



**Town of Ridgefield
Public Hearing Minutes
UNAPPROVED
April 24, 2024 at 7:30pm**

Please note – these minutes are not verbatim.

Present: Rudy Marconi, Maureen Kozlark, Chris Murray, Barbara Manners, Sean Connelly

The Public Hearing was called to order at 7:35pm.

The Public Hearing was held to discuss the proposed changes to the lease between the Town of Ridgefield and ACT of CT. The proposed changes include extending the lease term from 20 to 25 years and removing the responsibility of maintaining the roof from the tenant.

The quote for the roof replacement from McCarthy Roofing came in at \$246,000 for the entire roof with a 25–30-year warranty. The quote was broken down into sections: Largest Section (theater) - \$120,000, the rear is \$72,000, and the ticket area is \$54,000. The Town will use LoCIP funds to cover the cost.

Andy Behymer, 50 Blackman Road, asked about prevailing wage and why the Town would relieve the tenant of the roof obligation if its already in the lease. He suggested giving the money as a one-time grant but not change the lease.

In other contracts that the Town has with 501c3's, the Town is responsible for the roof.

Dan Levine, 35 Oselata Road, commented that in 2017 ACT of CT raised over \$2 million to transfer the building into a state of the art theater that the Town now owns.

Vincent Giordana, 28 Fairview Drive, asked if there could be a renegotiation of the rent price in exchange for the removal of the roof obligation.

Tom McManus, 310 West Lane, suggested getting the longest warranty that the Town possibly can.

The lease will be redrafted to remove the tenant's responsibility for the roof, add two additional 5-year terms which will be linked to the language that increases rent by CPI.

The Public Hearing was closed at 8:09pm.