

STATE OF CONNECTICUT

DENISE L. NAPPIER
TREASURER

ROBERT L. GENUARIO
SECRETARY
OFFICE OF POLICY & MANAGEMENT

February 5, 2010

The Honorable Eileen Daily
Senate Chair
Finance, Revenue & Bonding Committee
LOB Room 3700
Hartford, CT 06106-1591

The Honorable Toni Nathaniel Harp
Senate Chair
Appropriations Committee
LOB Room 2700
Hartford, CT 06106-1591

The Honorable Cameron Staples
House Chair
Finance, Revenue & Bonding Committee
LOB Room 3704
Hartford, CT 06106-1591

The Honorable John C. Geragosian
House Chair
Appropriations Committee
LOB Room 2702
Hartford, CT 06106-1591

Dear Chairwomen and Chairmen,

In accordance with the provisions of Connecticut's budget for the biennium ending June, 30, 2011, enclosed please find a *Plan for the Sale of State Assets*. Section 125 of Public Act 09-3 (June Special Session) required the development of a plan that identifies specific properties that could be sold to generate net proceeds of up to \$15 million in general fund revenues for Fiscal Year 2010, and net proceeds of up to \$45 million dollars for Fiscal Year 2011.

Toward that end, the efforts of our respective offices were devoted to two distinct tasks. First, the Office of Policy and Management, through its Bureau of Assets Management, worked to identify saleable assets. The Office of the Treasurer's role then was to review the list of properties, available information from the Office and Policy and Management on specific bond allocations, and to consult with the state's bond and tax counsel on tax matters related to the sale of the these properties. Based on a review of the saleable assets identified, the Office of the Treasurer has determined that the plan to sell such assets can be structured so as not to adversely affect the tax-exempt status of the State bonds that financed such assets.

We would welcome the opportunity to discuss this Plan with you in further detail. Please feel free to call on us should you have any questions or require additional information.

Sincerely,

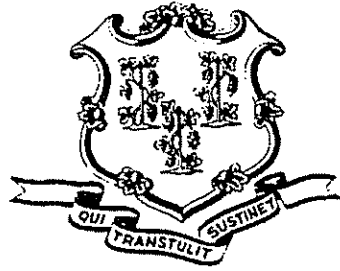


Denise L. Nappier
State Treasurer



Robert L. Genuario
Secretary, Office of Policy and Management

Enclosure



Plan for the Sale of State Assets in Accordance with Public Act 09-3 Section 125

Prepared by:

**State of Connecticut
Office of Policy and Management
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Hartford, CT 06106**

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PURPOSE OF THIS PLAN

This Plan has been drafted in accordance with Public Act 09-3, Section 125 ("the Public Act") which mandates that:

The State Treasurer ("the Treasurer") and the Secretary of the Office of Policy and Management ("the OPM") shall jointly develop a plan to sell assets of the state that will result in net proceeds of:

1. Up to fifteen million dollars to be used as general revenues for the state during the fiscal year ending June 30, 2010, and
2. Up to forty-five million dollars to be used as general revenues for the state during the fiscal year ending June 30, 2011.

Such plan shall be completed on or before February 3, 2010, and provided to the chairpersons of the joint standing committees of the General Assembly having cognizance of matters relating to appropriations and finance, revenue and bonding.

Therefore, and in accordance with the Public Act, this Plan identifies State owned assets, which have the potential to generate \$60 million in net sales on or prior to June 30, 2011, based on the assumptions outlined on page 11 of this document and required legislative changes which are outlined on page 14 of this document.

A copy of the Public Act can be found in *Appendix A* of this document and the list of potentially saleable assets can be found in *Appendix B* of this document.

RESPECTIVE ROLES OF THE OPM AND THE TREASURER

With regard to the preparation of this Plan, the OPM was responsible for the identification of potentially saleable assets contained within Appendix B and the writing of the Plan including the development of the assumptions, Legislative changes and feasibility statement.

The Treasurer was responsible for reviewing the list of potentially saleable assets and consulted with the OPM and the State's bond and tax counsel regarding tax matters related to the potential sale of the properties. The Treasurer determined that the plan to sell such assets can be structured so they will not adversely affect the tax-exempt status of any the State bonds as stated in the transmittal letter for this report.

ASSET DISPOSITION PRACTICES

The State of Connecticut, through its Department of Administrative Services (“DAS”), Department of Public Works (“DPW”) and Department of Transportation (“DOT”), has several existing, on-going processes by which unneeded State owned assets are sold.

Department of Administrative Services

The DAS, under CGS 4a-57a, is responsible for the disposition of surplus State assets (non-real estate). DAS carries out this function via sales of excess vehicles, furniture, equipment, etc.

Department of Transportation

The DOT, under CGS 13a-80 and CGS 13-80a, regularly identifies real estate under its custody and control for which there is no current or anticipated use. Where appropriate these unneeded assets are either offered for sale or lease.

All Other State Agencies

CGS 4b-21 requires agencies, other than the DOT, to notify the OPM when land or buildings under their custody and control are no longer required for agency use.

Upon receipt of such notification, OPM solicits reuse proposals from other State agencies; if a suitable State reuse is identified, the property is transferred to the new agency; however, if no suitable State reuse is identified, the DPW is directed to dispose of the property.

Governor Rell’s Requests To State Agencies

In order to spur additional property sales Governor Rell, on June 17, 2008, wrote to the DPW, the DOT and the Department of Environmental Protection (“DEP”) requesting that each agency conduct an assessment of the property under its custody and control to determine whether the property was required by the agencies for valid business reasons.

In an effort to further identify State owned assets which could be sold, Governor Rell, on July 14, 2009, wrote to all State agencies to ask that they identify all appropriate assets that could be offered for sale. Agencies were specifically asked to consider real estate, vacant or partially used buildings and capital equipment as part of their review process.

Copies of Governor Rell’s June 17, 2008 and July 14, 2009 letters can be found in *Appendix C* of this document.

Surplus Property Websites

In order to make it easier for the public to determine which State assets are currently being offered for sale, the State maintains two (2) centralized websites.

Information related to the DAS sale of equipment and vehicles can be found on the DAS website at <http://www.das.state.ct.us>. The DAS website includes information related to upcoming auctions, the results of previous auctions and an option to automatically be notified of upcoming vehicle and property auctions.

In addition, the OPM maintains www.ct-surplus-property.com which lists all of the real estate assets which are currently being offered for sale by both the DOT and the DPW. Properties are listed by town and the website provides links to information regarding the purchase of State owned real estate as well as an option to automatically receive email notifications when new properties are added to the website.

Through the use of these websites, the public has access to relevant and timely information regarding the sale of State assets.

