

From: [Nguyen, Ngan](#)
To: [Capp, Lesley](#); [Donoghue, Tracy](#); [Montalvo, Barbara](#)
Cc: [BOR_OfficeStaff](#); [Dellaselva, Chris](#); [Fox, Bridget](#); [DeRubeis, Louis](#); [Quiñones, Matt](#); [Buttenwieser, Luke](#); [Fealey, Ryan](#); [Acuna, Ulises](#)
Subject: FW: City Lease of 0 & 338 Courtland Avenue for School Bus Parking
Date: Tuesday, April 28, 2026 3:25:22 PM
Attachments: [REDACTED]

Dear Lesley, Tracy, and Barbara,

The Mayor has concurred to the proposed lease of 0 and 338 Courtland Avenue in Stamford. Please could you help share the below message and the attached lease with the City's Planning Board, Board of Finance, and Board of Representatives for their consideration and approval.

Many thanks,
Ngan

From: Dellaselva, Chris <CDellaselva@StamfordCT.gov>
Sent: Monday, April 27, 2026 8:27 AM
To: Simmons, Caroline <CSimmons@StamfordCT.gov>
Cc: Nguyen, Ngan <NNguyen@StamfordCT.gov>; Fox, Bridget <BFox@StamfordCT.gov>; DeRubeis, Louis <LDeRubeis@StamfordCT.gov>; Quiñones, Matt <MQuinones@StamfordCT.gov>; Buttenwieser, Luke <LButtenwieser@StamfordCT.gov>; Fealey, Ryan <RFealey@StamfordCT.gov>; Acuna, Ulises <UAcuna@StamfordCT.gov>
Subject: City Lease of 0 & 338 Courtland Avenue for School Bus Parking

Good morning Your Honor,

Attached is a proposed lease of 0 and 338 Courtland Avenue in Stamford. If agreeable, ***please forward this email and the attached lease to the City's Planning Board, Board of Finance and Board of Representatives for consideration/approval.*** Please do not sign the Lease at this time. I'll forward it back to you for signature if/when the Boards approve.

The City plans to lease the combined parcels of 0 and 338 Courtland Avenue in Stamford from the respective owners for use as a school bus parking area. This lease must be approved by the City's Planning Board, Board of Finance and Board of Representatives pursuant to City Code Sec. 9-7.2. (Procedure for lease of real property by the City). Approval by the Board of Representatives shall be by resolution.

Following is a summary of the lease terms:

Size of the combined parcels – 2.93 Acres (0 Courtland = 1.53 acres. 338 Courtland = 1.4 acres)

Use – For use as a school bus parking area and all other related uses

Term – The initial Term is 15 years (7/12026 – 6/30/2041). The City has two additional 5-year options for a total possible Term of 25 years.

Rent for the initial 15-year Term -

<u>Year</u>	<u>Annual</u>	<u>Monthly</u>	<u>338 Courtland</u>	<u>0 Courtland</u>
7/1/2026-6/30/2027	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	[REDACTED]
7/1/2027-6/30/2028	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2028-6/30/2029	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2029-6/30/2030	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2030-6/30/2031	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2031-6/30/2032	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2032-6/30/2033	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2033-6/30/2034	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2034-6/30/2035	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2035-6/30/2036	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2036-6/30/2037	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2037-6/30/2038	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2038-6/30/2039	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2039-6/30/2040	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]
7/1/2040-6/30/2041	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	+\$ [REDACTED]

Rent for the option years - Annual rent for the option years, if exercised by the City, will increase by 2.5% each year.

Utilities/Costs/Expenses – City is responsible for all utilities/costs/expenses (triple net)

Site improvements before the City takes possession – the owners have agreed to perform the following site improvements before November 1, 2026:

1. Remove all materials and equipment (aggregated, stone ,stockpiled material, etc.) related to the current operations;
2. Remove all concrete blocks;
3. Removal of the shed located on the northern side of the property;
4. Removal of all stone fabrication machinery and equipment;
5. Removal of all metal shelving;
6. Removal of the concrete platform on the western side of the property to grade, and pave area.

Site improvements after the City takes possession – the owners may make additional site improvements for the City, at the City’s request, including, but not limited to, paving, lighting, fencing, line striping, site clearance and grading, the total cost of which shall not exceed \$ [REDACTED] without additional approvals from the appropriate City Boards.

Brokerage fees – the owners pay all brokerage fees

Right to purchase – the City has a right of first refusal to purchase the property

Setoff for property taxes owed – The City has the right to withhold rent payments to offset any property taxes owed by the owners on other Stamford properties.

Please contact Matt Quinones, Director of Operations, with any specific questions regarding this lease and/or the intended use of these properties. You may, of course, contact me at your convenience if I may be of any further assistance to you in this matter.

Thank you,

Chris Dellaselva
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