



# NEW HAVEN ADULT & CONTINUING EDUCATION CENTER

Mrs. Michelle Bonora, Principal

Mrs. Stephanie Paris -Cooper, Assistant Principal

CONNECTED AND COMMITTED TO CHANGE

TO: Honorable Tyisha Walker-Myers, President  
Board of Alders of the City of New Haven  
165 Church Street  
New Haven, CT 06510

FROM: Attorney Alexiades, Assistant Corporation Counsel – City of New Haven  
Mrs. Michelle Bonora, Principal

DATE: May 9, 2025

RE: Lease Terms for 580 Ella T. Grasso Blvd

Dear President Walker-Myers,

Please accept this memo as an overview for the recent negotiations regarding space for New Haven Adult Education. We have reached an agreement that we believe will both serve the students of New Haven Adult Education and provide stable operations as we optimistically await the construction at 188 Bassett Street.

**Lease Duration:** The new lease term is set for five years, commencing on July 1, 2025, and ending on June 30, 2030. This includes an early termination provision after one and one-half years, (December 31, 2026) at our sole discretion, upon 90 days advance written notice. This duration provides stability during construction while allowing us to continue to meet educational goals. The lease also includes new language allowing assignment to another City department after BOE is done with it.

**Rent:** The monthly rent has been negotiated to increase 3% from our current lease and each year after.

Annualized Rate	Time Period	Monthly Rent per Square Foot
\$18.57	July 1, 2025, to June 30, 2026	\$742,800.00 (Monthly Rent: \$61,900.00)
\$19.12	July 1, 2026, to June 30, 2027	\$764,800.00 (Monthly Rent: \$63,733.33)
\$19.69	July 1, 2027, to June 30, 2028	\$787,600.00 (Monthly Rent: \$65,633.33)
\$20.28	July 1, 2028, to June 30, 2029	\$811,200.00 (Monthly Rent: \$67,600.00)
\$20.88	July 1, 2029, to June 30, 2030	\$835,200.00 (Monthly Rent: \$69,600.00)

The 3% yearly adjustment reflects current market conditions.

**Maintenance and Repairs:** The landlord has agreed to ensure the HVAC system is fully functional, roof and exterior leaks are repaired, and damaged ceiling tiles are replaced.

580 ELLA T. GRASSO BLVD, NEW HAVEN, CT 06519

OFFICE: 203-492-0213 / FAX: 203-946-6384

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## **School Administration Recommendation:**

We strongly advocate maintaining New Haven Adult Education at its current 580 Ella T. Grasso location during this transition period. Having served our community from this site for over 30 years, an interim relocation before moving to the upcoming city-owned property would substantially undermine our educational mission and student success.

An 18-month lease extension represents the optimal solution for our needs. While we acknowledge the financial implications, the available state funding allocated for this purpose would be most effectively utilized to preserve continuity and operational stability. Alternative scenarios would inevitably create significant disruptions to our carefully developed student services and support systems, compromising the quality of education we provide.

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