

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 20, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on July 20, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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 July 17, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 23-117
Transaction/Contract Type RE / Assignment of Space
Origin/Client DAS / OCSA
Property: Hartford, Columbus Blvd (450)
Project Purpose: OSCA Temporary Space
Item Purpose: Assignment of Space Pursuant to CGS 4b-29

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for the temporary expansion of space to accommodate the Office of Chief State’s Attorney (OCSA) accommodate a new staff position authorized in the newly-approved state budget.

DAS provided the following narrative in support of this request:

We have received a request from the Chief State’s Attorney’s Office for temporary space for a confidential investigation and have determined that the space previously occupied by CREC at 450 Columbus Blvd. would work for their needs. They toured the space today and confirmed it will work for them with minor work at their expense.

The space contains 12 - 6 x7 workstations, 3 manager workstations and a conference room for 10-12 people all in self-contained secure space.

This request is to obtain approval for the temporary assignment of office space to accommodate the project as outlined above for an estimated period of 3-6 months at no cost. They need to be in the space in 2 weeks or less, so anything that can be done to expedite is greatly appreciated. Pursuant to CGS §4b-29 I am requesting approval from SPRB for the above temporary reassignment of space. Thank you.

OPM has previously approved (6-30-22) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

On July 6, 2023 Staff received the following communication from DAS Leasing: “Dimple and Tom, the Chief State’s Attorney Office notified us that they no longer require this space and therefore I am rescinding our request for the temporary reassignment of space. Thank you.”

RECOMMENDATION: Staff recommend return of this Proposal pursuant to DAS Leasing’s request.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:35. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-124-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

PRB #: 23-125-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:00. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-117 – Mr. Valengavich moved and Mr. Berger seconded a motion to return PRB FILE #23-117. The motion passed unanimously.

PRB FILE #23-124-A – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #23-124-A, pending response to SPRB questions and a site inspection of the Property. The motion passed unanimously.

PRB FILE #23-125-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-125-A pending response to SPRB questions and a site inspection of the Property. The motion passed unanimously.

9. NEXT MEETING – Monday, July 24, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary