



CONNECTICUT STATE UNIVERSITY

P.O. BOX 2008 • New Britain, Connecticut 06050 • (203) 827-7700

RESOLUTION

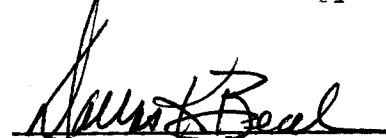
concerning

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

January 15, 1988

- WHEREAS, The Lease Proposal Outline which served as an attachment to Board Resolution #87-169 was found to be in error, and
- WHEREAS, A Revised Lease Proposal Outline, which changes substantially the Base Term, adds a renewal option and redistributes the Demised Space Facilities, has been submitted, and
- WHEREAS, The Board of Trustees finds the revised terms to be acceptable and still desires to enter into a contract for the sub-leasing of facilities from Schooner, Inc., be it
- RESOLVED, That Board Resolution #87-169 is rescinded, and be it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 addendum (Revised 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

REVISED
LEASE PROPOSAL OUTLINE

Addendum to BR# 88-6

*original lease given to
C/S for obtaining
state official
signature*

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

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

PRIME LESSOR: Marina 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 11,250 square feet of classroom, laboratory and office space and shared use of 3,250 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, Marina Landing, Inc., Developer, New Haven, Connecticut."

RENTAL RATE:

\$30,000 per year i.e., payable in equal monthly payments of \$2,500.00 each.

BASE TERM: Five (5) 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.

RENEWAL OPTION:

The State of Connecticut shall have the option to extend the lease for an additional 5 year term under the same terms and conditions, with the exception that the rental rate shall be \$31,590.00 per year payable in equal monthly installments of \$2,632.50 each. The State shall provide the proponents ninety (90) days advance written notice of its intent to exercise the option.

FACILITIES: The Sublessor shall provide and pay for; heat; electricity; hot and cold running water; separate 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

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If not, are funds available?

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Identify source of funds. Tuition Fund

APPROVAL(DISAPPROVAL)

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

APPROVAL (DISAPPROVAL)

Norma Foreman Glasgow
Commissioner
DEPARTMENT OF HIGHER EDUCATION

APPROVAL(DISAPPROVAL)

Donald Cassin (DATE)
Commissioner
DEPARTMENT OF PUBLIC WORKS

APPROVAL(DISAPPROVAL)

Anthony V. Milano (DATE)
Secretary
OFFICE OF POLICY AND MANAGEMENT

APPROVAL(DISAPPROVAL)

Henry P. Gionfriddo, (DATE)
Chairman
STATE PROPERTIES REVIEW BOARD

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