



Connecticut State University System

39 Woodland Street ■ Hartford, CT 06105-2337 ■ 860-493-0000 ■ www.ctstateu.edu

BR# 11-31

RESOLUTION

concerning

LEASE OF 1285 EAST STREET
IN
NEW BRITAIN, CONNECTICUT
TO
THE EARLY LEARNING CENTER, INC.

April 7, 2011

WHEREAS, Section 4b-38(g) of the Connecticut General Statutes provides that the Board of Trustees (BOT) may lease land or buildings, or both, and facilities under its control and supervision in accordance of the terms of the statute, and

WHEREAS, On March 6, 1987, BOT Resolution #87-36 authorized Central Connecticut State University (CCSU) to establish a non-instructional child care program, primarily for the children of students enrolled at the University, and

WHEREAS, BOT Resolution #00-103 authorized CCSU to use operating funds to acquire 1285 East Street, New Britain, for the relocation of its child care program, provided by the Early Learning Center, Inc. (ELC), a not for profit childcare provider licensed in the State of Connecticut, and

WHEREAS, BOT Resolution #02-37 authorized CCSU to use operating funds to effect renovations to 1285 East Street in order to meet child care codes, rules, and regulations, and

WHEREAS, ELC has heretofore been providing service to CCSU's students, faculty, staff, and alumni, and citizens of New Britain at this location without a lease in place, and

WHEREAS, CCSU has now proposed to enter into a lease agreement with ELC for a three (3) year, initial term with an automatic renewal of two (2) additional two (2) year terms at an annual rental of one dollar (\$1.00), and

WHEREAS, The lease agreement will stipulate that the leased property only be used for the purpose of providing pre-school programming and early educational needs to young children of residents of New Britain and of the students, staff and faculty members of CCSU, and for no other purpose or purposes without the prior written

consent of CCSU; and that ELC comply with any and all ordinances and regulations affecting the leased premises and promulgated by any duly constituted governmental authority affecting the cleanliness, safety, use and occupation of the property, and

WHEREAS, As further consideration for the granting of this lease, ELC agrees that priority in enrollment will be granted to CCSU's students and employees enrolling their children; and CCSU's students shall be charged discounted fees on a sliding scale as determined by ELC and agreed to by CCSU, therefore be it

RESOLVED, That the Board of Trustees of the Connecticut State University System approve a lease of property located at 1285 East Street, New Britain, Connecticut, to the Early Learning Center, Inc, and be it further

RESOLVED, That the Board of Trustees' approval is conditional upon receipt of the Treasurer of the State of Connecticut's review of and concurrence with the lease as required by Section 4b-38(g) of the Connecticut General Statutes.

A Certified True Copy:



Louise H. Feroe
Louise H. Feroe
Acting Chancellor