

City of New Haven
Office Of Management and Budget
Justin M. Elicker, Mayor
Michael Gormany, City Budget Director

Alder Tyisha Walker
President, Board of Alders
23rd Ward
Board of Alders
165 Church Street
New Haven, CT 06510
Monday, September 07, 2020

RE: Un-Sequestration of FY 2017-18 Capital Project #1837 "The Escape Teen Center"

Dear Honorable President Walker-Myers:

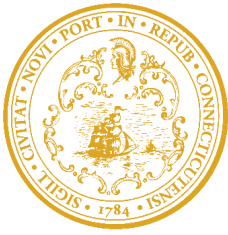
In 2014, The City of New Haven (the "City") issued a Request For Proposal with respect to a proposed lease of premises to be used for the purpose of a Youth Service Facility. Subsequently, in October, 2015, with the approval of the Board of Alder, the City entered into a multi-year lease (the "Lease") with Bethel African American Methodist Episcopal Church of New Haven ("BAAMEC") for a portion of the building known as 654 Orchard Street, New Haven (the "Premises") in which Premises the City proposed to establish and operate the Escape Teen Center.

The Original Term of the Lease commenced October 1, 2015 and is due to expire as of September 30, 2020. The City has elected not to exercise the City's option for a Renewal Term of a further five years.

Upon the expiration of a lease, it is the responsibility of the tenant to surrender the premises to the landlord in a reasonable conditions, fair wear and tear excepted, and subject to those alterations permitted by the landlord. The alterations commenced by the City at the Premises were permitted by BAAMEC, but were not completed, thereby rendering the Premises unusual by BAAMEC. Under Section 4 of the Lease, following the completion of the alterations, it is the responsibility of the City to deliver a copy of the Certificate of Occupancy to BAAMEC.

In fiscal year 2017-18, The Board of Alders approved capital funding, via ordinance #3, for the Escape Teen Center. The Board of Alders then passed a policy amendment sequestering the capital funds until after the appropriate committee of the Board of Alders has reviewed the plans for the center and the Board of Alders has approved its release.

Please accept this letter as communication to the Board of Alders requesting that the capital funds appropriated in fiscal year 2017-18 be un-sequestered so as to allow the City to carry



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out such further work at the Premises as may be necessary in order to obtain a Certificate of Occupancy.

Please contact me with any additional questions.

Michael Gormany
City Budget Director
City Acting Controller