

~AD HOC REPORT~
Lease Agreement - 33 Hayestown Road
Monday, January 23, 2023

Chairman Henry called the meeting to order at 5:16 p.m. on Monday, January 23, 2023. Present were Committee Members Ben Chianese, and John Esposito III. From the City were Sean Hanley, Superintendent of Public Buildings; and Ray Yamin, Outside Counsel. Present from the public were Kelly Keenan, Petitioner (President, Danbury Fish & Game Assoc.); and Scott Brydson, Petitioner (Treasurer, Danbury Fish & Game Assoc.).

Mr. Henry noted a positive recommendation from the Planning Commission regarding the lease.

Mr. Yamin provided a brief overview of the lease agreement. The current lease term is November 1, 1998 to October 31, 2023; at a cost of \$1 per year. The lessee is responsible for the following: utilities, maintenance, and liability insurance. To note, any improvements to the property revert back to the City at the expiration of the lease; and subletting is prohibited unless approved by the City. The new lease agreement consists of the same stipulations, with a term from November 1, 2023 to October 31, 2048.

Mr. Yamin noted the letter addressed to Council has an incorrect expiration date of April.

Mr. Hanley asked the petitioners about programs that the Danbury Fish & Game Association offers to the public. Mr. Chianese asked for an update on the state of the building, Mr. Hanley confirmed that the building is in great shape, and several improvements (roofing, siding, and porch upgrades) were made to the property. Mr. Chianese inquired about the cost to the city if something significant needs to be replaced or fixed. The tenant indicated that they could solicit donations to cover expenses. Mr. Yamin confirmed the City is only liable for wear/tear, and the lessee's liability insurance will cover significant damages.

Mr. Chianese stated he favors a 10-year lease, with a 10-year option. Mr. Hanley discussed creating standard terms for all building leases regarding maintenance, repairs, and liability. He stated that he favors a 25-year lease agreement due to the association's good standing. Mr. Henry agreed to move forward with the recommendation since all concerns have been addressed.

A motion made by Councilman Esposito III, and seconded by Councilman Chianese, to authorize Mayor Dean Esposito to sign, to approve, the renewal of the lease agreement for the periods listed, at the current rate of \$1 per year to the City of Danbury and the Danbury Fish & Game Association, located at 33 Hayestown Road, as presented. 2 YES, 1 ABSTENTION (Chianese). Motion carries.

A motion was made by Chairman Esposito III, and seconded by Councilman Chianese, to adjourn. The motion passed unanimously. The meeting adjourned at 5:27 p.m.

Respectfully submitted,
Henry, Chair
Ben Chianese
John Esposito III