



August 30, 2024

Mr. Bruce R. Josephy, Chairman  
State Properties Review Board  
450 Columbus Boulevard – Suite 202  
Hartford, CT 06103

Dear Chairman Josephy,

I am pleased to submit the Department of Administrative Services (DAS) Annual Report for Fiscal Year 2024, 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 Thomas Jerram 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 'Michelle H. Gilman'.

Michelle H. Gilman  
Commissioner

MHG/SPM/cr  
Attachment

E-Mail: Darren Hobbs, Deputy Commissioner, Real Estate and Construction Services – DAS  
Shane Mallory, RPA, BOMI-HP, Administrator of Leasing and Property Transfer – DAS  
Thomas Jerram, 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 2024  
(July 1, 2023 – June 30, 2024)**

**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 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 2024, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, DAS’s Division of Real Estate and Construction Services (“RECS”) 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 2024. 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 2024, and ongoing savings and cost avoidance to the state from previous years, totaled \$9.5m. Savings/cost avoidance measures include DAS lease-outs of state-owned real estate which generated \$474,145 annual rental income for FY 2024, and the elimination / or negotiating of reduced rental rates and reduction in square footage leased for several leases. The cumulative effect of these actions since 2011 have resulted in more than \$100,000,000 in savings and cost avoidance.

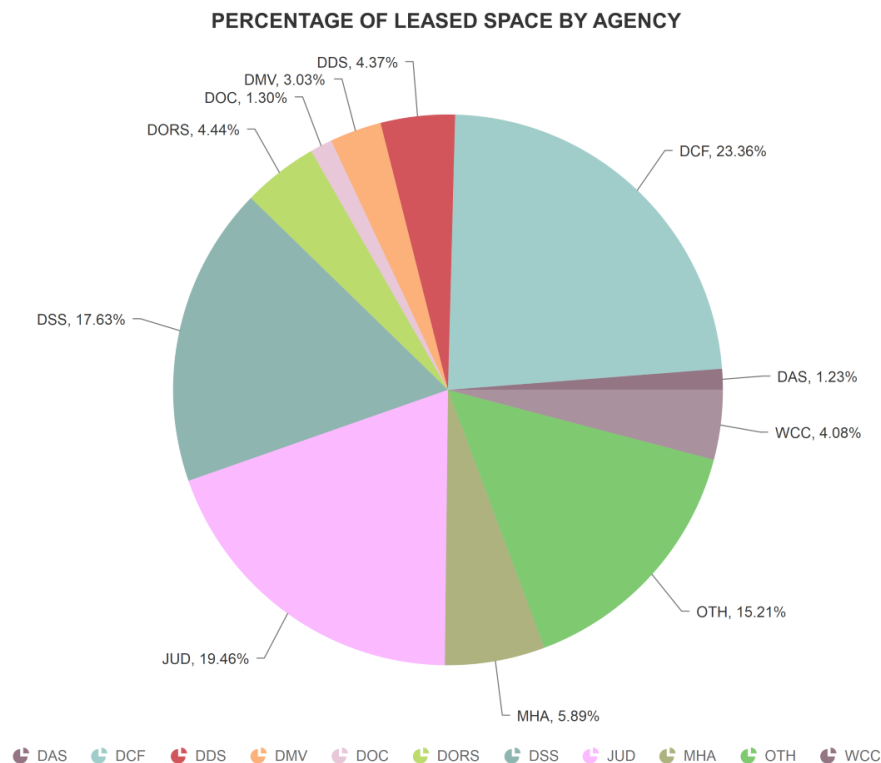
## SECTION I: THE STATE’S REALTY ACTIVITY

### A. Property Leased to the State

Status of State-Leased Property - As of June 30, 2024, DAS leased a total of 1,874,254.60 net usable square feet (“NUSF”) of space on its own behalf and on behalf of other state agencies and offices. This space is distributed among 121 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 74 lease-outs for a total of 195 lease agreements. The total NUSF of leased space in FY 2024 represents a 5.0% increase in leased space since FY 2023 (from 1,780,186 (NUSF)). *Please note, this is a result of DAS entering into a lease for the Department of Public Health warehouse to ensure continuity of its operations and to reduce costs by \$2,875,530 over the three-year term. Without this lease, the portfolio would have seen a 2% decrease.*

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.

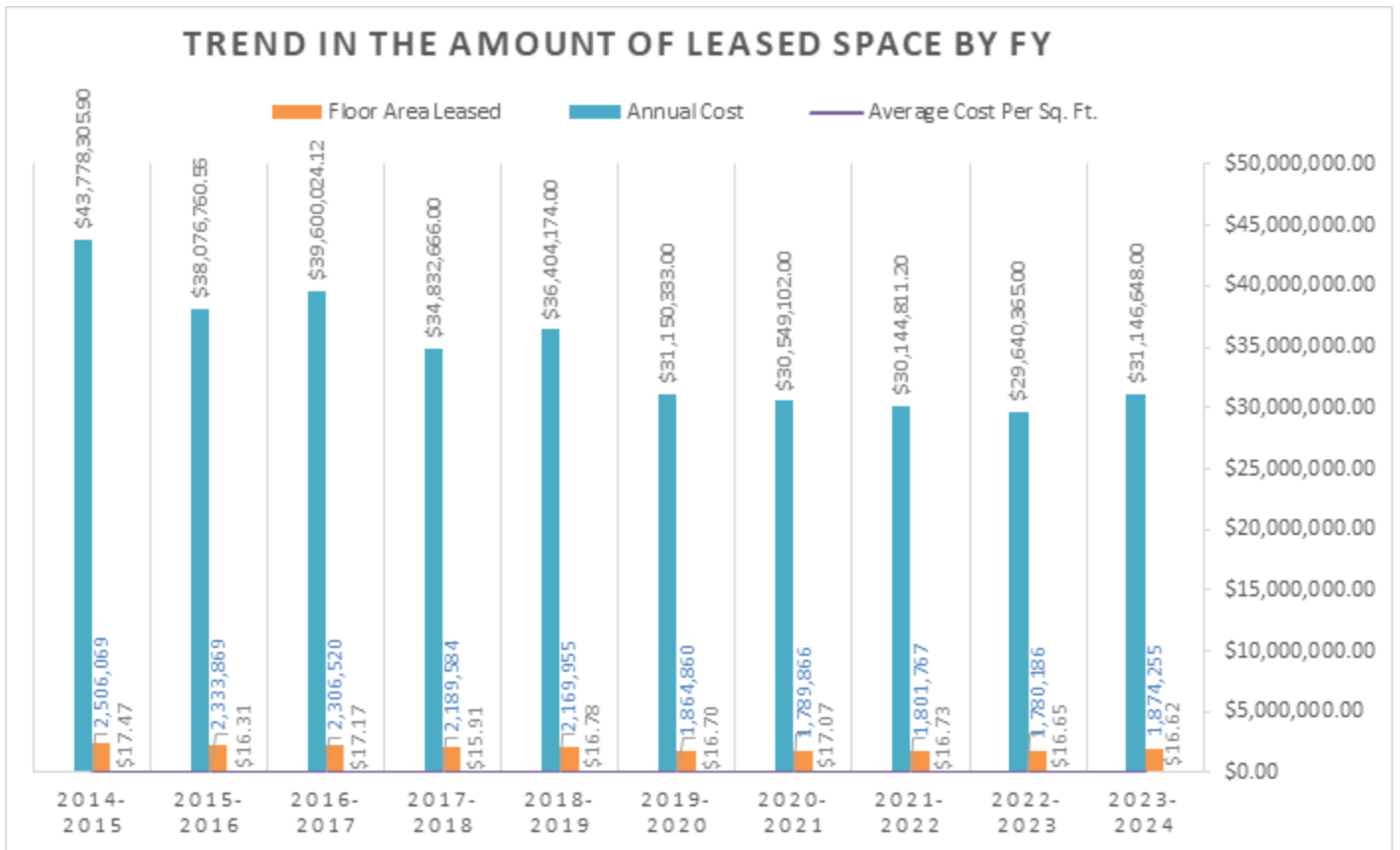


Costs of State-Leased Property - In FY 2024, the state’s total annualized cost of leased space under DAS control was \$33,085,522.44. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The average cost per square foot of leased space was \$16.62 in FY 2024 (*excluding standalone parking leases*), from \$16.65 in FY 2023.

