

From: [Mayor's Office](#)
To: [Woods, David](#); [Rosenson, Valerie](#); [Winterle, Cynthia](#); [Arenas, Margarita](#)
Subject: FW: 2nd Amendment to Zody's Lease at E. Gaynor Brennan Golf Course
Date: Tuesday, April 06, 2021 4:30:53 PM
Attachments: [Zody's-Stamford 2nd Amendment to Lease \(Signed by Zody's\).pdf](#)
[Exhibit C - Itemized Construction Proposal.pdf](#)
[Exhibit D - Improvement Location Map.pdf](#)
[Exhibit E - Plans for New Dining Patio.pdf](#)
[Exhibit F - Rent Schedule \(1\).pdf](#)
[Exhibit G - City's Insurance Requirements.pdf](#)
[Fully Executed Lease Assignment and Amendment.pdf](#)

Hi,

Please accept the attached for inclusion on your next agenda. Per Atty. Dellaselva's email below, this will require review/approval by the following boards/commissions:

- Parks & Recreation Commission
- Golf Commission
- Planning Board
- Board of Finance
- Board of Representatives.

Thank you.

Stay Safe,

Office of Mayor David R. Martin

203-977-5088

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From: Dellaselva, Chris <CDellaselva@StamfordCT.gov>
Sent: Thursday, April 1, 2021 3:42 PM
To: Martin, David <DMartin@StamfordCT.gov>
Cc: Pankosky, Valerie <VPankosky@StamfordCT.gov>; McGrath, Mark <MMcGrath1@StamfordCT.gov>; Murray, Kevin <KMurray@StamfordCT.gov>; Mori, Jo-Ann <JMori@StamfordCT.gov>
Subject: 2nd Amendment to Zody's Lease at E. Gaynor Brennan Golf Course

Good afternoon Your Honor,

Attached is a proposed 2nd Amendment to the City's lease with Zody's 19th Hole, LLC, the City's restaurant concessionaire at the E. Gaynor Brennan Golf Course. If agreeable, ***please forward these lease documents to the Parks & Recreation Commission, Golf Commission, Planning Board, Board of Finance and Board of Representatives for approval.***

Please note that the Planning Board may have already approved this lease at its March 23rd meeting.

This 2nd Amendment allows Zody's to construct a new dining patio at a proposed cost of \$125,153.70. In exchange for this investment, Zody's is granted an extension of the expiration of this lease from Dec. 31, 2023, to June 30, 2031. Zody's shall also have an option to extend this lease through June 30, 2036. Zody's current lease allows for an option to extend the Term through Dec. 31, 2028. Zody's rent shall increase to \$86,000.00 on July 1, 2021 (currently \$81,954.53) and shall remain at that amount for the following 5 years. Thereafter, the rent shall be adjusted, up or down, pursuant to a CPI adjustment set forth in the Rent Schedule (Exhibit F).

The 1st Amendment to this lease, which contains the original lease as its Exhibit A, is also attached hereto for your convenience.

Please contact Mark McGrath directly with questions regarding the terms of this 2nd Lease Amendment. You may, of course, contact me at your convenience if I may be of any further assistance to you.

Thank you,

Chris Dellaselva
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