Public Act 09-3, Section 125

The Public Act requires the OPM and the Treasurer to develop a plan to sell assets of the state that will result in net proceeds of up to fifteen million dollars to be used as general revenues for the State during the fiscal year ending June 30, 2010, and up to forty-five million dollars to be used as general revenues for the state during the fiscal year ending June 30, 2011.

As the State has multiple, existing processes and programs in place to dispose of unneeded assets, this Plan is a supplement to those existing efforts and not a replacement of, or addition to the existing efforts.

In addition, as the State has existing asset disposition practices in place, the properties listed in *Appendix B* represent a "snap shot in time", as of the writing of this Plan, of those properties which either are currently being offered for sale or may potentially be offered for sale in the future assuming no viable State reuse is identified.

This Plan does identify certain areas where legislative action would reduce the costs and time associated with the disposition of surplus assets.

SCHEDULE

The Public Act states that the Plan to sell assets is to result in net proceeds of up to \$15 million during the fiscal year ending June 30, 2010 and up to \$45 million during the fiscal year ending June 30, 2011.

However, while the State can mandate that properties be *offered* for sale by a certain date, it cannot mandate their *purchase* by a certain date as ready, willing and able buyers are required for each sale and the timing and actions of buyers is beyond the control of the State of Connecticut.

Further, the concept of a “quick sale” is contrary to the desire to obtain the highest price possible; in a down real estate market the most likely way to ensure a “quick sale” is to aggressively price the property below its market value in order to attract buyers as quickly as possible.

Therefore, while the State should make every possible effort to offer its assets for sale quickly and achieve the highest prices possible, the actual sale and timing of such sales is beyond its control; and therefore, for the purposes of this Plan, it is assumed that all sales will occur prior to June 30, 2011, but this Plan does not identify specific assets which will be sold or estimated revenue which will be received prior to June 30, 2010.

METHODOLOGY - ASSET IDENTIFICATION

Assets Not Included as Part of This Plan

While every effort is made to identify and dispose of unneeded State assets, due to the logistical and time constraints as well as the net revenue requirements set forth in the Public Act, not every saleable asset is included as part of this Plan for the reasons outlined below. Specific “categories” of assets not included within this Plan include:

Utilized Property - While the State’s real estate portfolio contains many office and “professional” buildings with potentially high resale value, these structures are currently occupied and are not considered as part of this Plan as the time necessary to vacate such buildings would most likely put any potential sale beyond the June 30, 2011 deadline mandated in the Public Act and the costs associated with relocating the functions to other State owned structures or leased space would greatly diminish the net proceeds from the sale, making any such sale economically unfeasible for the purposes of this Plan.

Properties Interior To Larger State Facilities - Certain large-scale facilities such as State parks, forests, universities, correctional institutions, etc, have vacant structures for which there is no planned reuse. These structures are typically situated within that facility in such a manner that private ownership of the vacant building is not feasible as it could significantly impact an agency’s ability to carry out its duties. Therefore, such structures are not included as part of this Plan.

Properties Reliant Upon Utility System of Another State Facility - Certain large-scale facilities such as universities, correctional institutions, etc, also have vacant structures for which there is no planned reuse. Although these structures are situated in such a manner which would allow for their sale (i.e. they are not situated interior to the larger facility), many rely upon the utility systems of the larger facility (power, water, sewer, heating, cooling, etc) and the time necessary to disconnect these individual structures from the utility system of the larger facility and the costs associated with such project would, for the purposes of this Plan, significantly offset any sales proceeds.

Properties Being Evaluated For Agency Reuse - There exist other properties which are now, or will become, surplus to the needs of their controlling agency; however, these properties are currently being evaluated to determine their potential for reuse by other State agencies. If no appropriate agency reuse is identified, these properties will be disposed of via sale, however, these properties are not included as part of this Plan.

Sale With Lease To Own Agreement - This Plan does not include an option to sell State owned buildings with the right to continue use and occupancy of the buildings under a long term lease to own agreement. While such sales with a lease back option have the potential to generate

immediate revenue, such revenue would significantly be offset by the costs associated with leasing back the buildings.

Properties Included as Part of This Plan

In accordance with the Public Act which calls for a Plan to sell \$60 million worth of State assets, this Plan includes the following “categories” of assets:

Vehicles, Furniture and Equipment – For the purposes of this Plan, it is assumed that the DAS will continue to dispose of surplus vehicles, furniture, equipment, etc, in accordance with its existing disposition programs.

Currently Vacant or Scheduled To Be Vacant - In order to minimize the expenses and time necessary to dispose of real estate assets, those properties which are known to be vacant, or which are scheduled to be vacated are included within this Plan.

DOT Properties Currently Undergoing Concurrence – “Concurrence” is the internal process by which DOT evaluates whether real estate under its custody and control can be disposed of or is required for future use. Those properties currently undergoing DOT’s concurrence process are included as part of this Plan.

Currently Being Offered For Sale – Those properties which are currently being offered for sale by either DPW or DOT, are included as part of this Plan.

Properties Identified By OPM – Through its involvement with statewide property issues, the OPM has identified certain properties which, although not currently surplus, can be sold without significantly impacting the operations of the controlling agency. OPM will work with these agencies to declare these properties to be surplus and made available for sale.

130 Acres of Land Still To Be Identified – The State of Connecticut owns in excess of 200,000 acres of land, and this Plan calls for the sale of 130 of those acres, or approximately 0.0006% of all State owned land. However, due to time constraints it was not possible to specifically identify the 130 acres noted in *Appendix B*. The OPM, as part of an on-going portfolio review process, will work State agencies to identify 130 acres of land which could be declared surplus and sold prior to June 30, 2011. As such saleable parcels are identified, the OPM will work with the Treasurer to ensure that they can be sold in accordance with the Public Act, and will notify the chairpersons of the joint standing committees of the General Assembly having cognizance of matters relating to appropriations and finance, revenue and bonding.

Completeness and Accuracy of Appendix B

To the best knowledge of the OPM, at the time of the writing of this Plan, the list of potentially saleable assets detailed in *Appendix B* of this document, represents the known “universe” of

assets which are potentially available for sale based upon the methodologies and assumptions contained within this Plan.

However, as previously noted, the State has several existing and ongoing policies and programs by which assets are disposed of; therefore, it should be noted that between the writing of this Plan and the June 30, 2011, additional properties may be added to the disposition list while others may be removed from the list if an appropriate and cost effective State agency reuse is identified. As such saleable parcels are identified, the OPM will work with the Treasurer to ensure that they can be sold in accordance with the Public Act, and will notify the chairpersons of the joint standing committees of the General Assembly having cognizance of matters relating to appropriations and finance, revenue and bonding.

METHODOLOGY – POTENTIAL NET REVENUE

The estimated net values shown in *Appendix B*, were arrived at in the following manner:

Property Appraisals – Where available, the estimated net values shown in *Appendix B* were based upon the State’s most recent appraisal of the property.