Appendix A provides a list of the 121 DAS leases for state agencies and offices as of June 30, 2024, including the address of each property, the agency occupying the property, the USF of each property, and the annual rent. This Appendix also includes a listing of and information pertaining to the 16 leases for parking only (included in the 121 leases count).

Trends. In the last 10 years, overall, per square foot leasing costs have *decreased* 4.8% (inflation *increased* by a yearly average of 3.04% for the same period) with the average rate per square foot decreasing from \$17.47 (FY 2015) to \$16.62 (FY 2024) excluding standalone parking leases. Below are charts illustrating trends in the amount of the state’s leased space over the last ten years and the average lease costs per square foot (excluding standalone parking leases). **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 \$33,085,522 in FY 2024, representing a 27% reduction in costs.**





Leasing Transactions during FY 2024. Regarding lease/transfer transactions that occurred specifically during FY 2024, between July 1, 2023, and June 30, 2024, the SPRB approved, rejected or returned (at DAS's request) a total of Thirty-Six (36) transactions submitted by DAS Statewide Leasing and Property Transfer. These submissions included twenty-five (25) office/parking leases, two (2) assignments of space, one (1) MOUs, and four (4) lease-out agreements, four (4) property transfers of surplus property were executed; two (2) were amendments to a current purchase and sale agreement and one (1) was a conveyance required by statute and one (1) was for the sale of surplus property in Hartford. These leases comprised a total of 391,246 NUSF of space, with an average per square foot cost of \$13.88 (excluding parking only agreements). The total annualized value of all approved lease transactions was \$5,431,802.28

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2024.

**B. Lease-Out Activity**

During FY 2024, the SPRB approved three (3) transactions for three non-for profits.

**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 2024.

## **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 team 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.” The State Facilities Plan for 2023-2028 was approved and adopted effective July 1, 2023.

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 team and DAS’s Facilities and Property Management team 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.

As mentioned above, DAS is currently implementing the reduction of the state’s real estate footprint. The buildings located at 18-20 and 30 Trinity Street are under contract with the buyers to close on or before December 13, 2024. Request for Proposals (RFPs) were issued for the vacant properties located at 129 Lafayette, Hartford and Migeon Avenue, Torrington were under contract in 2023, and both closed in FY 2024 bringing in a collective \$1,069,000.

DAS has hired a consultant to study options for and to manage the implementation of the consolidation of several Hartford-area state-owned buildings. This project will draw on private and public sector best practices, telework considerations, and other factors with the intent of right sizing the State’s real estate portfolio long-term, reducing costs to taxpayers, and engaging respective stakeholders throughout the process.

For fiscal year 2024, DAS saved approximately \$9.5m (including savings from previous actions) for the state by collapsing leases, renegotiating renewal rates, and ensuring accuracy of real estate tax payments. In addition to the savings, DAS leases state-owned unused real estate generating \$474,145 annual rental income for FY 2024.

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

The team also worked on many unique projects and 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:

- Savings of \$102,026 by reviewing tax invoices from lessors.
- The Request for Proposals (RFP) issued in 2021 for the sale of 18-20 and 30 Trinity Street properties, which received 6 proposals and resulted in a preferred buyer, is currently under a fully approved contract for \$1.1m for conversion to apartments and scheduled to close in December of 2024 (this is not included in FY 2024 savings).
- The RFP issued in late June of 2021 for the sale of 129 Lafayette Circle, Hartford resulted in multiple offers that resulted in the closing on June 25, 2024 (purchase price \$750,000).
- The RFP for the sale of a former group home in Torrington, resulted in a purchase and sale agreement at \$319,000 closed on September 18, 2023.
- Several leases were terminated or renegotiated, saving \$326,585 annually in addition to the Department of Public Health (DPH) warehouse below.
- The monthly temporary warehouse arrangement for the Department of Public Health, consisting of 127,529 square feet (according to the Hartford Business Journal, “The deal represents one of the largest recent leases signed in Greater Hartford”) was placed under lease by DAS providing certainty with a 3-year term ending on December 31, 2026, and **saving \$2,875,530** over the term of the lease.
- New lease at existing location for the Department of Social Services (DSS) at 249 Thomaston Avenue, Waterbury. Consistent with DAS’s ongoing efforts to reduce the state’s leased and owed real estate footprint, this new lease reduces the office from 42,249 square feet to 35,770 square feet and combined with the negotiated reduction in the rental rate, will provide for **\$2,218,618 in savings** to the state during the 10-year term.
- The following is a summary of compliance inspections carried out (required by statute once a year to ensure lessor is complying with the terms and conditions of the lease) during the FY:
  - Initial compliance inspections 154
  - Re-inspections 224
  - Approximately 75% of locations comply.

