



THE CONNECTICUT STATE UNIVERSITY

P.O. Box 2008 • New Britain, Connecticut 06050 • (203) 827-7701

RESOLUTION


concerning

THE SUB-LEASING OF FACILITIES FROM SCHOONER, INC.
TO
CONNECTICUT STATE UNIVERSITY

November 6, 1987

- WHEREAS, The Board of Trustees for the Connecticut State University and its Marine Studies Committee have reaffirmed their commitment to the development of a Shoreside Marine Education and Research Facility at 60 South Waters Street in New Haven, and
- WHEREAS, The Board of Trustees has endorsed the concept of joining with Schooner, Inc. and the New Haven Board of Education in entering into a long term lease with the Marine Landing Development Corporation, be it
- RESOLVED, That the President of the Connecticut State University is authorized to proceed cooperatively with the Department of Public Works and other appropriate agencies to enter into a contract for the sub-leasing from Schooner, Inc., of facilities for the Connecticut State University Marine Education and Research Program, such contract to incorporate terms essentially as set forth in the attached Lease Proposal Outline, and be it
- RESOLVED, That the President of the Connecticut State University is empowered to sign the aforesaid contract on behalf of the Board of Trustees.

A Certified True Copy:



Dallas K. Beal
President

LEASE PROPOSAL OUTLINE

ITEM: a sublease of facilities so as to provide space for the Connecticut State Universities, Marine Education and Research Program in New Haven, CT.

LOCATION: 60 South Water Street, New Haven, CT.

PRIME LESSOR: Marine Landing Development Corporation, a Connecticut Corporation, 98 South Water Street, New Haven, CT.

SUB-LESSOR: Schooner Inc., a Connecticut non-stock corporation, 60 South Water Street, New Haven c/o Peter Halsey, President of the Board of Directors.

DEMISED SPACE

FACILITIES: Shared use of 8,000 square feet of classroom and office space and shared use of 6,500 square feet of space for use as a boat shop (as shown in plans dated 10-31-86 titled "New Haven Marine Studio Consortium, South Water Street, New Haven, Connecticut, Marine Landing, Inc., Developer, New Haven, Connecticut.")

RENTAL

RATE: \$30,000 per year i.e., 2,068 square feet, payable in equal monthly payments of \$2,500.00 each.

BASE TERM: Twenty (20) years

COMMENCEMENT

DATE: Date of use of the facilities next following completion of all construction work and upon final inspection by DPW, not however, prior to the establishment of the commencement date as further described in prime lease dated June 25, 1987 by and between Marina Landing Development Corporation and Schooner Inc.

FACILITIES: The Sublessor shall provide and pay for; heat; electricity; hot and cold running water; seperate toilet facilities for men and women; janitor service; window washing; on-site paved parking for cars as may be required; snow and ice removal; rubbish removal; groundskeeping; air conditioning; replacement of bulbs, tubes and ballasts, when necessary.

The Sublessee shall pay for its own telephone charges.

This proposed sublease includes shared use of all waterside improvements as shown on the plans to include a marine railway and 300' wharf. Boats or vessels may be secured to the wharf and water and electrical services may be used.

FOR COMPLETION BY USING AGENCY:

YES

NO

Are funds budgeted for this lease?

X

—

If not, are funds available?

—

—

Identify source of funds. Tuition Fund

APPROVAL(DISAPPROVAL)

Dallas K. Beal
Dallas K. Beal
President
CONNECTICUT STATE UNIVERSITY

11/9/87
(DATE)

APPROVAL(DISAPPROVAL)

Norma Foreman Glassow
Norma Foreman Glassow
Commissioner
DEPARTMENT OF HIGHER EDUCATION

APPROVAL(DISAPPROVAL)

Donald Cassin
Donald Cassin
Commissioner
DEPARTMENT OF PUBLIC WORKS

(DATE)

APPROVAL(DISAPPROVAL)

Anthony V. Milano
Anthony V. Milano
Secretary
OFFICE OF POLICY AND MANAGEMENT

(DATE)

APPROVAL(DISAPPROVAL)

Henry P. Gionfriddo,
Henry P. Gionfriddo,
Chairman
STATE PROPERTIES REVIEW BOARD

(DATE)