



RESOLUTION

concerning

LEASE OF SPACE AT WESTERN CONNECTICUT STATE UNIVERSITY

to the

HARAMBEE CENTER FOR YOUTH AND COMMUNITY SERVICES

April 8, 1999

WHEREAS, Western Connecticut State University wishes to enter into a lease arrangement regarding the Danbury Amory, and

WHEREAS, The Harambee Center for Youth and Community Services is a community group that offers educational and youth center activity programs in Danbury, and

WHEREAS, The Harambee Center wishes to lease approximately 3,200 square feet in the Amory for \$2,000 per month, and

WHEREAS, The lease period will be five years, with an option to renew for an additional five years, and

WHEREAS, If an opportunity to lease additional space arises, the Center would like the opportunity to lease the additional space, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System approves the lease of space in the Danbury Amory at Western Connecticut State University to the Harambee Center for Youth and Community Services.

A Certified True Copy:

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William J. Cibes, Jr.  
Chancellor

**ITEM**

Lease of space at Western Connecticut State University (WCSU) to the Harambee Center for Youth and Community Services (HCYCS).

**BACKGROUND**

In 1992, WCSU obtained the Danbury Armory from the City. Since that time, the university has used the facility for storage, as well as utilized the gymnasium in the winter months for recreation and intercollegiate programs. The facility is located approximately two miles from the Midtown Campus and two miles from the Westside Campus. The National Guard still maintains a small office area in the basement for recruiting purposes.

**ANALYSIS**

The university purchased the Danbury Armory in 1992 for one dollar. The building was constructed in 1912 and was recently classified to be in poor condition based upon a facility evaluation undertaken in 1995. The two-story building has a full basement and offices and a gymnasium located on the first floor.

The HCYCS is a community group that has been in existence for over 35 years and offers educational programs such as computer training, music lessons, and math and English tutoring. They also coordinate youth center activities such as basketball and volleyball. Members of Western's faculty participate in the Education Department's Outreach Program by teaching courses offered by the Harambee Center.

The Harambee group is willing to work with the university on a volunteer basis to renovate portions of the Armory that are not accessible or in good condition. The HCYCS is willing to lease 3,200 square feet of office space and use of the gymnasium for \$2,000 per month for five years, with an option to renew for an additional five years. As other portions of the building become available for rent, the Harambee Group would like the opportunity to increase the square footage rental with the proviso that the rental rate will increase as well. A draft lease is being developed that details all insurance requirements. We have asked the university to also include within the draft lease information on security and termination procedures.

**CHANCELLOR'S RECOMMENDATION**

Approve the lease of space in the Armory at Western Connecticut State University to the Harambee Center for Youth and Community Services.