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1/16/2019

OTHRA BOARD MEETING

Thursday September 27, 2018, 10th floor conference room

Minutes of September 27, 2018

OTHRA Attendees

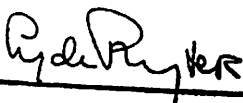
Annie Summerville

Gail Okun

Mary Fedeli

Moira Lyons

Stephen Fischer



TOWN CLERK, CITY OF STAMFORD

FILED: JAN 16 2019

Other Attendees

Alex Virvo

Michael Andreana

John Leydon

Minutes of June 21, 2018 and August 9, 2018:

1. A motion was made by Gail Okun, second by Moira Lyons to approve Minutes of June 21, 2018 and August 9, 2018 and approved unanimously.

Lease For LocalLive signed:

2. The lease for room 207 was executed by LocalLive 175 Atlantic Street Stamford, CT 06901 and Old Town Hall QALICB, LLC, 175 Atlantic Street Stamford, CT 06901

Discussion of impacts of collapsing/ dissolving existing Entities around OTH:

3. Discussion was undertaken about the possibility of consolidating some of the entities for cost saving purposes. Steve Fischer requested that we continue as the primary discussion for next meeting.

Status Adroit IT and room 201/ 202:

4. John Leydon said that Adroit Letter of Intent expires Monday, October 1 for room 201/ 202. John Leydon will call Jeff Snell of Pyramid to confirm a YES/ NO response. If answer is no, no legal letter will follow, and lock may be changed.

Lease Resolution for Adroit IT:

5. By unanimous vote, the members of the Board of the Old Town Hall Redevelopment Agency (the "Board") hereby adopt the following resolutions:

BE IT RESOLVED, that, the members of the Board having discussed entering into a lease for Room 200/201, Second Floor at the Old Town Hall with Adroit-IT, find it advisable and in the best interests of the Old Town Hall Redevelopment Agency (the "Agency"), the Old Town Hall Manager, Inc. (the "Manager"), a wholly-owned for-profit subsidiary of the Agency, and the Old Town Hall QALICB, LLC (the "Company"), which is solely managed by the Manager, for the Company to enter into a lease for Room 200/201 at the Old Town Hall with Adroit-IT with the following minimum terms: (i) a maximum 3-year term, (ii) a monthly rent of not less than \$2,150, with an annual increase of 2 1/2% per year, (iii) a maximum of 1 rent-free

month per year, and (iv) that all subleases be subject to the approval of the Company, as Landlord, not to be unreasonably withheld; and be it further

RESOLVED, that, subject to the terms of the foregoing resolution, Sandy Goldstein, as an Authorized Officer of the Manager be, and hereby is, for and on behalf of the Agency and the Company, authorized and directed, to take or cause to be taken all such action (including the negotiation and acceptance of the lease terms) and to execute and deliver or cause to be executed and delivered, and, if appropriate, file or record, or cause to be filed and recorded, any and all documents, including the lease, as she deems necessary, desirable, or appropriate to carry out and consummate the lease for Room 200/201 at the Old Town Hall with Adroit-IT, to which the Agency or the Company is a party, and otherwise to carry out and consummate the intent and purposes of the foregoing resolutions; and be it further

RESOLVED, that any actions described in the foregoing resolutions that may have been taken by Ms. Goldstein, the Manager, the Agency or the Company prior to the approval of these resolutions are hereby ratified, adopted, and approved in all respects.

Request to discuss spending limits at next meeting:

6. Gail Okun requested that limits on spending be set for Building Manager and for Board.

Discussion of leaks in rooms 203 and 204:

7. Alex Virvo indicated that the ceilings in 203 and 204 need repair. As this is an old building we will need to test for asbestos prior to repair. Alex will arrange for testing and report to the board the findings and related costs.

Discussion of possible mold in BOE rooms 006 and 001:

8. Alex Virvo indicated that Stamford Health Dept. suggested that room 106 should have the mold removed immediately and both rooms be tested for airborne mold. After testing, Alex Virvo will report results and remediation options.

Motion to Adjourn

9. A motion was made by Moira Lyons, second by Gail Okun to adjourn the September 27, OTHRA board meeting.

Respectfully submitted on October 17, 2018

By Alex Virvo