Local Property Tax Assessments – Where no State appraisal was available, the estimated values shown in *Appendix B* were calculated based upon local property tax assessments which represent 70% of a property’s estimated appraised value (i.e. the property’s assessed value of 70% was extrapolated to determine the estimated appraised value).

Estimated Value (DOT Vacant Land) – The average per property value for DOT vacant land parcels listed in *Appendix B* for which DOT has appraisals, is \$68,795 (after removing both the high and low values). For those vacant land parcels listed in *Appendix B* for which DOT does not have appraisals or for which local tax assessment data was unavailable, for the purposes of this Plan, their value has been estimated at one-third, of the \$68,795 average, or \$22,931 each. As these properties have not yet been appraised, the one-third figure was felt to represent a conservative approach to estimating their value.

Estimated Value (130 Acres to Be Identified) – The estimated average per acre value of DOT vacant land parcels listed in *Appendix B* was \$138,755. As this Plan calls for the identification and sale of 130 acres of land yet to be identified, it is difficult to establish a value; however, using the \$138,755 figure as a guide, it is assumed that on average, each of the 130 acres will sell for one-half of the \$138,755 figure, or \$69,377 per acre. As these properties have not yet identified or appraised, the one-half figure was felt to represent a conservative approach to estimating their value. As such land parcels are identified, the OPM will work with the Treasurer to ensure that these assets can be disposed of in accordance with the Public Act and will notify the chairpersons of the joint standing committees of the General Assembly having cognizance of matters relating to appropriations and finance, revenue and bonding.

Estimated Value (Other) – *Appendix B* identifies the former Mystic Oral School as available for disposition. The estimated appraised value of this property, based on the local property tax assessment, is \$15.6 million; however, the Department of Development Services (“the DDS”), intends continued use of one (1) building on the facility. For the purposes of this plan, \$2 million was subtracted from the \$15.6 million to account for the retention of the building for the DDS. For residential homes where no appraisal or property tax assessment data could be obtained, a generic figure of \$125,000 per residential home was used.

DAS Property Sales – For the period of 2006 to 2009, on an average annual basis, the DAS sold \$2.91 million worth of the surplus vehicles, furniture and equipment; this represents an average monthly figure of \$243,044. For the purposes of this Plan, it is assumed that DAS

property sales will generate \$4.1 million (monthly average of \$234,044 multiplied by the 17 month period of February 2010 through June 2011).

State's Cost to Dispose and Downturn in the Real Estate Market – In order to account for the State's costs to dispose of its assets and the downturn in the real estate market, the above estimates, with the exception of DAS property sales, were reduced by 25%.

ASSUMPTIONS

This Plan is predicated upon each of the assumptions listed below.

- The State's expenses associated with disposition combined with the downturn in Connecticut's real estate market represents approximately 25% of the value of properties to be sold and therefore, in order to receive \$60 million in net revenue, no less than \$80 million worth of potentially saleable assets have been identified in *Appendix B* of this document; and
- For the period of 2006 to 2009, on an average annual basis, the DAS sold \$2.91 million worth of surplus vehicles, furniture and equipment or approximately \$243,044 per month. For the period of February 1, 2009 to June 30, 2011, it is assumed that the DAS will generate a total of \$4,131,748 from the sale of surplus vehicles, furniture and equipment. This is based upon the \$243,044 monthly average over the 17 month period of February 2010 to June 2011.
- For each of the properties listed in *Appendix B*, the State will find a ready, willing and able buyer, agree upon a mutually acceptable sales price and title to the property will be transferred, and all funds received, no later than June 30, 2011; and
- The appraised value for each real estate asset, as determined by the DPW and the DOT, represents an accurate reflection of the assets market value at the time the property was appraised and remains an accurate reflection of the property's value; and
- The assessed value for each real estate asset as determined by the local municipality represents an accurate reflection of the assets market value at the time the property was assessed and remains an accurate reflection of the property's value; and
- For those properties for which values have been estimated, the estimated values will reasonably reflect their final sales price; and
- All pre-sale due diligence work (appraisals, surveys, etc) undertaken by the State will be completed in a timely fashion and the funds necessary to carry out such due diligence work are or will be available to agencies; and
- The net proceeds from the sale of assets will be no less than \$60 million; and
- A large number of the properties identified in the Plan are under the custody and control of the DOT and have been identified as potentially being available for sale. However, while these properties may potentially be offered for sale, they must first undergo DOT's internal process by which the agency determines whether the property is available for disposition or required for another transportation purpose (i.e. the "DOT

Concurrence Process". For the purposes of this Plan, it is assumed, but not known, that these properties will "clear" the DOT Concurrence Process and be offered for sale; and

- The Legislature will take necessary actions to reduce the costs associated with the sale of the property and expedites the State's property disposition process; and
- Between the date this Plan is delivered to the legislature in accordance with the Public Act, no State owned properties will be transferred via a legislative "conveyance bill" unless, the State receives fair market compensation and such transfer occurs prior to June 30, 2011; and
- All properties which are scheduled to be vacated, will be vacated as scheduled; and
- The Legislative Committees of Cognizance will approve all purchase and sales agreements for the sale of State property which are submitted in accordance with CGS 4b-21; and
- The sale of assets can be structured in a manner which will not adversely affect the tax-exempt status of any of the State bonds as stated in the cover letter transmitting this report.

LEGISLATIVE CHANGES

To reduce the State's costs to dispose of its surplus assets and to expedite the disposition and sales process, the Legislature, for properties offered for sale prior to June 30, 2011, should consider each of the following items:

- Remove the requirement that the OPM solicit agency reuse plans for these properties and make any such solicitation at the discretion of the Secretary of the OPM. This would expedite the disposition process by 90 days for those properties declared surplus under CGS 4b-21; and
- Eliminate DOT's administrative practice of offering unneeded properties to other State agencies. This would expedite the disposition of DOT properties by 30 days; and
- Exempt properties from the public comment period and posting requirements currently mandated by CGS 4b-47. This would expedite the disposition process by 30 days if no comments are received and by an additional 60 days (approximately) if comments are submitted; and
- So long as properties are offered for sale via an open, competitive and public bidding process, specifically exempt those properties from the various statutory and administrative requirements to obtain appraisals. This would both reduce the costs to the State to dispose of the property and expedite the disposition process; and
- Under CGS 3-14b, municipalities have 45 days to notify the State of their intent to purchase property; reduce this to 15 days. This will expedite the disposition process by 30 days; and
- If a municipality opts to purchase property under CGS 3-14b, allow the municipality, at the discretion of the Secretary of the OPM, to establish a mutually acceptable payment schedule and mechanism for the purchase amount; and
- Under CGS 3-14b, if the State offers a property to the local municipality who declines to purchase the property, the property must be reoffered to the municipality if the State proposes to sell the property to another entity at terms and conditions different than those which were originally offered to the municipality; eliminating this requirement would expedite the disposition process by 45 days; and

- The proceeds from the sale of DOT properties are required by statute to be deposited into the Special Transportation Fund. In order for the proceeds from the sale of DOT property to represent “net proceeds” that can be used as “general revenues”, the legislature will reduce General Fund contributions to DOT on a dollar-for-dollar basis (i.e. for each \$1 DOT receives from the sale of its assets, the legislature will reduce General Fund contributions to DOT by \$1).