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.

## DAS Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
<b>BUILDING LEASE</b>								
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	23018	\$540,002.28	\$23.46			
<b>Agency Total:</b>						<b>23,018</b>	<b>\$540,002.28</b>	<b>\$23.46</b>
MERIDEN	639 RESEARCH PARK WAY	DCF	20539	\$306,236.52	\$14.91			
TORRINGTON	62 COMMERCIAL BLVD	DCF	12547	\$171,517.44	\$13.67			
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$578,622.00	\$16.50			
WATERBURY	64 AVENUE OF INDUSTRY	DCF	12092	\$190,449.00	\$15.75			
HARTFORD	110 BARTHOLOME W AVE	DCF	63645	\$902,229.00	\$14.18			
NORWALK	761 MAIN AVENUE	DCF	23682	\$588,260.88	\$24.84			
MILFORD	38 WELLINGTON RD	DCF	39907	\$691,388.76	\$17.32			
NORWICH	2 COURTHOUSE SQ	DCF	36822	\$608,553.48	\$16.53			
DANBURY	131 WEST ST	DCF	17379	\$329,332.08	\$18.95			
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,112,963.28	\$25.05			
NEW BRITAIN	1 GROVE ST	DCF	41482	\$725,934.96	\$17.50			
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$989,589.48	\$19.98			
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96			
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$279,495.96	\$16.10			
<b>Agency Total:</b>						<b>437,750</b>	<b>\$7,776,061.32</b>	<b>\$17.76</b>
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$540,000.00	\$16.55			
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,004.00	\$13.00			
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$493,097.04	\$17.91			
NEW HAVEN	370 JAMES ST	DDS	12972	\$196,914.96	\$15.18			
<b>Agency Total:</b>						<b>81,822</b>	<b>\$1,343,016.00</b>	<b>\$16.41</b>
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09			
DANBURY	2 LEE MAC AVE	DMV	9889	\$211,963.20	\$21.43			
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11			
PUTNAM	62 PROVIDENCE PIKE	DMV	2833	\$32,550.00	\$11.49			
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00			
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$127,008.00	\$16.44			
WINDHAM	1559 WEST MAIN ST	DMV	9254	\$99,000.00	\$10.70			



