



OLD TRAIN STATION COMMITTEE

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, CT 06801 (203) 794-8514

MINUTES OF MEETING

Monday, September 13, 2010 -3:00 p.m.
Clifford J. Hurgin Municipal Center - Meeting Room "A"

PRESENT: Rich Straiton, Andrew Morosky, Frank Ventrella,
Steve Palmer, Robert Kozlowski

Discussion of Lease Options

Frank Ventrella called the Meeting to order at 3:08 p.m.

The committee members discussed the concerns of Greg Pelican, Bethel Cycle's owner. One, he thinks paying \$14,000.00 up front to help cover the cost of the parking lot improvements should not be put on him seeing it is a Municipal lot. Second his approved loan is at a greater risk by increasing the amount. Though he had these concerns he is acceptable to the rent increases in year 6 through 10.

Based on the Committee's discussion we revised the lease terms as follows.
A 10 year lease @ \$3,000.00 a month for year 1-5 / year 6 & 7 \$3,150.00 / year 8-10 \$3,250.00. Upon any rate changes on Bethel Cycle's loan the Town Comptroller must be furnished with loan documentation from the bank along with the annual loan statement.

Rich Straiton made a motion to accept this lease which was seconded by Steve Palmer. Vote, all in favor, motion unanimously approved.

As there was no further business to come before the Committee, Andrew Morosky made a motion to adjourn the meeting at 4:00 p.m., which was seconded by Bob Kozlowski. Vote, all in favor, motion unanimously approved.

Respectfully submitted,

Frank N. Ventrella, Purchasing Agent

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TOWN OF BETHEL
TOWN CLERK