

**Ad Hoc Committee
Lease of Property- 84 Hospital Avenue
February 24, 2014**

(15)

Chairman Warren Levy called the meeting to order at 6:30 PM

COMMITTEE MEMBERS PRESENT: Chairman Warren Levy, Jack Knapp and Peter Nero

ALSO PRESENT: Laslo Pinter, Corporation Counsel and Director of Public Works Antonio Iadarola
Members of the public included Diane Cikoski, CPC Associates, Attorney Neil Marcus, Ex-Officio members Joe Cavo, Gregg Seabury, John Priola and Elmer Palma, Mike Haddad and members of the public.

Mr. Levy said the call of the meeting is to discuss the leasing of the property on 84 Hospital Avenue. This discussion has been brought before the Council in the past, and he noted that Planning gave a negative report. Attorney Marcus, on behalf of Dr. Nalini Fry, said the proposal now is to lease a piece of property to the rear of the subject property on Hospital Avenue. This cannot be accessed by the school because of the steep embankment. Attorney Marcus provided a map with the property on Hospital Avenue and explained that the South side of the property is where the zone line exists. He explained where the drainage is and the construction limit line. The piece of property they are interested in for parking is to the right of the parcel. He explained how congestion builds in the parking lot for patients. Attorney Marcus said the three reasons to accept this proposal are, 1) the City will get rent, 2) the City will get taxes and the third is that there would now be a parking lot for Kaplanis field. Mr. Iadarola said that Public Works has no objection to this request. Once they get site plan approval, Public Works will review the drain circulation internally and make sure there are no traffic issues. The committee and Mr. Pinter discussed the terms of the lease and the options the committee has to put this forward. They discussed a license agreement verses a lease agreement. Mr. Levy shared his view on retaining the property. The committee discussed the motion and how it should be structured.

After discussion of the difference between a lease agreement and a license agreement, **a motion was made by Mr. Knapp, seconded by Mr. Nero to recommend forwarding the request of the applicant to Corporation Counsel for the purpose of negotiating a lease and or license agreement for the property at 84 Hospital Avenue. The motion passed 2-1. Mr. Levy voted no.**

A motion was made by Mr. Knapp, seconded by Mr. Levy to adjourn at 7:20 pm. The motion passed unanimously.

Respectfully Submitted,

Warren Levy, Committee Chairman

Jack Knapp

Peter Nero