



Parks & Recreation Committee - Board of Representatives

Dennis Mahoney, Chair

Marion McGarry, Vice Chair

Committee Report

Date: Tuesday, November 19, 2019

Time: 7:00 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center,
888 Washington Boulevard

The Parks & Recreation Committee met as indicated above. In attendance were Chair Mahoney and Vice Chair McGarry and Committee Member Rep. Aquila. Absent or excused were reps. de la Cruz, Giordano, Matherne, Pratt, Saftic, and Wallace. Also present were Chris Dellaselva, Legal Affairs; Paul Grillo, Sterling Farms; Sally Sheck, Alex Lionetti and Stan Friedman, Golf Authority.

Item No.	Description	Committee Action
1. PR30.038	RESOLUTION <u>and public hearing</u> ; Approving Lease Modification Agreement between City of Stamford and Stamford Golf Authority/Sterling Farms. 10/09/19 – Submitted by Mayor Martin 10/15/19 – Moved to Pending 10/29/19 – Approved by Planning Board 11/14/19 – To be Considered by Board of Finance	NO ACTION TAKEN

Chair Mahoney opened the public hearing at 7:01 p.m. There being no members of the public attending, Chair Mahoney closed the public hearing.

Committee members discussed the following:

- Original lease in 2007 was a 20 year lease (10 year 11% rent) (with two 5 year options for rent to be negotiated)
- The extension will include a 14 year extension instead of the two 5 year options, with the rent decreasing by 50%.
- There are 14 buildings with 145 acres that have to be maintained
- Firm was hired around 1997 to modernize the entire facility
 - Irrigation system
 - New roofs on all buildings
 - New Astro turf for driving range
 - New Drains
 - Resurfaced Tennis Courts
- Upgrades were implemented from 1998-2006 for approximately \$6,000,000

- SGA partnered with First County bank for an unsecured loan with no collateral
- 20 years later the facility is in need of many upgrades
- New renovations will cost approximately \$4,000,000 in the next 15 years (see the [Capital projects estimates](#) attached)
- Currently Sterling Farms owes \$2.3 million on the loan; would like to pay this off early and this will help to save towards the new renovation projects, which is the reason for the new [rent proposal](#) (attached)
- The only city service that Sterling Farms receives is trash pick up
- Sterling Farms operates as its own entity
- Attorney Dellaselva confirmed there is a hold over provision in the lease that allows the city to rent on a month to month basis after the lease expires
- The goal is to start by making small renovations and by the end of the extension term have completed all the projects and have no current loan debt
- The Committee requested an annual update on the progress

There being no quorum no votes were taken.

Chair Mahoney adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Dennis Mahoney, Chair

This meeting is on [video](#).