FEASIBILITY

Finding a Ready, Willing and Able Buyer

The Public Act requires that, prior to June 30, 2010 up to \$15 million of net revenue be generated and up to \$45 million in net revenue prior June 30, 2011. However, while the State can mandate that its property be *offered* for sale, it cannot actually compel its *purchase*; nor can it compel its *purchase* in any specific timeframe.

Downturn in the Real Estate Market

The State will be offering property for sale at a time when real estate prices in Connecticut have experienced a significant downturn.

Unique and Mundane Properties

The State will be attempting to sell very “unique” assets such as the Seaside Regional Center, former Litchfield Jail, former Bristol Armory, etc., and such properties may attract only a narrow range of possible buyers. The State will also be attempting to sell more “mundane” properties such as vacant lands and houses, which will have to compete against other such properties which are being offered for sale by their respective owners.

Department of Transportation Concurrence Process

Many of the properties listed in Appendix B are under the custody and control of the DOT and are currently undergoing the agency’s Concurrence Process and DOT has not yet made a determination as to whether the properties can be offered.

No Determination as to Feasibility

As noted above, the State cannot mandate the purchase of its property; nor has it identified ready, willing and able buyers for all of its properties and it will be offering property for sale in a “buyers” market. The State has unique properties for sale which may appeal to a narrow range of potential buyers and mundane properties which will have to compete against the existing stock of real estate being offered for sale in Connecticut.

Therefore, as a large and significant portion of the sales process is beyond the control of the State of Connecticut, this Plan does not offer an opinion regarding the feasibility of selling up to \$60 million in net proceeds prior to June 30, 2011.

APPENDIX A

Text of Public Act 09-3, Section 125

Sec. 125. (*Effective from passage*) The State Treasurer and the Secretary of the Office of Policy and Management shall jointly develop a plan to sell assets of the state that will result in net proceeds of (1) up to fifteen million dollars to be used as general revenues for the state during the fiscal year ending June 30, 2010, and (2) up to forty-five million dollars to be used as general revenues for the state during the fiscal year ending June 30, 2011. Such plan shall be completed on or before February 3, 2010, and provided to the chairpersons of the joint standing committees of the General Assembly having cognizance of matters relating to appropriations and finance, revenue and bonding.

APPENDIX B

Potentially Saleable Assets

<u>File #</u>	<u>Town</u>	<u>Address</u>	<u>Description</u>	<u>Estimated Value</u>	<u>Estimated Value Source</u>	<u>Agency</u>
032-114-004A	Andover	220 Bunker Hill Rd	Single Family Home	\$ 270,000	DOT Appraisal	DOT
007-017-035C	Berlin	rte 15/worthington rdg	Vacant Land	\$ 22,931	Estimated Value	DOT
164-076-028A	Bloomfield	72 Maplewood	Vacant Land	\$ 22,931	Estimated Value	DOT
051-126-089C	Bloomfield	26 Marguerite Ave	Single Family Home	\$ 112,900	Town Tax Appraisal	DOT
051-126-122A	Bloomfield	Albermarle	Vacant Land	\$ 20,000	DOT Appraisal	DOT
051-126-119A	Bloomfield	Albermarle	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-233A	Bloomfield	Asher/Albermarle	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-186A	Bloomfield	Central/Asher	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-182A	Bloomfield	Central/Gorham	Vacant Land	\$ 20,000	DOT Appraisal	DOT
051-126-175A	Bloomfield	Charter Ave	Vacant Land	\$ 12,000	DOT Appraisal	DOT
051-126-181A	Bloomfield	Charter/Central	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-180A	Bloomfield	Charter/Central	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-235A	Bloomfield	Douglas St	Vacant Land	\$ 15,000	DOT Appraisal	DOT
164-76-46A	Bloomfield	Gorham/Hillcrest	Vacant Land	\$ 2,500	DOT Appraisal	DOT
051-126-193A	Bloomfield	Gorham/Hillcrest	Vacant Land	\$ 40,000	DOT Appraisal	DOT
051-126-199A	Bloomfield	Hillcrest/Asher	Vacant Land	\$ 60,000	DOT Appraisal	DOT
164-76-44A	Bloomfield	Hillcrest/Taft/Asher	Vacant Land	\$ 2,500	DOT Appraisal	DOT
070-66-048A	Bozrah	Bozrah St Ext	Vacant Land	\$ 22,931	Estimated Value	DOT
070-66-012B	Bozrah	Bozrah St Ext	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Bridgeport	784 Fairfield Avenue	Former Juvenile Detention Center (1)	\$ 1,175,014	Town Tax Appraisal	Judicial
015-264-040B	Bridgeport	Cherry/Bostwick	Vacant Land	\$ 376,500	DOT Appraisal	DOT
015-047-148A	Bridgeport	Daisy Court	Vacant Land	\$ 22,931	Estimated Value	DOT
015-31-404A	Bridgeport	Myrtle Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
015-61-030A	Bridgeport	Seltsam Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
015-264-006A	Bridgeport	so. Frontage/west Av	Vacant Land	\$ 22,931	Estimated Value	DOT
017-137-123A	Bristol	374 Pine St	Single Family Home	\$ 194,486	Town Tax Appraisal	DOT
017-137-140A	Bristol	103 Lyons Rd	Single Family Home	\$ 129,300	Town Tax Appraisal	DOT
017-137-103A	Bristol	109 Leon Road	Single Family Home	\$ 194,100	Town Tax Appraisal	DOT
017-137-084A	Bristol	178-182 Pine St	Commercial	\$ 22,931	Estimated Value	DOT
017-137-088A	Bristol	308 Pine St	Single Family Home	\$ 205,586	Town Tax Appraisal	DOT
017-137-119A	Bristol	33 Forest St	Single Family Home	\$ 182,400	Town Tax Appraisal	DOT
017-137-134A	Bristol	355 Pine St	Single Family Home	\$ 180,086	Town Tax Appraisal	DOT
017-137-135A	Bristol	359 Pine St	Single Family Home	\$ 165,286	Town Tax Appraisal	DOT
017-086-014A	Bristol	East Main St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-005A	Bristol	East Main St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-008A	Bristol	Emmett St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-015A	Bristol	Evergreen St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-046B	Bristol	Gina/Forest St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-122A	Bristol	Hemlock St	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-013A	Bristol	Lincoln Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
017-086-022A	Bristol	16 Batt Place	Single Family Home	\$ 135,400	Town Tax Appraisal	DOT
N/A	Brooklyn	7 Windham Rd	Former DDS Group Home (2)	\$ 298,714	Town Tax Appraisal	DDS

