



**Connecticut  
State  
University**

Central ▪ Eastern ▪ Southern ▪ Western

BR#92-128

P.O. Box 2008, New Britain, Connecticut 06050  
Phone: (203) 827-7700  
Fax: (203) 827-7406

RESOLUTION

concerning

LEASE OF SPACE FOR ETHNIC HISTORICAL ARCHIVES

at

SOUTHERN CONNECTICUT STATE UNIVERSITY

December 4, 1992

- WHEREAS, Whereas by "Resolution concerning Establishment of the Ethnic Historical Archives Center at Southern Connecticut State University, December 6, 1991", the Board of Trustees of the Connecticut State University system authorized the management of the University to negotiate a lease of space to house the archival collection of the Ethnic Heritage Center, a private community group, and
- WHEREAS, The management of the University in cooperation with the Department of Public Works has developed the terms of a proposed lease for space in Room 203 of the Buley Library at Southern Connecticut State University to house these archives, therefore, be it
- RESOLVED, That the Board of Trustees of the Connecticut State University system approves in conjunction with other appropriate state agencies a lease of space to the Ethnic Historical Archives Center of New Haven, Inc. which lease shall set forth the terms contained in the document, "LEASE PROPOSAL OUTLINE, DATE: August 10, 1992," attached hereto.

A Certified True Copy

Dallas K. Beal  
President



An Equal  
Opportunity  
Employer

**LEASE PROPOSAL OUTLINE**

DATE: August 10, 1992

ITEM: A lease-out of State owned space at Southern Connecticut State University for a multi-cultural education center.

LOCATION: Southern Connecticut State University  
Hilton C. Buley Library, Room 203  
New Haven, Connecticut

LESSEE: Ethnic Historical Archives Center of  
New Haven, Inc.  
290 Congress Avenue  
New Haven, Connecticut 06519

LESSOR: State of Connecticut  
c/o Department of Public Works  
Hartford, Connecticut

PROPOSED  
DEMISED SPACE: 343 square feet of office space in  
the Hilton C. Buley Library a/k/a Room 203

RENTAL RATE: \$1.00 per year nominal consideration

BASE TERM: Five (5) years) from effective date with Lessor's  
option to cancel upon 90 days' written notice.

COMMENCEMENT  
DATE: April 1, 1992

RENEWAL  
OPTION: Upon receiving 90 days written notice from the  
Lessee, the Lessor may extend the original terms  
of the lease for three (3) years.

SPECIAL  
CONDITIONS:

The Lessor may terminate the lease for any reason, without penalty, by giving ninety (90) days' written notice to the Lessee.

At the termination of the lease, the Lessee will be required to surrender the demised premises to its original condition.

The Lessee must abide by the rules and regulations of Southern Connecticut State University during the Lessee's occupancy of the demised premises at the University. Failure to abide by said rules and regulations will be considered a breach of the lease.

The Lessee may not assign this lease to any other parties, nor may the demised premises be sublet to any other parties. Any attempt to sublet the premises will be grounds for termination of the lease by the Lessor.

The Lessee must agree that it shall not permit liens of any nature to be filed against the leased premises.

FACILITIES

The Lessor shall be responsible for the following:

1. Heat
2. Electricity
3. Janitor service.
4. Parking for one (1) car.
5. Security service (Campus Police).
6. Maintenance and repairs as may be required to the demised premises during the term of occupancy.

The Lessee will be responsible for the following:

1. Cost of telephone and computer service.
2. Office supplies.
3. Duplicating services.
4. Postage.
5. Liability insurance.

Any damage caused by the Lessee, during the removal of its equipment or fixtures from the demised premises, shall be repaired at no expense to the Lessor.

APPROVAL/DISAPPROVAL

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Joel Wasserman (date)  
President  
ETHNIC HISTORICAL ARCHIVES CENTER  
OF NEW HAVEN, INC.

APPROVAL/DISAPPROVAL

---

Dallas K. Beal (date)  
President  
CONNECTICUT STATE UNIVERSITY

APPROVAL/DISAPPROVAL

---

Bruce L. Morris (date)  
Commissioner  
DEPARTMENT OF PUBLIC WORKS

APPROVAL/DISAPPROVAL

---

William F. Gerety (date)  
Chairman  
STATE PROPERTIES REVIEW BOARD



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TO: Anthony M. Ciarlone, Administrator  
Leasing and Property Transfer  
Department of Public Works

ATTENTION: Maryann Kouyoumjian

FROM: Randy K. Lubin *Randy K. Lubin*  
Director of Capital Budgeting

DATE: September 4, 1992

SUBJECT: Proposed Lease-Out of State Owned Space in Buley Library at Southern Connecticut State University in New Haven, CT., for Use by Ethnic Historical Archives Center of New Haven, Inc.

As per your request, enclosed please find a copy of the above referenced lease-out proposal, signed by President Beal.

If you have any questions concerning this request, please contact me at your earliest convenience.

Enclosures

cc: W. Bowes, SCSU  
D. Beal, CSU  
S. Gumbs, CSU



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# STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC WORKS



Bruce L. Morris  
Commissioner

INTEROFFICE MEMORANDUM

TO: Randy K. Lubin  
Director of Capital Budgeting  
Connecticut State University  
P. O. Box 2008  
New Britain, Connecticut

DATE: August 25, 1992

FROM: Anthony M. Ciarlone, Administrator  
Leasing and Property Transfer  
Department of Public Works  
Hartford, Connecticut

RE: Lease-out of space in Buley Library at  
SCSU for the Ethnic Historical Archives Center

This lease proposal outline terms and conditions of a lease-out proposed for your agency. President Beal's signature on this proposal signifies that you agree to the terms and conditions negotiated and that your agency has adequate funds to pay for this lease.

Please return the signed proposal to our office at your earliest convenience.

AMC:mk  
attachment

cc:Lease File (mk)  
452

RECEIVED

AUG 28 1992

CONNECTICUT  
STATE UNIVERSITY