## DAS Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
<b>BUILDING LEASE</b>								
<b>Agency Total:</b>						<b>56,877</b>	<b>\$1,048,196.52</b>	<b>\$18.43</b>
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25			
NEW HAVEN	620 GRAND AVENUE	DOC	11075	\$202,118.64	\$18.25			
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$191,160.00	\$19.82			
<b>Agency Total:</b>						<b>24,454</b>	<b>\$446,502.36</b>	<b>\$18.26</b>
HARTFORD	309 WAWARME AVE	DORS	35309	\$563,178.60	\$15.95			
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$28,619.04	\$25.64			
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$127,680.00	\$21.00			
TORRINGTON	30 PECK ROAD	DORS	939	\$12,169.44	\$12.96			
WINDSOR	184 WINDSOR RD.	DORS	33968	\$467,739.36	\$13.77			
NEW HAVEN	370 JAMES ST	DORS	5857	\$94,883.40	\$16.20			
<b>Agency Total:</b>						<b>83,269</b>	<b>\$1,294,269.84</b>	<b>\$15.54</b>
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$169,344.00	\$15.75			
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90			
WINDSOR	20 MEADOW ROAD	DSS	47937	\$660,092.52	\$13.77			
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$452,321.52	\$17.07			
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$799,999.20	\$15.60			
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$113,187.60	\$13.67			
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00			
DANBURY	342 MAIN ST	DSS	14643	\$250,659.36	\$17.12			
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00			
STAMFORD	1642 BEDFORD ST	DSS	17600	\$211,640.04	\$12.03			
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$488,606.28	\$17.25			
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$1,007,896.56	\$17.55			
<b>Agency Total:</b>						<b>330,365</b>	<b>\$5,233,114.08</b>	<b>\$15.84</b>
GLASTONBURY	455 WINDING BROOK DR	JUD	29664	\$711,936.00	\$24.00			
HARTFORD	999 ASYLUM AVE	JUD	15577.6	\$251,526.00	\$16.15			
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$517,328.04	\$15.50			
MANCHESTER	587 EAST MIDDLE TPK	JUD	8947	\$165,519.48	\$18.50			
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$51,785.76	\$19.03			

## DAS Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
<b>BUILDING LEASE</b>								
WETHERSFIELD	225 SPRING ST	JUD	30618	\$522,350.76	\$17.06			
MIDDLETOWN	484 MAIN ST	JUD	3214	\$51,789.12	\$16.11			
MILFORD	22 BROAD STREET	JUD	5880	\$117,600.00	\$20.00			
BRISTOL	225 NO. MAIN ST	JUD	5204	\$78,394.08	\$15.06			
VERNON	26 PARK ST	JUD	4014	\$28,820.52	\$7.18			
HARTFORD	309 WAWARME AVE	JUD	23223	\$320,946.72	\$13.82			
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00			
DERBY	100 ELIZABETH ST	JUD	5730	\$110,875.56	\$19.35			
WATERBURY	11 SCOVILL ST	JUD	17040	\$267,698.40	\$15.71			
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.28	\$14.25			
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,622.76	\$8.77			
MERIDEN	165 MILLER ST	JUD	6491	\$12,981.96	\$2.00			
NORWICH	97-105 MAIN ST	JUD	5038	\$60,456.00	\$12.00			
VERNON	428 HARTFORD TPK	JUD	2378	\$40,806.48	\$17.16			
MIDDLETOWN	484 MAIN ST	JUD	5950	\$95,297.64	\$16.02			
WETHERSFIELD	225 SPRING ST	JUD	10206	\$174,775.32	\$17.12			
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.24	\$13.57			
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$124,809.72	\$13.64			
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$754,703.40	\$22.55			
WATERFORD	978 HARTFORD TPK	JUD	20085	\$491,264.88	\$24.46			
DANIELSON	190 MAIN STREET	JUD	5534	\$97,421.88	\$17.60			
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$83,830.32	\$18.37			
DANBURY	319 MAIN ST	JUD	6263	\$90,375.12	\$14.43			
<b>Agency Total:</b>						<b>364,692</b>	<b>\$6,097,261.44</b>	<b>\$16.72</b>
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$71,165.88	\$11.80			
TORRINGTON	249 WINSTED RD	MHA	15214	\$262,897.92	\$17.28			
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,311.96	\$14.50			
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40			
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$183,540.00	\$24.15			
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$503,812.20	\$23.95			
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$83,580.00	\$17.50			

