



RESOLUTION

Concerning

THE LEASE OF THE
HOLY TRINITY ORTHODOX CHURCH
IN
DANBURY, CONNECTICUT

November 6, 2004

WHEREAS, Section 4b-38 of the Connecticut General Statutes provides that the Board of Trustees may lease land or buildings, and facilities under their control and supervision, and

WHEREAS, The Connecticut Department of Public Works has negotiated a Purchase/Leaseback Agreement with representatives of the Holy Trinity Orthodox Church (Church) located at 17 Roberts Avenue in Danbury, adjacent to the midtown campus of Western Connecticut State University (WCSU), and

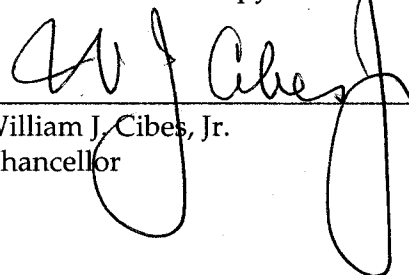
WHEREAS, The Church is in the process of constructing a new Sanctuary and associated facilities and would like to lease back their former church during that period, and

WHEREAS, WCSU has agreed to lease the property back to the Church, and

WHEREAS, The lease agreement stipulates that use of the property is contingent upon meeting all policies, regulations and laws of local, state and federal agencies, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System approve the lease of space to the Holy Trinity Orthodox Church in Danbury, Connecticut for a period not to exceed twenty-four months for an annual rent of \$1.00 per year.

A Certified True Copy:



William J. Cibes, Jr.
Chancellor

ITEM

The lease of the Holy Trinity Orthodox Church in Danbury, Connecticut

BACKGROUND

The Board of Trustees under its statutory authority – Section 4b-38 – “...may lease land or buildings, or both, and facilities under the control and supervision of such board when such land, buildings or facilities are otherwise not used or needed for use by the constituent unit and such action seems desirable to produce income or is otherwise in the public interest...”

ANALYSIS

Recently, the Holy Trinity Orthodox Church (Church) located at 17 Roberts Avenue in Danbury, Connecticut was offered for sale to Western Connecticut State University, and negotiations have been completed between the Church and the Department of Public Works. The Church is interested in relocating to a site that more closely meets its needs, as the current location has limited expansion options and little to no onsite parking for parishioner needs. The Church is in the process of constructing a new Sanctuary and associated facilities, and would like to lease back their former church during that period.

Negotiations between the Church’s legal counsel and the Department of Public Works’ Assistant Attorney General are ongoing and have culminated in a Purchase/Leaseback Agreement. This document outlines the sale of the property to the Department of Public Works on behalf of the Connecticut State University System and the lease back of the church and its basement. The lease provides for a non-renewable twenty-four month term with an annual rent of one dollar.

In addition, the lease agreement stipulates that the Church’s ability to use the property is contingent upon meeting all obligations of compliance with any and all laws, regulations, guidelines, standards, or policies of all local, state and federal agencies. The lease agreement has been reviewed by the CSU Assistant Attorney General.

CHANCELLOR’S RECOMMENDATION

Approve the lease of the Holy Trinity Orthodox Church and its basement at Western Connecticut State University in Danbury, Connecticut.