



CITY OF DANBURY
OFFICE OF THE CORPORATION COUNSEL

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4518 (203)796-8043 FAX

March 26, 2008

Hon. Mayor Mark D. Boughton
Hon. Members of the Common Council
155 Deer Hill Avenue
Danbury, CT 06810

Re: Immanuel Lutheran School Building
Location (License) Agreement
Pippa Lee, LLC

Dear Mayor and Council:

We will be submitting to you shortly, a final, proposed Location Agreement (license) to permit Pippa Lee, LLC, a movie production company, to occupy and use the main floor of the unoccupied former Immanuel Lutheran School on Foster Street as its local site for movie production. Pippa's use is for a temporary period of approximately three (3) months through mid or late June. They have occupied the premises pursuant to the City's building use policy for a brief, interim period due to time constraints, pending your ratification of this Location Agreement.

Briefly, the Location Agreement, in essence, is a temporary license that requires only your approval and does not require approval by the Planning Commission, as it is not an interest in land, rather a contract for use only. The Agreement contains clauses providing insurance and other protections allowing for safe and mutually beneficial use. Pippa will pay a monthly license fee to the City in the amount of \$2,000.00 for each month of occupancy through the end of the term.

Kindly review and consider the ratification of the Location Agreement in order that this beneficial and exciting use of this facility can go forward.

Please do not hesitate to contact us in the event you have any questions regarding the Agreement.

Very truly yours,

Laszlo L. Pinter
Deputy Corporation Counsel

cc: Rick Palanzo, Superintendent Public Buildings

Llp/pippa