DMHAS	2 West Center Road	Old Saybrook	Office and 18 Parking Spaces	2,842	Amendment for Expansion Space (988nust)	\$18.60	6/19/2024	\$52,861.20
5	20-185	10/19/2020	APPROVED	DAS/DOB	250-260 Constitution Plaza Holding, LLC	Hartford	Office and 75 Parking Spaces	30,144	First Amendment to Lease	\$25.76	10/18/2025	\$776,544.72
6	20-214	11/9/2020	APPROVED	DAS/WCC	350 Fairfield Ave	Bridgeport	Office and 21 Parking Spaces	9,131	First Amendment to Lease	\$17.50	5/5/2025	\$159,792.50
7	20-218	12/14/2020	APPROVED	DAS/WCC	21 Oak Street	Hartford	Office and 64 Parking Spaces	17,100	First Amendment to Lease	\$17.54	9/28/2025	\$299,934.00
8	20-224	12/3/2020	APPROVED	DAS/JUD	22-24 Broad Street	Milford	Office and 16 Parking Spaces	5,880	New Lease	\$20.00	10 years	\$117,600.00
9	20-234	1/25/2021	APPROVED	DAS/BOR/MXCC	220 Coe Avenue (License Agreement)	Meriden	City of Meriden		12 Classrooms	\$0.00	1 year	\$1.00
10	21-017	3/11/2021	APPROVED	DAS/DMHAS	389 Whitney Avenue, LLC	New Haven	Office and 21 Parking Spaces	4,776	First Amendment to Lease	\$19.49	11/23/2020	\$93,066.96
11	21-040	3/18/2021	APPROVED	DAS/DAS FM	410-474 Capitol Avenue (License Agreement)	Hartford	Capitol District Energy Center Cogeneration Associates JV		Storage Tank Access			
12	21-081	5/10/2021	APPROVED	DAS/WCC	635-651 South Main St.	Middletown	Office and 40 Parking Spaces	6,520	New Lease	\$12.10	10 years	\$78,891.96
								195,120				\$3,315,077.70
1	20-185	10/9/2020	SUSPENDED	DAS/DOB	250-260 Constitution Plaza Holding, LLC	Hartford	Office and 75 Parking Spaces	30,144	First Amendment to Lease	\$25.76	10/18/2025	\$776,544.72
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
July 1, 2018-June 30, 2019												
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CONTROLLING STATE AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSEE	USE OF SPACE	DESC (SF)	RENT		
1	20-119	7/1/2021	APPROVED	DAS/CAES	123 Huntington Street	New Haven	Goudarz Molaei	Residential Lease Out	1,120	10,041	Anually	
2	20-210	11/2/2020	APPROVED	DVA	287 West Street	Rocky Hill	Vietnam Veterans of America, Inc. Connecticut Council	Office	440	\$600	Anually	
3	20-211	11/2/2020	APPROVED	DVA	287 West Street	Rocky Hill	Veterans of Foreign Wars	Office	2,266	\$2,200	Anually	
4	20-212	11/2/2020	APPROVED	DVA	287 West Street	Rocky Hill	Southern Connecticut Enterprise Region	one office in Bldg.#50	Office #4	\$950	Anually	
5	21-092	6/24/2021	APPROVED	DAS/DVA	287 West Street	Rocky Hill	American Legion Auxiliary, Department of Connecticut, Inc.	Office	1,343	\$170	Anually	
6	20-232	1/19/2021	APPROVED	DAS/DAS	401 Thames Street	Norwich	Thames Valley Council for Community Action	Second Amendment to Lease	29,894	\$124,671.96	Anually	
1	21-027	3/29/2021	RETURNED	DAS/DVA	287 West Street	Rocky Hill	American Legion Auxiliary, Department of Connecticut, Inc.	Office	1,343	\$170		
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
Acquisitions/Easements												
JULY 1, 2018-JUNE 30, 2019												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	Property / Address	TOWN OR CITY	USE OF SPACE	Desc	Purchase Price			

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
Sale/Legislative Acts												
JULY 1, 2018-JUNE 30, 2019												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE		DESC	Sale Price		
1	21-025	4/12/2021	APPROVED	DAS/DAS	54 West Street	Danbury	Danbury Armory		Legislative Conveyance pursuant to SA 07-11(14)			
2	21-029	5/24/2021	APPROVED	DAS/DAS	Riverside Drive (18-364-15)	Milford	Vacant Land		Purchase and Sale Agreement	\$7,000.00		
3	21-090	6/21/2021	APPROVED	DAS/DAS	263 Migeon Avenue	Torrington	Surplus Property		Purchase and Sale Agreement	\$250,000.00		
1	21-025	3/15/2021	SUSPENDED	DAS/DAS	54 West Street	Danbury	Danbury Armory		Legislative Conveyance pursuant to SA 07-11(14)			
1	21-029	4/1/2021	SUSPENDED	DAS/DAS	Riverside Drive (18-364-15)	Milford	Vacant Land		Purchase and Sale Agreement	\$7,000.00		
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2018-JUNE 30, 2019												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	SUBLESSOR		NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT
1	20-215	11/30/2020	APPROVED	DAS/BOR	430 Main Street (License Agreement)	Bristol	Capital Workforce Partners		2,500	\$19.20	1 year	\$48,000/yr
2	21-059	5/17/2021	APPROVED	DAS/DAS	155 Morgan Street (License Agreement)	Hartford	City of Hartford		30 Parking spaces	\$90 per space	3 years	\$32,400.00
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
ASSIGNMENTS												
July 1, 2018-June 30, 2019												
ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	20-167	8/13/2020	APPROVED	DAS/DAS	165 Capitol Avenue	Hartford	SEEC	6,783	Trinity Street Relocation			
2	20-176	8/24/2020	APPROVED	DAS/DAS	55 Farmington Ave	Hartford	DAS/DAS	13,003	Trinity Street Relocation			
3	20-184	12/7/2020	APPROVED	DAS/DCF	38 Wellington Road	Milford	Keval, LLC	39,907	Consent to Assignment			
4	21-052	4/19/2021	APPROVED	DAS/DAS	79 Elm Street	Hartford	DAS Print Mail	3,075	Assignment of Space			
5	21-045	5/24/2021	APPROVED	DAS/DMV	2 Lee Mac Ave	Danbury	J.A.R. Associates	9,889	Consent to Assignment			
1	20-184	10/5/2020	SUSPENDED	DAS/DCF	38 Wellington Road	Milford	Keval, LLC	39,907	Consent to Assignment			
2	21-045	5/3/2021	SUSPENDED	DAS/DMV	2 Lee Mac Ave	Danbury	J.A.R.Associates	9,889	Consent to Assignment			
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
MOUs												
July 1, 2018- June 30, 2019												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	20-213	11/2/2020	APPROVED	DAS/DVA	287 West Street	Rocky Hill	University of Connecticut (UCONN)		Relocate Tenant from Bld. #7 to Bld. #50			
2	20-219	12/14/2020	APPROVED	DAS/DOI/OHA	960 Main Street	Hartford	DAS/DOI/OHA	4,400	Co-Location and Shared Expenses			
3	21-002	2/4/2021	APPROVED	CTMD/DESPP	360 Broad Street	Hartford	CTMD/DESPP	13,043	Co-Location at Hartford Armory			