File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency
022-060-003B	Canterbury	Lisbon Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
023-000-32C	Canton	Route 179	Vacant Land	\$ 22,931	Estimated Value	DOT
032-110-005A	Coventry	Main St	Vacant Land	\$ 22,931	Estimated Value	DOT
012-073-001A	Coventry	Parker Bridge Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
116-084-001A	Danbury	11 West Starrs Plain Rd	Single Family Home	\$ 22,931	Estimated Value	DOT
34-84-59B	Danbury	i-84/North st	Vacant Land	\$ 22,931	Estimated Value	DOT
002-121-002A	Derby	Division St	Vacant Land	\$ 22,931	Estimated Value	DOT
037-000-033A	Durham	Rte 77/ Mica Hill	Vacant Land	\$ 10,000	DOT Appraisal	DOT
042-105-047H	East Hartford	Route 2	Vacant Land	\$ 22,931	Estimated Value	DOT
042-105-17A	East Hartford	Rte2/Willowbrook	Vacant Land	\$ 22,931	Estimated Value	DOT
092-533-001B	East Haven	Frontage Rd	Vacant Land	\$ 607,000	DOT Appraisal	DOT
180-052-009C	Fairfield	Black Rock Tnpke	Vacant Land	\$ 22,931	Estimated Value	DOT
180-056-012B	Fairfield	Cross Hgwy@ sturgis	Vacant Land	\$ 22,931	Estimated Value	DOT
050-42-001B	Fairfield	Ct Route 59	Vacant Land	\$ 57,000	DOT Appraisal	DOT
050-73-137A	Fairfield	i-95	Vacant Land	\$ 22,931	Estimated Value	DOT
301-060-003A	Fairfield	Kings Hgwy	Vacant Land	\$ 22,931	Estimated Value	DOT
050-273-238A	Fairfield	Meadowbrook Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
180-056-012B	Fairfield	Merritt Pkwy@Cross	Vacant Land	\$ 22,931	Estimated Value	DOT
050-060-003A	Fairfield	Route 59	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Farmington	8316 Goodrich Rd	Former DDS Group Home (2)	\$ 136,900	Town Tax Appraisal	DOT
051-125-017	Farmington	Batterson Park Road	Vacant Land	\$ 22,931	Estimated Value	DOT
051-126-213A	Farmington	Middle rd	Vacant Land	\$ 22,931	Estimated Value	DOT
052-45-020A	Franklin	Route 32	Vacant Land	\$ 22,931	Estimated Value	DOT
052-45-20B	Franklin	Route 32	Vacant Land	\$ 22,931	Estimated Value	DOT
042-062-042A	Glastonbury	Griswold	Vacant Land	\$ 22,931	Estimated Value	DOT
053-101-039A	Glastonbury	Main St	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-248A	Greenwich	Ferris Dr	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-033B	Greenwich	i-95	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-033A	Greenwich	i-95	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-052A	Greenwich	i-95 @ former Center Dr	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-247G	Greenwich	i-95 @ frmr Boulder Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-227A	Greenwich	i-95 @ Laddins Rock	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-224A	Greenwich	i-95 @ Maple Dr	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-238A	Greenwich	i-95 @ Richmond	Vacant Land	\$ 22,931	Estimated Value	DOT
56-42-218A	Greenwich	i-95/Center/Ferris	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-081A	Greenwich	Leonard Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-037A	Greenwich	Leonard Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-268A	Greenwich	Manor Dr	Vacant Land	\$ 22,931	Estimated Value	DOT
056-042-188A	Greenwich	Riverside Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
328-002-004C	Griswold	Preston Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
057-000-64	Griswold	Rte 138	Vacant Land	\$ 22,931	Estimated Value	DOT
057-0000-64	Griswold	Rte 138	Vacant Land	\$ 22,931	Estimated Value	DOT

File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency
N/A	Groton	0 Oral School Rd	House	\$ 719,700	Town Tax Appraisal	DPW
N/A	Groton	240 Oral School Road	Mystic Oral School	\$ 13,635,000	Town Tax Appraisal	DPW
058-033-030H	Groton	Route 184	Vacant Land	\$ 22,931	Estimated Value	DOT
098-013-025A	Guilford	Twin Bridge	Vacant Land	\$ 22,931	Estimated Value	DOT
026-82-001A	Haddam	Ct Route 154	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Hamden	825 Hartford Turnpike	High Meadows Facility (DCF)	\$ 6,861,200	Town Tax Appraisal	DCF
N/A	Hartford	60 Washington St	Vacant Land (former site of office tower)	\$ 460,343	Town Tax Appraisal	DPW
330-002-024A	Killingly	I-395	Vacant Land	\$ 22,931	Estimated Value	DOT
330-002-016A	Killingly	I-395 @ snake meadow	Vacant Land	\$ 22,931	Estimated Value	DOT
072-058-007A	Lisbon	Route 138	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Litchfield	399 Torrington Rd - Route 202	19.305 Acres of Vacant Land (2)	\$ 423,447	Town Tax Appraisal	DPW
075-013-001A	Madison	Route 1	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Manchester	330 Main Street	Manchester Armory (3)	\$ 2,847,143	Town Tax Appraisal	Military
076-088-020C	Manchester	Buckland rd	Deed Restricted	\$ 22,931	Estimated Value	DOT
132-097-015A	Manchester	Burnham Street	Vacant Land	\$ 22,931	Estimated Value	DOT
076-087-022A	Manchester	Camp Meeting Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
077-100-17A	Mansfield	Route 32/Trask	Vacant Land	\$ 22,931	Estimated Value	DOT
077-000-69B	Mansfield	Route 44	Vacant Land	\$ 22,931	Estimated Value	DOT
077-000-13A	Mansfield	Route 89	Vacant Land	\$ 22,931	Estimated Value	DOT
177-1707-001A	Marlborough	52 South Main St	Single Family Home	\$ 110,000	DOT Appraisal	DOT
053-098-086A	Marlborough	Glenwood	Vacant Land	\$ 103,000	Town Tax Appraisal	DOT
053-098-086A	Marlborough	Hickory Rd	Vacant Land	\$ 94,200	Town Tax Appraisal	DOT
053-098-035A	Marlborough	Portland Road	Vacant Land	\$ 22,931	Estimated Value	DOT
053-098-066A	Marlborough	Rte66/Hebron Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
078-000-038A	Marlborough	South Main Street	Vacant Land	\$ 22,931	Estimated Value	DOT
079-206-005A	Meriden	No. Colony Road	Vacant Land	\$ 22,931	Estimated Value	DOT
083-156-001A	Milford	1080 Bridgeport Ave	Single Family Home	\$ 370,757	Town Tax Appraisal	DOT
083-156-004A	Milford	2 Pearl Hill Rd	Vacant Land	\$ 97,857	Town Tax Appraisal	DOT
085-091-001D	Montville	Route 32	Vacant Land	\$ 22,931	Estimated Value	DOT
120-079-087A	Montville	Route 85	Vacant Land	\$ 22,931	Estimated Value	DOT
120-079-050B	Montville	Route 85/161	Vacant Land	\$ 22,931	Estimated Value	DOT
085-075-043B	Montville	Shantock Road	Vacant Land	\$ 22,931	Estimated Value	DOT
088-048-056	New Britain	Stanley Street	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	New Haven	100 Wilmot St	Vacant Land	\$ 83,193	Estimated Value	DOT
N/A	New Haven	470 James St	Vacant Land	\$ 5,511,700	Town Tax Appraisal	DPW
092-533-002A	New Haven	Route 1	DOT Facility (1)	\$ 22,931	Town Tax Appraisal	DOT
092-435-004A	New Haven	Route 1	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	New London	164 Broad Street	Former DDS Group Home (2)	\$ 773,600	Town Tax Appraisal	DDS
095-229-2A	New Milford	376 Danbury Rd	Commercial	\$ 883,100	Town Tax Appraisal	DOT
095-187-008A	New Milford	Grove St	Vacant Land	\$ 13,000	DOT Appraisal	DOT
095-228-001B	New Milford	Route 7	Vacant Land	\$ 484,000	DOT Appraisal	DOT
095-220-022B	New Milford	US & @202	Vacant Land	\$ 22,931	Estimated Value	DOT