## DAS Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
<b>BUILDING LEASE</b>								
WEST HAVEN	270 CENTER ST	MHA	7360	\$108,000.00	\$14.67			
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	2842	\$56,044.20	\$19.72			
STAMFORD	1351 WASHINGTON BLVD.	MHA	14089	\$503,277.24	\$35.72			
<b>Agency Total:</b>						<b>110,331</b>	<b>\$2,225,338.20</b>	<b>\$20.17</b>
DERBY	75 CHATFIELD STREET	CCC	0	\$0.00	#DIV/0!			
EAST HARTFORD	88 LONG HILL STREET	DPH	127529	\$797,056.20	\$6.25			
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34			
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$73,168.92	\$19.00			
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01			
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$392,720.76	\$8.96			
BRISTOL	430 NO. MAIN ST	CCC	8003	\$122,445.96	\$15.30			
DANBURY	190-196 MAIN STREET	CCC	19650	\$381,996.00	\$19.44			
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$74,541.00	\$72.30			
FAIRFIELD	100 MONA TERRACE	DVA	0	\$0.00	#DIV/0!			
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$966,752.04	\$23.08			
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$776,544.72	\$25.76			
<b>Agency Total:</b>						<b>285,167</b>	<b>\$3,690,242.28</b>	<b>\$12.94</b>
HARTFORD	21 OAK ST	WCC	17100	\$299,934.00	\$17.54			
MIDDLETOWN	645 SOUTH MAIN STREET	WCC	6520	\$78,891.96	\$12.10			
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$159,792.48	\$17.50			
HARTFORD	999 ASYLUM AVE	WCC	9974	\$187,415.76	\$18.79			
NORWICH	55 MAIN ST	WCC	9638	\$233,769.72	\$24.26			
NEW HAVEN	700 STATE ST	WCC	8800	\$180,099.72	\$20.47			
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$160,800.00	\$20.00			
NEW BRITAIN	24 WASHINGTON STREET	WCC	7307	\$142,940.04	\$19.56			
<b>Agency Total:</b>						<b>76,510</b>	<b>\$1,443,643.68</b>	<b>\$18.87</b>
<b>Total</b>						<b>1,874,255</b>	<b>\$31,137,648.00</b>	<b>\$16.61</b>

## DAS Parking Lease Inventory Report (Appendix A)

MUNICIPALITY	STREET	TENANT AGENCY	ANNUAL RENT
<b>PARKING LEASE</b>			
HARTFORD	155 MORGAN ST	DAS	\$0.00
WATERBURY	481-489 MEADOW ST	DCF	\$62,757.36
WATERBURY	BANK ST	JUD	\$100,200.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	\$108,980.04
NEW HAVEN	265 CHURCH STREET	JUD	\$158,100.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	\$30,030.00
NORWICH	MARKET & SHETUCKET	JUD	\$6,000.00
BRIDGEPORT	95 CHAPEL ST	JUD	\$145,941.60
DANIELSON	CENTER ST. MUN. LOT	JUD	\$9,000.00
NEW LONDON	153 WILLIAMS ST	JUD	\$4,244.64
NEW LONDON	19 JAY STREET	JUD	\$14,664.00
DERBY	ELIZABETH. & THOMPSON PL.	JUD	\$21,600.00
NEW HAVEN	690 STATE ST	JUD	\$367,036.80
MERIDEN	54 W. MAIN ST	JUD	\$51,360.00
BRIDGEPORT	1466 CENTRAL AVE	MHA	\$6,900.00
NEW HAVEN	1 TEMPLE STREET	CCC	\$861,060.00

**APPENDIX B**  
**DEPARTMENT OF ADMINISTRATIVE SERVICES**  
**STATEWIDE LEASING AND PROPERTY TRANSFER**  
**LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD**  
**JULY 1, 2023 - JUNE 30, 2024**

