



**OLD TOWN HALL REDEVELOPMENT AGENCY**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06901-2152

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888 Washington Boulevard  
Stamford, Connecticut 06901

**Minutes of March 20, 2014**

**OTHRA Attendees**

Tim Curtin  
Harry Day  
Moir Lyons  
Sandy Goldstein  
Taylor Molgano  
Annie Summerville

**Controller's Department**

Karen Vitale

**Other Attendees**

Attorney John Leydon  
Greg Lodato, MarLo Realty  
Attorney Judy Ellenthal

**AFB Facilities Management Corp.**

Marc Lyons

The meeting was called to order by Tim Curtin at 8:35 a.m.

**Minutes of January 16, 2014**

On a motion by Harry Day, second by Taylor Molgano, the minutes of January 16, 2014 were approved unanimously.

## **Old Town Hall Management Report**

Marc Lyons distributed a copy of the Inspection and Service Report for March. There being no questions, on a motion by Sandy Goldstein, second by Moira Lyons, the report was accepted unanimously.

Marc Lyons left the meeting.

## **Review of Tenant Issues**

Greg Lodato, speaking as the Real Estate Broker for the Ballet School, reviewed the history of the Ballet School in Stamford and the various locations it occupied over the years. He then discussed the current space the school occupies in Old Town Hall (OTH) and described it as “hybrid space” because much of it is in the basement and the rest on the first floor, a much more desirable location. He discussed the financial history of the school and stated that their situation will be greatly improved by June of 2014 when the final payment of a large loan they have been paying off at the rate of \$2,000 per month, will be made. He submitted a new rent proposal for a 10 year lease retroactive to July 1, 2013 and terminating on June 30, 2024. The plan calls for a reduced rent period from July 1, 2013 to December 31, 2014 and, commencing on January 1, 2015, the annual rent of \$62,558.00 will begin. This amount is equal to OTHRA’s most recently proposed year one (1) renewal gross rent. The proposal was discussed briefly by the OTHRA Board with Greg Lodato and Judy Ellenthal, Attorney for the Ballet School.

At 9:10 a.m. a motion was made by Harry Day to go into Executive Session so that the Board could discuss the issue of whether to extend the existing lease with the modifications set forth in the Ballet School’s proposal. Moira Lyons seconded the motion and it was approved unanimously. Karen Vitale and John Leydon were asked to remain at the meeting.

At 9:33 a.m., on a motion by Moira Lyons, second by Sandy Goldstein and approved unanimously the Board came out of Executive Session. No motions were made or approved during the Executive Session.

At 9:35 a.m., Harry Day made a motion to table the issue of the Ballet School rent proposal until a meeting can be arranged with officials of the new City of Stamford administration to get input as to their future plans for Old Town Hall. The motion was seconded by Sandy Goldstein and approved unanimously.

## **Art Committee Report**

Sandy Goldstein advised that there was nothing new to report.

### **Meeting Schedule**

Tim Curtin made a motion to go back to having monthly meetings beginning in April 2014. Taylor Molgano seconded the motion and it was approved unanimously. A new meeting schedule will be distributed to the membership.

There being no new business, a motion to adjourn was made by Taylor Molgano, second by Annie Summerville and approved unanimously.

**Next meeting April 17, 2014.**

Respectfully submitted

Tim Curtin

April 3, 2014