

February 22, 2023

TO: Members of the Board of Trustees 
FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer
RE: Transfer of University Property to Quentin Kessel

RECOMMENDATION:

That the Board of Trustees authorizes the Administration to enter into agreements and any other ancillary documents required to transfer to Quentin Kessel approximately 0.45 acres of University property on Moulton Road adjacent to Mr. Kessel's existing property for a price of Forty-Five Thousand Dollars (\$45,000.00).

RESOLUTION:

"Be it resolved that the Board of Trustees authorizes the Administration to enter into agreements and any other ancillary documents required to transfer to Quentin Kessel approximately 0.45 acres of University property on Moulton Road adjacent to Mr. Kessel's existing property."

BACKGROUND:

Quentin Kessel (the "Requestor") is the owner of a 2.1-acre single-family residential property located at 4 Moulton Road in Mansfield, and he has requested that UConn sell to him an immediately adjacent approximately 0.45-acre parcel of land with a barn that is presently owned by UConn.

In the 1960's, the Requestor's family sold approximately 120 acres of land to UConn. The current 4 Moulton Road property was created in the early 2000s when UConn divested/returned a 2.1-acre portion of the 120-acre parcel to the Requestor. This portion of the property contained the Requestor's original family house and the Requestor fully restored the home in 2016.

The additional 0.45-acre parcel proposed to be transferred includes an existing barn that was present on the property when UConn acquired the 120-acre parcel. This barn was used by UConn Facilities Operations for storage in the past, but at present is not in use and only has been minimally maintained. The Requestor desires to re-acquire the barn and rehabilitate it for personal use. The Requestor proposes to acquire the modest amount of land on which the barn is located so he can create a single parcel that includes the barn and house.

TRANSFER CONSIDERATIONS:

This disposition would require a lot line revision, rather than a subdivision, to separate the modest amount of land surrounding the barn from the approximately 120-acre UConn parcel. UConn will work with the Requestor and his counsel to properly document this transaction.

In exchange for the lot line revision, the Requestor will:

1. Pay UConn Forty-Five Thousand Dollars (\$45,000.00), which amount is supported by an appraisal;
2. Suitably restore the barn within 3 years of acquisition, which restoration shall be in accordance with those standards set forth by the State Historic Preservation Office; and
3. Place a suitable conservation restriction on the barn and single-family house.

UConn has no programmatic or conservation need for the 0.45 acres on which the barn is located, can vacate the barn without interfering with University operations, and has no plans to rehabilitate or reuse the barn.

**PROPERTY TRANSFER TO KESSEL
FEBRUARY 22, 2023
Board of Trustees**

Dashed line shows approximate area of land to be conveyed through a lot line adjustment.