ITEM	SPRB	DATE	TYPE	CLIENT	ADDRESS/PROPERTY OF	TOWN OR	USE OF	NET USABLE		COST PER	TERM OF	ANNUAL
	FILE	OF	OF	AGENCY	LEASED SPACE	CITY	SPACE	SPACE		NET USABLE	LEASE	RENT
	NUMBER	ACTION	ACTION					Sq Ft	Notes		Expiration	
1	23-100	7/17/2023	APPROVED	DAS/DSS	62 Commercial Blvd	Torrington	Office and 149 Parking spaces (in common with DCF)	8,280	Lease \$13.67 for year 1-5 and \$10.81 for years 6-10	\$13.67	10-year	\$113,187.60
2	23-101	7/17/2023	APPROVED	DAS/DCF	62 Commercial Blvd	Torrington	Office and 149 Parking spaces (in common with DSS)	12,547	Lease \$13.67 for year 1-5 and \$10.81 for years 6-10	\$13.67	10-year	\$171,517.49
3	23-121	8/14/2023	APPROVED	DAS/WCC	111 High Ridge Rd	Stamford	Office and 24 Parking spaces	8,040	Lease	\$20.00	5-year	\$160,800.00
4	23-183	11/20/2023	APPROVED	DAS/DPH	88 Long Hill St	East Hartford	PPE Warehouse Space	127,529	Lease Office and Warehouse	\$6.25	EXP12/31/2026	\$797,056.25
5	23-186	11/20/2023	APPROVED	DAS/ADS	309 Wawarme	Hartford	Office and 165 Parking spaces	35,309	Lease	\$15.95	5-year	\$563,178.60
6	23-187	11/20/2023	APPROVED	DAS/DSS	30 Christian Lane	Newington	Office and 155 Parking spaces	28,325	Lease Amend and Extend	\$17.25	5-year	\$488,606.25
7	23-190	12/4/2023	APPROVED	DAS/WCC	24 Washington St	New Britain	File Storage	160	Lease Amendment to add 160 NUSF in the basement	\$0.00	10-year	\$0.00
8	23-191	12/7/2023	APPROVED	DAS/DDS	370 James St	New Haven	Office and Parking for 58 spaces	12,972	Lease	\$15.18	5-year	\$196,914.96
9	23-204	12/7/2023	APPROVED	DAS/DSS	342 Main St	Danbury	Office and 50 Parking Spaces	14,643	1st Amendment	\$17.12	5-year	\$250,659.37
10	23-205	12/11/2023	APPROVED	DAS/JUD	190 Main St & 39 Academy St	Danielson	Office and Parking lot (16 spaces)	5,534	Lease Purchase Agreement	\$17.60	5-year	\$97,421.88
11	23-208	12/18/2023	APPROVED	DAS/DSS	1642 Bedford St	Stamford	Office and 66 Parking spaces	17,600	Lease	\$12.03	5-year	\$211,640.00
12	23-223	1/8/2024	APPROVED	DAS/CHRO	350 Fairfield Ave.	Bridgeport	Office and 12 Parking spaces	3,851	Lease	\$19.00	5-year	\$73,169.00
13	23-231	1/8/2024	APPROVED	DAS/WCC	700 State St	New Haven	Office and 17 Parking spaces	8,800	2nd Renewal	\$20.47	5-year	\$180,099.72
14	24-005	6/20/2024	APPROVED	DAS/DSS	699 East Middle Turnpike	Manchester	Office and 79 Parking spaces	18,465	Lease	\$17.20	7-year	\$317,598.00
15	24-007	2/15/2024	APPROVED	DAS/WCC	999 Asylum	Hartford	Office and 25 Parking spaces	9,974	2nd Renewal	\$20.36	5-year	\$203,070.72
16	24-037	4/1/2024	APPROVED	DAS/DOC	2-6 Cliff St	Norwich	Office and 12 Parking spaces	3,735	Lease	\$14.25	5-year	\$53,223.72
17	24-070	6/3/2024	APPROVED	DAS/WCC	55 Main St	Norwich	Office and 23 Parking spaces	9,638	1st Amendment	\$24.26	5-year	\$233,769.72
18	24-071	6/6/2024	APPROVED	DAS/DCF	761 Main Ave	Norwalk	Office and 140 Parking spaces	23,682	1st Renewal	\$23.00	5-year	\$544,686.00
19	24-078	5/30/2024	APPROVED	DAS/JUD	370 James St	New Haven	Office and 58 Parking spaces	6392	Lease	\$17.75	10-year	\$113,458.00
20	24-079	6/24/2024	APPROVED	DAS/DSS	249 Thomaston Ave	Waterbury	Office and 140 Parking spaces	35,770	Lease	\$18.50	10-year	\$661,745.00
								<b>391,246</b>		<b>\$13.88</b>		<b>\$5,431,802.28</b>
1	23-183	11/2/2023	SUSPEND	DAS/DPH	88 Long Hill St	East Hartford	PPE Warehouse Space	127,529	Lease Office and Warehouse	\$6.25	EXP12/31/2026	\$797,056.25
2	23-191	11/27/2023	SUSPEND	DAS/DDS	370 James St	New Haven	Office and Parking for 58 spaces	12,972	Lease	\$15.18	5-year	\$196,914.96
3	23-231	12/28/2023	SUSPEND	DAS/WCC	700 State St	New Haven	Office and 17 Parking spaces	8,800	2nd Renewal	\$20.47	5-year	\$180,099.72
4	24-005	2/13/2024	SUSPEND	DAS/DSS	699 East Middle Turnpike	Manchester	Office and 79 Parking spaces	18,465	Lease	\$17.20	7-year	\$317,598.00
5	24-076	6/10/2024	SUSPENDED AT JUDICIALS REQUEST	DAS/JUD	25 School St	Vernon	Office and 21 Parking spaces	9,072	Lease	\$16.00	5-year	\$145,152.00

**LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD**

**JULY 1, 2023 - JUNE 30, 2024**

ITEM	SPRB	DATE	TYPE	CONTROLLING	ADDRESS OF			USE OF			
	FILE	OF	OF	STATE	LEASED			SPACE		DESC (SF)	RENT
	NUMBER	ACTION	ACTION	AGENCY	SPACE	MUNICIPALITY	LESSEE				
1	23-154	10/2/2023	APPROVED	DAS/DDS	33 Grant Rd	Enfield	Adelbrook Community Services, Inc.	Group Home		2,489 sq ft dwelling and 2.71 acre	\$1.00
2	23-185	11/13/2023	APPROVED	DAS/JUD	70 Huntington St	New London	Garde Arts Center, Inc.	License-Out for Parking for 94 cars		94 Parking Spaces	\$1.00
3	24-050	4/15/2024	APPROVED	DAS/JUD	70 Huntington St	New London	All Souls Unitarian Universalist Congregation	License-Out for Parking for 70 Cars		70 Parking Spaces	\$1.00
1	23-184	11/13/2023	RETURNED AT DAS REQUEST	DAS/JUD	70 Huntington St	New London	All Souls Unitarian Universalist Congregation	License-Out for Parking for 70 Cars		70 Parking Spaces	\$1.00

**Acquisitions/Easements**

**JULY 1, 2023 - JUNE 30, 2024**

ITEM	SPRB #	DATE OF	TYPE OF	CLIENT		TOWN OR	USE OF		Purchase	
		ACTION	ACTION	AGENCY	Property / Address	CITY	SPACE	Desc	Price	

LEASING AND PROPERTY TRANSFER											
Sale/Legislative Acts											
JULY 1, 2023 - JUNE 30, 2024											
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	23-150	9/26/2023	APPROVED	DAS/DAS	Trinity Street (18-20 & 30)	Hartford	Surplus Property 2nd Amendment to PSA	Second Amendment to Purchase and Sale Agreement			
2	23-195	11/22/2023	APPROVED	DAS/DAS	129 Lafayette	Hartford	Surplus Property	Sale and License for Parking	\$750,000.00		
3	23-211	12/26/2023	APPROVED	DAS/DAS	Trinity Street (18-20 & 30)	Hartford	Surplus Property 3rd Amendment to PSA	Third Amendment to Purchase and Sale Agreement			
4	23-222	1/4/2024	APPROVED	Chesprocott Health District	Sandbank Rd	Cheshire	Legislative Conveyance	Conveyance of 2 Acres	\$0.00		
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD											
JULY 1, 2023 - JUNE 30, 2024											
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
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
ASSIGNMENTS											
JULY 1, 2023 - JUNE 30, 2024											
ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE		
1	23-198	12/4/2023	APPROVED	DAS/DDS	470 Capitol Ave	Hartford	DDS	Conference room A and B	Temporary Space		
1	23-117	7/20/2023	RETURNED AT DAS REQUEST	DAS/OCSA	450 Columbus Blvd.	Hartford	OCSA REQUEST CANCELED BY OCSA		Temporary Space		
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
MOUs											
JULY 1, 2023 - JUNE 30, 2024											
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE		
1	23-217	12/26/2023	APPROVED	DAS/JUD	315 Buckingham St	Hartford	Judicial	100 parking spaces	Temporary Parking		