

OFFICE OF POLICY AND MANAGEMENT  
BUREAU OF ASSETS MANAGEMENT

# Statutory Responsibilities

Established in 1992 the Bureau is charged with:

1. Long-range planning with regard to the use of all State real property
2. Determining the level of efficiency of each State agency's use of its real property
3. Determining the appropriate use of State real property
4. Analyzing and approving proposed changes in ownership and/or use of State real property
5. Maintaining an inventory of State owned/leased real property

# Long Range Planning

- State Facility Plan – The Bureau is responsible for the coordination and development of the State Facility Plan, which is mandated by CGS 4b-23 and used as an advisory document for the leasing of property for use by State agencies.
- Surplus State Property – The Bureau handles this process and works with DAS and the agency with custody and control.
- Property Transactions – work with DAS, DOT, SPRB, AG and various other State agencies on leasing, sales and acquisitions of real property.
- Consulting – assist agencies with facility planning activities, development of budget estimates, development of project implementation timelines, cost vs. benefit analysis, etc.
- Legislation – analyze proposed legislation related to real property as well as the drafting of legislative proposals.

# Modernizing State Facilities

- Since 2011 efforts by the Governor's administration, DAS, CRDA, SPRB and OPM, will have successfully reduced leased space from approximately 3.12 million square feet to approximately 2.5 million square feet, resulting in a reduction in leased costs from approximately \$63.5 million to \$53 million annually. Equally important, through this endeavor the State will have acquired and modernized over 1 million square feet of new space, as well as over 350,000 square feet of existing State space. This initiative allowed for the replacement of obsolete facilities with modernized facilities, thereby achieving cost and energy efficiencies, maximizing delivery of services to the public, increasing utilization of mass transportation and providing a comfortable and space-efficient work environment.

# Ensuring State Property is Used Efficiently

- State Leasing – the Bureau reviews all lease requests to ensure that it is in the best interest of the State.
- Interim Space Requests – review of all interim space and funding requests to determine compliance.
- Inventory of Real Property – maintains the State's inventory of real property (owned/leased). Updated annually and submitted to the General Assembly. Listed on website.

# INVENTORY OF REAL PROPERTY

- Approximately 6,800 properties; approximately 280,000 acres/ 3,500 structures\*
- Contains 3 tabs; State Owned Buildings/ Leased Locations/ PILOT
- DOT Rights of Way Properties are exempt from PILOT and therefore not included in inventory.
- PILOT includes some non-state owned properties per various statutes
- Municipality values for Grand List Year 2016: assessed value approximately \$10 billion; full value approximately \$14 billion. Of which, approximately \$750 million are non-state owned and \$9.25 billion are state owned. At full value of municipality's assessment the state property approximate value is \$13.2 billion. \*

# CAPITAL ASSET SELECTION CRITERIA

- Establishing specific criteria for the selection of state owned real property for the potential “in-kind” donation from the State to a Pension Trust. The following criteria will allow the Pension Sustainability Commission to determine which State owned properties within the Real Property Inventory Database meet these criteria and may be considered for selection for possible donation to the trust:
  - 1) Properties that are not currently being utilized for government functions
  - 2) Properties that clear a Phase 1 environmental study and requires no further remediation action
  - 3) Only properties currently owned by the State of CT and the component unit authorities
  - 4) Properties not classified as state park or forest land
  - 5) Properties surplus to State of CT needs; non-surplus would require state agency approval to transfer from the agency with custody and control of each property or via a legislative mandate
  - 6) Properties that have been determined to be eligible for transfer legally (certain statutes may prohibit particular properties from being conveyed from state ownership)
  - 7) Properties that have not been designated as historic
  - 8) No DOT Rights of Way properties, as FHWA, under 23 Code of Federal Regulations (CFR) 710.403 requires that the proceeds from the sale of any excess property by DOT must be deposited in the State Transportation Fund to be utilized as the State’s match for future transportation projects

# CHALLENGES

- Determination of agency with custody and control of certain vacant parcels
- Definition of government functions
- Identifying parcels
- Anticipated results