File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency
N/A	Newington	14 Pinnacle Rd	Cottage #14 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
N/A	Newington	25 Dogwood Circle	Cottage #25 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
N/A	Newington	27 Dogwood Circle	Cottage #27 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
N/A	Newington	28 Dogwood Circle	Cottage #28 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
N/A	Newington	367 Russell Rd	Cottage #34 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
N/A	Newington	Dogwood Circle	Cottage #26 - Cedarcrest Hospital (3)	\$ 125,000	Estimated Value	DMHAS
171-309 139	Newington	Fenn Road	Vacant Land	\$ 22,931	Estimated Value	DOT
171-305-31A	Newington	Fenn Road	Vacant Land	\$ 22,931	Estimated Value	DOT
051-130-021C	Newington	MapleHill Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
093-074-100A	Newington	Route 15	Vacant Land	\$ 22,931	Estimated Value	DOT
093-074-021A	Newington	Route 5 & 15	Vacant Land	\$ 234,000	DOT Appraisal	DOT
N/A	Newtown	94 Wasserman Way	House - former Fairfield Hills Hospital (2)	\$ 185,813	Town Tax Appraisal	TBD
N/A	Newtown	Queen Street	House - former Fairfield Hills Hospital (2)	\$ 125,000	Estimated Value	Agr.
N/A	Newtown	Wasserman Way	House - former Fairfield Hills Hospital (2)	\$ 125,000	Estimated Value	Military
099-000-24A	North Canaan	DOT Garage	Easement	\$ 22,931	Estimated Value	DOT
102-058-126B	Norwalk	East Ave/Olmstead Pl	Vacant Land	\$ 22,931	Estimated Value	DOT
102-058-093B	Norwalk	Hendricks Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
102-115-032A	Norwalk	I-95 @Lyons &Arch	Vacant Land	\$ 175,000	DOT Appraisal	DOT
102-166-025A	Norwalk	Martin Luther King	Vacant Land	\$ 22,931	Estimated Value	DOT
102-058-224A	Norwalk	Olmstead Pl	Vacant Land	\$ 22,931	Estimated Value	DOT
102-115-141A	Norwalk	Route 7	Vacant Land	\$ 22,931	Estimated Value	DOT
103-159-054B	Norwich	Falls Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
103-159-005A	Norwich	Forest St.	Vacant Land	\$ 22,931	Estimated Value	DOT
103-159-026*	Norwich	Heritage Park	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Norwich	Route 12	Former Norwich Hospital	\$ 150,000	Estimated Value	DPW
103-255-12A	Norwich	route 82	Vacant Land	\$ 22,931	Estimated Value	DOT
104-043-015A	Old Lyme	Flat Rock Hill Road	Vacant Land	\$ 22,931	Estimated Value	DOT
105-000-042A	Old Saybrook	Essex Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
105-000-105	Old Saybrook	Middlesex Tnpke	Vacant Land	\$ 22,931	Estimated Value	DOT
105-131-001A	Old Saybrook	Mill Rock	Vacant Land	\$ 22,931	Estimated Value	DOT
107-000-095	Oxford	Rte 188 @ Quaker	Easement	\$ 22,931	Estimated Value	DOT
017-086-034A	Plainville	29 Wilson St	Single Family Home	\$ 95,000	DOT Appraisal	DOT
017-086-072A	Plainville	33 Wilson St	Single Family Home	\$ 140,330	Town Tax Appraisal	DOT
017-086-073A	Plainville	35 Wilson St	Single Family Home	\$ 181,500	Town Tax Appraisal	DOT
109-072-029A	Plainville	Forestville Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
109-072-011	Plainville	Forestville Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
109-073-155A	Plainville	King Street	Vacant Land	\$ 71,900	Town Tax Appraisal	DOT
109-073-106B	Plainville	North Washington St.	Vacant Land	\$ 22,931	Estimated Value	DOT
113-105-001A	Preston	Route 2/Ross Road	Vacant Land	\$ 22,931	Estimated Value	DOT
115-073-039A	Putnam	Sayle Ave	Vacant Land	\$ 43,000	Town Tax Appraisal	DOT
117-112-032A	Redding	1.1 Old Redding Rd	Single Family Home	\$ 330,000	DOT Appraisal	DOT
117-112-122A	Redding	14 Fire Hill Road	Single Family Home	\$ 370,000	DOT Appraisal	DOT

