



STAFF REPORT

AGENDA ITEM #: 21-10
COUNCIL MTG OF: January 19, 2021
FROM: Dave Caron, Town Administrator
OFFERED BY: Administration
PREPARED BY: Administration
SUBJECT: Upper Room Lease

INTRODUCTION

The Council is requested to authorize the Town Administrator to enter a long-term lease with The Upper Room, 36 Tsienneto Road.

TOWN ADMINISTRATOR COMMENTS

Please see comments within this report.

BACKGROUND

The Upper Room is one of the Town's social service partners which provides critical education and resources for groups and individuals ranging from teenagers to parents and caregivers. The Upper Room has occupied a town owned building located at 36 Tsienneto Road for many years and seeks an extension of their lease in order to proceed with capital improvements at that location.

DISCUSSION

The Upper Room is responsible for all operating and maintenance costs associated with the facility. The group seeks to implement many updates and improvements to the building and seeks a lease term longer than the ten years remaining on the current agreement in order to realize their planned investments into the facility.

The proposed lease is similar with our current agreement, including rent at \$1 per year, improvements allowed with the Town's approval, UR responsible for utilities, insurance requirements and no assignment of the lease without the Town's approval.

The proposed lease includes a 20-year period and allows the UR to approach the Town at any time during the lease term to request an opportunity to purchase the building. (The land currently is part of the larger parcel which includes Rider Field.)

FISCAL IMPACT

No fiscal impact.

RECOMMENDED ACTION BY COUNCIL

Please see Resolution #2021-003.