

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 12, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on September 12, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

#### **Members Present:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present:**

Dimple Desai  
Thomas Jerram

#### **Guests Present**

Brian Dillon, JUD

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

#### **1. ACCEPTANCE OF MINUTES**

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the September 8, 2022 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<i>PRB File #:</i>	22-137
<i>Transaction/Contract Type:</i>	RE – Amendment
<i>Origin/Client:</i>	DAS/JUD
<i>Property:</i>	Hartford, Woodland St (61)
<i>Project Purpose:</i>	Co-Location addition of 1,420 sq. ft. at 61 Woodland Street
<i>Item Purpose:</i>	1 <sup>st</sup> Amendment to MOU

At 9:31 Mr. Dillon joined the Meeting to participate in the Board's discussion of this Proposal. He left the Meeting at 9:37.

#### **Background**

The Memorandum of Understanding was approved by the SPRB in 2021 under PRB #21-097 for JUD to co-locate into 17,856 square feet of space at 61 Woodland Street in Hartford. The space was provided by DAS at no cost to JUD, with JUD reimbursing DAS for any HVAC expenses beyond normal building hours at the

rate of \$50/hour. The MOU may be terminated by either party with 60 days advanced written notice to the other party.

Under this Proposal (PRB #22-137) DAS and JUD are seeking SPRB approval for a First Amendment to Memorandum of Understanding for JUD to add 1,420 square feet of space within the building and to install an x-ray machine in the lobby for training purposes. JUD will then occupy a total of 19,276 square feet of space within 61 Woodland Street.

With the exception of the additional square feet, the terms of the Agreement are unchanged from the original MOU as follows:

JUD will occupy 19,276 square feet of space at the following terms: Telephone costs, where separate service is installed;

1. DAS will provide JUD the space at no cost;
2. JUD will reimburse DAS for HVAC expenses beyond normal building hours at the rate of \$50/hour; and
3. The MOU may be terminated by either party with 60 days advanced written notice to the other party.

The MOU has been approved by each party as follows:

- JUD Chief Court Administrator: August 1, 2022;
- DAS Deputy Commissioner: August 5, 2022;
- Office of Policy & Management: August 9, 2022.

**RECOMMENDATION:** Board approval is recommended for the following reasons:

- The colocation complies with CGS 4-67g(f) (OPM statutes);
- The colocation complies with CGS 4b-29 (DAS statutes); and

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From PRB #21-097

Under this Proposal (PRB #21-097) DAS and JUD are seeking SPRB approval for a new Memorandum of Understanding for JUD to continue to utilize 17,856 square feet of space within 61 Woodland Street by the Judicial Branch.

The terms of the Agreement are as follows:

JUD will occupy 17,856 square feet of space at the following terms: Telephone costs, where separate service is installed;

1. DAS will provide JUD the space at no cost;
2. JUD will reimburse DAS for HVAC expenses beyond normal building hours at the rate of \$50/hour; and
3. The MOU may be terminated by either party with 60 days advanced written notice to the other party.

The MOU has been approved by each party as follows:

- JUD Chief Court Administrator: August 20, 2020;

- DAS Deputy Commissioner: November 17, 2020;
- Office of Policy & Management: May 24, 2021.

**RECOMMENDATION:** Board approval is recommended for the following reasons:

- The colocation complies with CGS 4-67g(f) (OPM statutes);
- The colocation complies with CGS 4b-29 (DAS statutes); and

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-137** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-137. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, September 15, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary