



CITY OF STAMFORD
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MEMORANDUM

TO: Planning Board
Board of Finance
Board of Representatives

FROM: Matthew Quinones, Director of Operations

DATE: September 4, 2026

RE: 35 Crescent Street – Glenbrook Community Center: Domus Lease and Capital Appropriation

The Administration is submitting two related but distinct requests concerning the rehabilitation and reactivation of the City-owned Glenbrook Community Center at 35 Crescent Street:

1. Approval of a lease agreement between the City of Stamford and Domus Kids, Inc. for the operation of the Glenbrook Community Center; and
2. Approval of a \$2,500,000 capital appropriation for CP4000076 – Glenbrook Community Center to advance the rehabilitation of the facility and prepare it for occupancy.

The two requests are being put forward concurrently because rehabilitation of the building is necessary before Domus can take possession and commence operations. They are, however, separate actions. The lease approval does not appropriate funds; any expenditures considered in the lease remains subject to the City's appropriation process.

Project Background

The Glenbrook Community Center is a longstanding municipal facility originally constructed in the early 1900s as the Glenbrook School. The property transitioned into a neighborhood community center serving residents through childcare, youth activities, recovery support, senior programming, neighborhood meetings, and other community uses.

The facility closed in March 2020 and subsequently sustained damage from a boiler failure.

Community engagement regarding the future of the site demonstrated strong neighborhood interest in restoring the Glenbrook Community Center as an active public facility. The proposed rehabilitation and lease are intended to return the property to productive use, while establishing a long-term operator responsible for delivering community-focused programming.

Following the City's issuance of RFP No. 2026.0140 for activation of 35 Crescent Street, Domus Kids, Inc. was selected as the proposed operator. The RFP selection committee included City officials from the Operations, Economic Development, and DEI Departments, as well as from the Glenbrook Neighborhood Association.

Proposed Lease with Domus Kids

Since its founding in 1972, Domus Kids has served Stamford youth and families and has developed a longstanding local presence through education, workforce development, and related support programs. Today, Domus works closely with Stamford Public Schools, the City, and community partners and serves more than 1,300 disengaged or disconnected young people in Stamford and surrounding communities. Under the proposed lease, Domus would operate 35 Crescent Street as a nonprofit community center providing public community space, workforce-development programming, school-engagement support outside of school hours, special events, recreational activities, and other social and educational services.

The principal terms of the proposed lease include:

- A 20-year initial term, with the possibility of two mutually agreed upon five-year extensions, for a maximum potential term of 30 years;
- Rent of \$1 per year, together with Domus' operation and management of the agreed community programs;
- Responsibility by Domus for administration and supervision of its programs;
- Ongoing responsibility by Domus for maintenance, utilities, groundskeeping, custodial services, security, and building operations following occupancy;
- Responsibility by Domus for maintaining the structural components of the facility, including the roof, foundation, interior and exterior walls, floors, columns, beams, as well as responsibility for capital replacement of building systems, including HVAC, mechanical, electrical, plumbing, heating, fire/life-safety systems. Major repairs, capital improvements, and interior or exterior alterations remain subject to prior written approval by the City's Director of Operations or designee;
- Responsibility by Domus for maintaining a comprehensive facility maintenance plan and coordinating required repairs and maintenance through the City's Facilities Department; and
- Annual City financial assistance of \$50,000 for repairs and maintenance, subject to annual appropriation in accordance with the City Charter and Code of Ordinances.

Prior to Domus taking possession of the property, the City is responsible for completing work necessary to bring the facility into code compliance, obtain a certificate of occupancy, and deliver the building in move-in-ready condition.

Pre-Occupancy Construction Cost Allocation

The proposed lease establishes the following cost-sharing structure for the pre-occupancy work:

Cost Range	Responsibility
\$0 – \$2,500,000	City of Stamford
\$2,500,000 – \$3,000,000	Domus Kids, Inc.
\$3,000,000 – \$4,000,000	City of Stamford
Above \$4,000,000	Either party may terminate the lease without further obligation

Accordingly, the lease contemplates a potential City responsibility beyond the \$2.5 million appropriation currently before the Boards, if the final cost of the required pre-occupancy work exceeds \$3 million.

The Administration is not requesting authorization for that additional potential amount as part of the present appropriation request. Any City expenditure above the currently requested \$2.5 million would remain subject to the applicable City appropriation and approval process.

Within 180 days after execution of the lease, the City is required to present Domus with a scope of work and budget for pre-occupancy improvements. This process will provide greater certainty regarding the ultimate cost of bringing the facility into code-compliant, occupiable condition.

Capital Appropriation and Leveraged Funding Strategy

The Administration is requesting a \$2,500,000 capital appropriation to CP4000076 – Glenbrook Community Center to provide the initial funding necessary to rehabilitate the facility and prepare it for occupancy.

The proposed funding plan is as follows:

Funding Source	Amount
HUD Economic Development Initiative / Community Project Funding	\$250,000
Insurance/Recovery Proceeds	\$1,400,000
City Bonds	\$850,000
Total	\$2,500,000

The City's initial financing strategy already leverages significant non-local resources, with \$1.65 million of the \$2.5 million appropriation supported through federal and insurance/recovery proceeds. The proposed \$850,000 bond authorization provides the balance necessary to establish a complete initial project budget and allow the City to advance the rehabilitation work. At the same time, the City

and Domus intend to continue pursuing state, federal, and private funding opportunities throughout project development. The objective is to maximize outside investment in the Glenbrook Community Center and reduce reliance on local bonded debt where possible.

To the extent additional eligible funding is secured in time to support the initial rehabilitation project, the City will seek to use those resources to offset or replace all or a portion of the \$850,000 in City bond funding.

Domus provides an important partner in this effort because of its established record of attracting philanthropic support. Their financial statements submitted as part of its RFP response report approximately \$5.8 million in combined contributions and foundation grants in the fiscal year ending June 30, 2024, following approximately \$4.9 million in combined support from those sources in the prior fiscal year.

Requested Action

The Administration respectfully requests that the appropriate Boards:

1. Approve the lease of the Glenbrook Community Center at 35 Crescent Street to Domus Kids, Inc., in the final form approved by the Department of Legal Affairs; and
2. Approve a \$2,500,000 capital appropriation to CP4000076 – Glenbrook Community Center, funded through the combination of federal funding, insurance/recovery proceeds, and City bonds described above.

Together, these actions will establish a long-term operating framework for the facility and provide the initial resources necessary to return a long-vacant City property to active community use.

Thank you for your consideration of this request.