

From: [Dellaselva, Chris](#)
To: [Rosenson, Valerie](#)
Cc: [Toma, Michael](#)
Subject: FW: LR30.057 - Question about Lease Payments
Date: Tuesday, March 19, 2019 2:53:00 PM

Hi Val,

See below for the actual rents we've received from the EPA for the space on the 9th floor, which includes the base rent and any applicable Consumer Price Index (CPI) escalation. The early-year base rents were higher because the EPA was paying us back for the expense of fitting out the space. The base rent going forward remains at \$64,266.60. Actual rents received will depend on the CPI.

I hope this helps. Call with any questions

Chris Dellaselva
Assistant Corporation Counsel
City of Stamford Office of Legal Affairs
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
(203) 977-5762
Fax: (203) 977-5560

From: Nelson, David
Sent: Tuesday, March 19, 2019 11:39 AM
To: Dellaselva, Chris
Cc: Rosenson, Valerie
Subject: RE: LR30.057 - Question about Lease Payments

Hi Chris,

Please find below the amounts in rent we've received from the EPA. Keep in mind that these amounts are based on the assumption that the organization began occupying the space in December 2009; this assumption is based on the fact that each year an adjustment in the rent payment consistently appears in the month of December.

Dec 2009 – Nov 2010 : base rent (\$80,866.65)
Dec 2010 – Nov 2011 : base rent (\$81,157.8) + CPI (\$0) = \$81,157.8
Dec 2011 – Nov 2012 : base rent (\$81,157.8) + CPI (\$864.84) = \$82,022.64
Dec 2012 – Nov 2013 : base rent (\$81,157.8) + CPI (\$975.00) = \$82,132.8
Dec 2013 – Nov 2014 : base rent (\$81,157.8) + CPI (\$1,079.52) = \$82,237.32
Dec 2014 – Nov 2015 : base rent (\$64,266.60) + CPI (\$1,287.00) = \$65,553.6
Dec 2015 – Nov 2016 : base rent (\$64,266.60) + CPI (\$1,236.12) = \$65,502.72
Dec 2016 – Nov 2017 : base rent (\$64,266.60) + CPI (\$1,418.94) = \$65,685.54
Dec 2017 – Nov 2018 : base rent (\$64,266.60) + CPI (\$1,724.16) = \$65,990.76
Dec 2018 – Present: \$22,124.44

Please let me know if you have any questions.

Thanks,
David N.

From: Dellaselva, Chris
Sent: Monday, March 18, 2019 11:59 AM
To: Nelson, David

Cc: Rosenson, Valerie
Subject: RE: LR30.057 - Question about Lease Payments

Hi David,

Please email me the base rent + cpi = total for each year to date.

Thanks,

Chris Dellaselva
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From: Nelson, David
Sent: Monday, March 18, 2019 11:42 AM
To: Dellaselva, Chris
Cc: Rosenson, Valerie
Subject: RE: LR30.057 - Question about Lease Payments

Hi Chris,

The base rent for years 6-10 is \$64,266.60; however, the actual amount paid in rent was a bit higher (approx. \$65,700 on average over the last four years) due to CPI escalations that account for inflation.

Please give me a call if you'd like to discuss further.

Thanks,
David N.

From: Dellaselva, Chris
Sent: Monday, March 18, 2019 7:25 AM
To: Nelson, David
Cc: Rosenson, Valerie
Subject: FW: LR30.057 - Question about Lease Payments

Hi David,

See below regarding the EPA lease and give me a call to discuss when you get a chance.

Thanks,

Chris Dellaselva
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From: Rosenson, Valerie
Sent: Sunday, March 17, 2019 5:01 PM
To: Dellaselva, Chris
Subject: Fwd: LR30.057 - Question about Lease Payments

Please see the email below.

Sent from my iPhone, please excuse any typos.

Begin forwarded message:

From: "J.R. McMullen" <jrmcmullen.stamford18@gmail.com>
Date: March 17, 2019 at 3:02:41 PM EDT
To: "Rosenson, Valerie" <VRosenson@stamfordct.gov>
Cc: "DiCostanzo, Monica" <MDiCostanzo@stamfordct.gov>, Susan Nabel <snabel@stamfordct.gov>
Subject: LR30.057 - Question about Lease Payments

Hi Valerie,

Can we find out what this means (see image below)? Was the rent \$64,266.60 for all five of the years 6-10 and will it remain the same for years 11-15 or has there been an escalation in the rents from year 6? If it is the latter could I get the actual numbers for year 6, 7, 8, 9, & 10 and the anticipated rents going forward?

Thanks.

The rent was \$64,266.60 per year for years 6-10, subject to CPI escalations. There is no change to the rent in the proposed second Amendment. David Nelson has confirmed that correct rents were received and CPI escalations were applied.

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Trying to help other people at all times,

J.R. McMullen
(203) 979-8360
Representative District 18
165 Slice Drive
Stamford, CT 06907