File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency
117-112-133A	Reedding	49 Picketts Ridge Rd	Single Family Home	\$ 305,000	DOT Appraisal	DOT
117-112-044A	Reedding	62 Picketts Ridge Road	Single Family Home	\$ 375,000	DOT Appraisal	DOT
117-112-126A	Ridgefield	12 Hickory La	Single Family Home	\$ 725,000	DOT Appraisal	DOT
117-112-036A	Ridgefield	29 Fire Hill Rd	Single Family Home	\$ 275,000	DOT Appraisal	DOT
117-112-059A	Ridgefield	4 Stony Hill Terrace	Single Family Home	\$ 330,000	DOT Appraisal	DOT
117-112-025A	Ridgefield	638 Branchville Rd	Single Family Home	\$ 360,000	DOT Appraisal	DOT
117-112-101A	Ridgefield	79 Simpaug Tnpke	Single Family Home	\$ 425,000	DOT Appraisal	DOT
117-112-129A	Ridgefield	84 Bobby's Court	Single Family Home	\$ 710,000	DOT Appraisal	DOT
117-112-091A	Ridgefield	86 Bobby's Court	Single Family Home	\$ 585,000	DOT Appraisal	DOT
117-112-130A	Ridgefield	94 Bobby's Court	Single Family Home	\$ 570,000	DOT Appraisal	DOT
116-099-011A	Ridgefield	Route 7	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Roxbury	251 Painter Hill Rd	0.22 acres of vacant land (1)	\$ 789,600	Town Tax Appraisal	DEP
028-075-003A	Salem	Marvin Rd/Route 85	Vacant Land	\$ 22,931	Estimated Value	DOT
123-020-001A	Scotland	Bass Road	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Seymour	760 Derby Ave	Former DAS and Current DPS Garage (3)	\$ 300,800	Town Tax Appraisal	DPS
124-112-077A	Seymour	Lakeview Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
126-000-125	Shelton	Bridge Street	Vacant Land	\$ 22,931	Estimated Value	DOT
128-105-006A	Simsbury	Firetown Rd	Vacant Land	\$ 8,000	Town Tax Appraisal	DOT
132-070-008A	South Windsor	E/S John Fitch Blvd	Vacant Land	\$ 22,931	Estimated Value	DOT
132-070-008a	South Windsor	Rte 5	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Southbury	Along Spruce Brook Road	6 acres of vacant land - DDS (2)	\$ 416,262	\$69,377 per acre * 6	DDS
096-114-035A	Southbury	Oakdale Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
096-039-107A/1	Southbury	River Road	Vacant Land	\$ 22,931	Estimated Value	DOT
182-001-023C	Southington	I-84/West Center St.	Vacant Land	\$ 22,931	Estimated Value	DOT
131-116-055A	Southington	Route 229	Easement Life	\$ 22,931	Estimated Value	DOT
133-046-002A	Sprague	Scotland Road	Vacant Land	\$ 22,931	Estimated Value	DOT
135-216-005A	Stamford	Atlantic St	Vacant Land	\$ 22,931	Estimated Value	DOT
180-031-015B	Stamford	Merritt/Long Ridge Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
180-031-031B	Stamford	Merritt/Newfield Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
135-042-456A	Stamford	Myrtle Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
135-42-456D	Stamford	Myrtle Ave/I-95	Vacant Land	\$ 22,931	Estimated Value	DOT
135-42-428B	Stamford	Myrtle Ave/I-95	Vacant Land	\$ 22,931	Estimated Value	DOT
135-200-1B	Stamford	Myrtle Ave/I-95	Vacant Land	\$ 22,931	Estimated Value	DOT
180-031-033A	Stamford	Newfield Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
180-31-008E	Stamford	Riverbank Road	Vacant Land	\$ 22,931	Estimated Value	DOT
144-118-013	Stratford	Huntington Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
139-073-001	Suffield	Catherine	Vacant Land	\$ 22,931	Estimated Value	DOT
140-121-001B	Thomaston	route 109	Vacant Land	\$ 22,931	Estimated Value	DOT
115-073-005A	Thompson	e/s rte 12	Vacant Land	\$ 22,931	Estimated Value	DOT
115-073-039B	Thompson	I-395	Vacant Land	\$ 22,931	Estimated Value	DOT
146-100-006A	Tolland	Mountain Springs	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Torrington	Newfield Rd (map/lot/unit 233/4/2)	0.29 acres of vacant Land	\$ 16,143	Town Tax Appraisal	Unknown

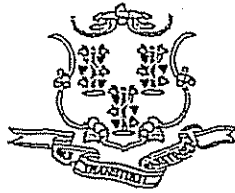
File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency
144-108-089A	Trumbull	Bolin Circle	Vacant Land	\$ 22,931	Estimated Value	DOT
144-107-048A	Trumbull	Hilltop Circle	Vacant Land	\$ 22,931	Estimated Value	DOT
180-052-039	Trumbull	Route 111	Vacant Land	\$ 22,931	Estimated Value	DOT
144-173-001A	Trumbull	Route 111	Vacant Land	\$ 22,931	Estimated Value	DOT
144-173-011A	Trumbull	Route 111/15	Vacant Land	\$ 22,931	Estimated Value	DOT
144-089-001D	Trumbull	Route 8	Vacant Land	\$ 22,931	Estimated Value	DOT
003-084-007A	Union	Route 171	Vacant Land	\$ 22,931	Estimated Value	DOT
146-060-001B	Vernon	I-84	Vacant Land	\$ 22,931	Estimated Value	DOT
146-56-001B	Vernon	Reservoir Rd	Highway Purposes	\$ 22,931	Estimated Value	DOT
100-60-087A	Wallingford	I-91 @Laurel Dr	Vacant Land	\$ 22,931	Estimated Value	DOT
100-60-009C	Wallingford	I-91 @Laurel Dr	Vacant Land	\$ 2,463,014	Town Tax Appraisal	DOT
N/A	Waterbury	333 Meadow Street	Former Office Building (1)	\$ 35,700	DOT Appraisal	DOT
151-171-009A	Waterbury	Austin Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
151-112-019C	Waterbury	Baldwin/River Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
151-080-079A	Waterbury	Huntington Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
151-080-079	Waterbury	Huntington Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
151-112-125/2	Waterbury	Rawley Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
151-207-007A	Waterbury	Sidney Street	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	Waterford	345 Rope Ferry Rd	Former DDS Group Home (2)	\$ 195,428	Town Tax Appraisal	DOT
152-070-036	Waterford	Austin Street	Vacant Land	\$ 22,931	Estimated Value	DOT
152-070-025A	Waterford	Dayton Road	Vacant Land	\$ 22,931	Estimated Value	DOT
152-070-007A	Waterford	Gilead Road	Vacant Land	\$ 22,931	Estimated Value	DOT
152-055-036	Waterford	Harvey Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
152-035-002A	Waterford	Harvey Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
152-070-020A	Waterford	Lois Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
152-035-004A	Waterford	Lois Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
152-035-003A	Waterford	Lois Avenue	Vacant Land	\$ 22,931	Estimated Value	DOT
152-036-008	Waterford	Lorenzo Street	Vacant Land	\$ 22,931	Estimated Value	DOT
152-036-012A	Waterford	Route 85	Vacant Land	\$ 22,931	Estimated Value	DOT
094-065-020	Waterford	Vauxhall St	Vacant Land	\$ 22,931	Estimated Value	DOT
152-070-034B	Waterford	Vauxhall st Ext	Vacant Land	\$ 22,931	Estimated Value	DOT
152-055-005	Waterford	Waterford Parkway N	Vacant Land	\$ 22,931	Estimated Value	DOT
N/A	West Haven	102 Woodmont Rd	Former DDS Group Home (2)	\$ 220,600	Town Tax Appraisal	DOT
156-57-001A	West Haven	Saw Mill	Vacant Land	\$ 22,931	Estimated Value	DOT
180-056-006	Westport	Bayberry Lane	Vacant Land	\$ 22,931	Estimated Value	DOT
158-150-003A	Westport	Bridge Street	Vacant Land	\$ 816,400	Town Tax Appraisal	DOT
158-061-014	Westport	Franklin & Riverside	Vacant Land	\$ 22,931	Estimated Value	DOT
158-061-057	Westport	Greens Farms Rd	Vacant Land	\$ 22,931	Estimated Value	DOT
156-061-056	Westport	Greens Farms Rd/Maple Ln	Vacant Land	\$ 22,931	Estimated Value	DOT
180-056-004	Westport	North Ave	Vacant Land	\$ 22,931	Estimated Value	DOT
180-055-004	Westport	Possum Run	Vacant Land	\$ 22,931	Estimated Value	DOT
180-054-015	Westport	Pumpkin La (Norwalk)	Vacant Land	\$ 22,931	Estimated Value	DOT

File #	Town	Address	Description	Estimated Value	Estimated Value Source	Agency	
158-061-073B	Westport	Sherwood Island In	Vacant Land	\$ 22,931	Estimated Value	DOT	
077-000-017A	Wilmington	rte 32/trask rd	Vacant Land	\$ 22,931	Estimated Value	DOT	
161-086-062B	Wilton	105 Skunk Lane	Single Family Home	\$ 500,000	DOT Appraisal	DOT	
162-131-001A	Winchester	461 North Main St	Vacant Land	\$ 22,931	Estimated Value	DOT	
162-131-003A	Winchester	467 North Main St	Vacant Land	\$ 22,931	Estimated Value	DOT	
164-176-078A	Windsor	Lee La	Vacant Land	\$ 22,931	Estimated Value	DOT	
164-176-078A	Windsor	Lee La	Vacant Land	\$ 22,931	Estimated Value	DOT	
N/A	Various	To Be Determined	130 acres to be identified & sold (4)	\$ 9,019,010	\$69,377 per acre * 130	TBD	
N/A	Bristol	61 Center Street	Former Bristol Armory (5)	\$ -	DPW Appraisal	Military	
N/A	Litchfield	7 North Street	Former Litchfield Jail (5)	\$ -	DPW Appraisal	DOC	
N/A	Waterford	36 Shore Road	Seaside Regional Center (5)	\$ -	DPW Appraisal	DPW	
N/A	Willimantic	833 Main Street	Former Nathan Hale Building (5)	\$ -	DPW Appraisal	DPW	
			Total of DPW appraisals (5)	\$ 10,236,599	See note 5 below		
			Sub-Total	\$ 74,684,643			
			25% Reduction	\$ 18,671,161	Market downturn/costs to dispose		
			Est. Potential Real Estate Sale Proceeds	\$ 56,013,482			
			DAS sale of Equipment and Vehicles	\$ 4,131,748	Assumes 4 Yr Monthly Avg * 17 months		
			Total Estimated Potential Sale Proceeds	\$ 60,145,230			
			(1) It is believed that the property can be surplus by agency and offered for sale; OPM will work with agency to make a final determination				
			(2) OPM working with agency to declare property surplus				
			(3) Property scheduled to be vacated				
			(4) OPM will work with agencies to identify saleable lands and work with Treasurer to ensure such lands can be sold in accordance with the Public Act.				
			(5) As a matter of policy, DPW does not release appraisals while they are in the process of selling property.				
			For these properties (Bristol, Litchfield, Waterford and Willimantic) the total of the appraisals is \$10,236,599 but for the purposes of this report, the individual appraisal figures have been shared with and reviewed by the Treasurer.				

APPENDIX C

Governor Rell's Letters to State Agencies

June 17, 2008 and July 14, 2009



M. Jodi Rell
GOVERNOR
STATE OF CONNECTICUT

MEMORANDUM

To: All Commissioners and Agency Heads
From: M. Jodi Rell, Governor
Re: Sale of State Property
Date: July 14, 2009

As you know, the state still does not have a budget in place and I continue my discussions with legislative leaders in order to reach a fiscally responsible budget. Negotiating a budget is a daunting task in and of itself, but our challenges are clearly compounded during these troubling economic times. Many ideas and suggestions have been considered, discussed and evaluated over the last couple of weeks.

You may recall that the Democratic budget passed last month contained language asking my Administration to seek the collection of \$112 million dollars in revenue from the sale of state assets. While the Democratic budget was vetoed, the concept of raising revenue from the sale of state assets has been embraced by all those involved in negotiations.

I ask that you identify all appropriate state "assets" held by your particular agency that could be offered for sale. Please consider real property, vacant or partially used buildings and capital equipment held by your agency for a potential sale.

These unprecedented economic times call for difficult decisions. We must consider parting with those parcels or buildings that we would not have considered in the "ordinary" course of business or that we would like to hold onto because of stunning natural settings, such as the Seaside property in Waterford. Once my office approves the potential sale, the disposition process will be conducted as expeditiously as possible, but fully within the parameters established by statute.

Please provide me with a list of your agency's assets on or before July 27, 2009. Thank you.

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M. Jodi Rell
GOVERNOR
STATE OF CONNECTICUT

June 17, 2008

Commissioner Gina McCarthy
Department of Environmental Protection
79 Elm Street
Hartford, Connecticut 06106

Commissioner Joseph Maria
Department of Transportation
2800 Berlin Turnpike
Newington, Connecticut 06131

Commissioner Raeanne Curtis
Department of Public Works
165 Capitol Avenue
Hartford, Connecticut 06106

Dear Commissioner McCarthy, Commissioner Maria and Commissioner Curtis:

During the past several legislative sessions, there have been conveyance bills transferring a substantial amount of state property to municipalities and increasingly, to private entities. The process of conveying real property in this fashion may deprive the state of valuable dollars, dollars that are much needed in these trying economic times.

There may be limited times when the transfer of a parcel of state property to a municipality or to a private entity may be in the best interests of the state, but these decisions must be carefully weighed and exercised with caution.

I am also cognizant of the fact that agencies are not well equipped to be in the business of property management. Abandoned or unused real estate cost the state thousands of dollars each year in basic upkeep. They may also be a source of potential liability for the state.

Therefore, I ask each of you to conduct an assessment of the property in your custody and control in order to determine whether the property is needed by the agency for a valid business reason. Include in your assessment the location of the property and its intended use. Please provide me with your results no later than the close of business July 15, 2008.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Jodi Rell".

M. Jodi Rell
Governor