



## City of New Haven

### Signature Copy

Order: LM-2019-0759

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**File Number: LM-2019-0759**

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE  
MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER A LEASE  
AGREEMENT WITH THE UNIVERSITY OF NEW HAVEN AT THE CANAL DOCK  
BOATHOUSE.

WHEREAS, the State of Connecticut's construction of the I-95 New Haven Harbor Crossing Corridor Improvements required the demolition of the historic Adee Boathouse; and

WHEREAS, the City of New Haven (the "City") completed construction of the new Canal Dock Boathouse (the "Boathouse") using federal funds in the spring of 2019; and

WHEREAS, on September 8, 2015 the Board of Alders approved a long lease (the "Long Lease") to Canal Dock Boathouse, Inc. ("CDBI") a nonstock corporation which was created to operate the entire Boathouse, under which the University of New Haven, a private liberal arts university located on the New Haven/West Haven line ("UNH") was to occupy a portion thereof (the "UNH Space") as a subtenant; and

WHEREAS, as the Long Lease is not yet executed, CDBI has operated the Boathouse pursuant to a series of license agreements, such operation being currently conducted under a license agreement between the City and CDBI with an effective date of January 1, 2020 (the "License Agreement") a copy of which License Agreement is attached hereto and made a part hereof; and

WHEREAS, the City aspires to create a first-class community resource that not only accommodates significant regional demand for boating recreation, but also support access to water-based ecosystems for residents beyond traditional users of the Boathouse; and

WHEREAS, the City and UNH have previously cooperated on a number of important initiatives, including the building of the New Engineering and Science University Magnet School and UNH is currently in the process of expanding its marine science programs; and

WHEREAS, the City and UNH believe that the Boathouse would be a suitable and appropriate facility for UNH for such purpose, consistent with the City's overall goals for the Boathouse, and UNH is anxious to commence fit-up work within the UNH Space; and

WHEREAS, accordingly, the City proposes to enter into a lease agreement with UNH with respect to the UNH Space (the "UNH Lease Agreement") to facilitate the operation of UNH's marine sciences programs, which shall include significant public outreach and programming activities, which UNH Lease Agreement would be assigned to CDBI upon the execution and delivery of the Long Lease as a sublease thereunder.

NOW, THEREFORE, IT IS HEREBY ORDERED by the Board of Alders of the City that the Mayor be and hereby is authorized to execute and deliver on behalf of the City of New Haven UNH Lease

Agreement in substantially the form attached hereto and is authorized to impress and attest the official seal of the City of New Haven upon the Lease Agreement and this Order; and

FURTHER, IT IS HEREBY ORDERED that all parties of this contract are required to report to the New Haven Board of Alders on the status of this lease every 5 years from the date of approval of this Order.

FURTHER, IT IS HEREBY ORDERED that a copy of the Canal Dock Boathouse monthly financial reports be submitted to the New Haven Board of Alders.

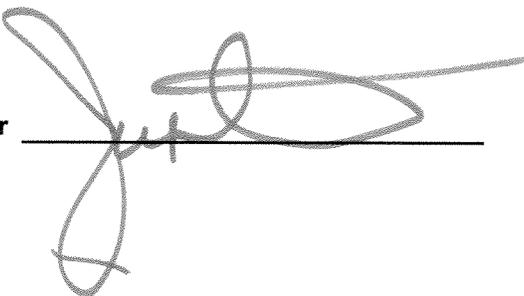
FURTHER, IT IS HEREBY ORDERED that a portion of the "Rent" payable to the City under the Lease Agreement shall be paid to CDBI in accordance with the provisions of Section 5 of the License Agreement for the purposes of CDBI's operation of the Boathouse, which payments to CDBI may continue under any renewals or extensions of the License Agreement beyond June 30, 2020, provided that each renewal or extension shall be for a period which does not exceed one (1) year.

FURTHER, IT IS HEREBY ORDERED that that the Mayor be and is hereby authorized and empowered to execute, acknowledge and deliver such other documents as may be considered necessary or appropriate, from time to time, to implement and effect the intent and purposes set forth in the Lease Agreement, and this Order.

This Order was Passed by the Board of Alders on 3/2/2020.

Attest, City Clerk  Date 2-18-2020

Signed, City Clerk  Date 3-16-2020

Signed, Mayor  Date 3/24/2020