

**RESOLUTION AUTHORIZING MAYOR MARTIN TO ENTER INTO LEASE  
ADDENDUM WITH NEIGHBORHOOD PRESERVATION FOUNDATION FOR  
WILLARD MANOR PROPERTY LOCATED AT 36 VINE ROAD**

**WHEREAS**, Section 9-7.2 of the Code of Ordinances of the City of Stamford authorizes the Mayor to negotiate and execute the lease of real property, subject to such terms and conditions as the Mayor may deem to be in the best interests of the City, provided that such lease shall be approved by the Planning Board, the Board of Finance, and the Board of Representatives, in that sequence; and,

**WHEREAS**, Section 9-7.2 of the Code additionally requires that the approval of the Board of Representatives be by resolution; and,

**WHEREAS**, on September 25, 1990, the City entered into a 55-year lease with Neighborhood Preservation Foundation, Incorporated [hereinafter referred to as "NPFI"] for the property located at 36 Vine Road, known as Willard Manor; and,

**WHEREAS**, NPFI is a non-profit organization formed for the purpose of leasing Willard Manor from the City in order to provide housing for the elderly and handicapped; and operates Willard Manor with fifty three Section 8 housing units and one employee reduced revenue unit; and

**WHEREAS**, in order to secure funds for needed repairs to Willard Manor, NPFI has applied to refinance its existing mortgage through a Section 202/223(f)

program of the United States Department of Housing and Urban Development ["HUD"]; and,

**WHEREAS**, as part of its refinancing program, HUD requires that a lease be for a period of fifty years beyond the mortgage refinance date, and further requires that a Lease Addendum containing additional requirements be executed by the parties to the Lease; and,

**WHEREAS**, the City recognizes the contribution which NPFI makes to the community in providing Section 8 housing units to the elderly and handicapped, and therefore wishes to enter into the Lease Addendum required by HUD; and,

**WHEREAS**, the Planning Board and the Board of Finance have previously approved the Lease Addendum, as required by Section 9-7.2; and,

**WHEREAS**, a public hearing has been conducted, as required by Code Section 9-7.2; and,

**WHEREAS**, it is in the best interests of the City to enter into the Lease Addendum with NPFI;

**NOW THEREFORE BE IT RESOLVED BY THE 29<sup>TH</sup> BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD THAT:**

1. Pursuant to Section 9-7.2 of the Code of Ordinances of the City of Stamford, the Lease Addendum between the City and NPFI for the property located at 36 Vine Road, known as Willard Manor, is hereby approved, all as set forth in the Lease Addendum for said premises, annexed hereto and made a part hereof; and

2. The Mayor of the City of Stamford is hereby authorized and empowered to act for and on behalf of the City of Stamford, to execute and deliver all documents necessary to enter into the Lease Addendum for the above described property, and to take all other actions and measures necessary to accomplish said property lease.

3. It is also resolved that any prior action taken by the Mayor with respect to this matter is approved.

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Randall M. Skigen, President, and Annie M. Summerville, Clerk, do hereby certify that the foregoing resolution was approved on the Consent Agent of the 29<sup>th</sup> Board of Representatives at their regular monthly meeting held on \_\_\_\_\_, \_\_\_\_\_, 2014

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Dated this \_\_\_\_ day \_\_\_\_\_, 2014

APPROVED:

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Randall M. Skigen, President

\_\_\_\_\_  
David R. Martin, Mayor  
City of Stamford

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Annie M. Summerville, Clerk

C: Kathryn Emmett, Director of Legal Affairs  
Ernest Orgera, Director of Operations  
Donna Loglisci, Town and City Clerk