



**WESTPORT CONNECTICUT  
BOARD OF FINANCE**

***SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:***

***Pursuant to the Governor's Executive Order No. 7B, there will not be a physical location for this meeting. This meeting will be held electronically and live streamed on [westportct.gov](http://westportct.gov) and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Emails to BOF members can be sent to [BOF@westportct.gov](mailto:BOF@westportct.gov). Comments to be read during the public comment period may be emailed to [BOFcomments@westportct.gov](mailto:BOFcomments@westportct.gov). We will use our best efforts to read public comments if they are received during the public comment period and if they state your full name and address. Meeting materials will be available at [westportct.gov](http://westportct.gov) along with the meeting notice posted on the Meeting List & Calendar page.***

**NOTICE OF BOF SPECIAL MEETING**

The Board of Finance will hold A Special Meeting on **Wednesday, April 29, 2020 at 7:00 p.m. with remote participation** for the following purposes:

**AGENDA**

1. In accordance with Section C6-2 of the Town Charter and upon the request of the Director of Parks and Recreation, to approve the Food and Beverage Concession and Lease agreement of the Pavilion at Compo Beach, the Halfway House and Longshore Pavilion located at Longshore Club Park between the Town of Westport and Upsilon Entertainment Group, LLC.

Note: The practice for upcoming BOF regular meetings will be to close the meetings at 10:00 PM. Motions to extend individual meetings can be heard.

## FOOD AND BEVERAGE CONCESSION AND LEASE

This Food and Beverage Concession and Lease is dated as of April \_\_\_\_, 2020 by and between the TOWN OF WESTPORT (the “Town”) and UPSILON ENTERTAINMENT GROUP, LLC (the “Tenant”).

1. **The Premises.** The Town hereby leases to the Tenant the following premises located in Westport, Connecticut:
  - a. The kitchen, food preparation and patron service areas situated in the building known as the Pavilion at Compo Beach (the “Compo Beach Pavilion Space”), which premises are more particularly shown on Exhibit A;
  - b. The building known as the Halfway House, located at Longshore Club Park, Westport, Connecticut (the “Halfway House”); and
  - c. The kitchen, food preparation and patron service areas situated in the building known as the Longshore Pavilion, located at Longshore Club Park, Westport, Connecticut shown on Exhibit B (the “Longshore Pavilion Space”).
  - d. The Compo Beach Pavilion Space, the Halfway House and the Longshore Pavilion Space are sometimes referred to collectively as the “Premises”.
  
2. **Definitions.**
  - a. “Base Rent” means, for each Lease Year, the amount indicated in the column labeled *Base Rent Per Lease Year* in the table at Paragraph 5.
  - b. “Beach Season” means April 15 through and including October 31.
  - c. “Concession” means a fast food and beverage service business. The term describes the use of the Premises that is authorized and permitted under this Lease.
  - d. “Effective Date” means April 1, 2020.
  - e. “Golf Season” means April 1 through and including November 15.
  - f. “Gross Revenue” means the total dollar amount of receipts from the sale of food, beverages and Ancillary Items at the Premises.
  - g. “Gross Revenue Percentage” means, for each Lease Year during the Initial Term, the percentage indicated in the column labeled *Gross Revenue Percentage* in Paragraph 5.

- h. “Lease” means this Food and Beverage Concession and Lease.
  - i. “Lease Year” means November 16 through November 15.
  - j. “Operating Season” means any of the following: a Beach Season; a Pool Season; a Skating Season; or a Golf Season.
  - k. “Pool Season” means the Saturday before Memorial Day through and including Labor Day.
  - l. “Requisite Hours” means and includes the Beach Pavilion Requisite Hours, the Halfway House Requisite Hours and the Longshore Pavilion Requisite Hours.
  - m. “Revenue Supplement” means, for each Lease Year, the amount, if any, by which the product of the Gross Revenue and the Gross Revenue Percentage exceeds the Base Rent. *Example A: For the Lease Year beginning 11/16/2023 and ending 11/15/2024, the Gross Revenue is \$1,100,000. Revenue Supplement = (\$1,100,000 X .12) - \$120,000 = \$12,000. Example B: For the Lease Year beginning 11/16/2023 and ending 11/15/2024, the Gross Revenue is \$1,250,000. Revenue Supplement = (\$1,250,000 X .12) - \$120,000 = \$30,000.*
  - n. “Skating Season” means November 16 through and including March 15.
  - o. “Term” means the period of time during which Tenant is entitled possession of the Premises in accordance with the provisions of this Lease, but does not include any hold over period.
3. **Initial Term and Extension Options.**
- a. Unless sooner terminated pursuant to the provisions of this Lease, the Term shall begin on the Effective Date and end on November 15, 2024 (the “Initial Term”).
  - b. The Tenant shall have the option to extend the Initial Term for two 5-year periods, beginning November 16, 2024 and November 16, 2029, respectively, subject to such conditions as are mutually agreed upon by the Town and the Tenant.
4. **The Concession.** The Tenant shall have the right to use the Premises to operate the Concession and for no other purpose. The Tenant’s right to operate the Concession shall terminate upon the expiration of the Term or earlier termination of this Lease by the Town without requirement for any separate declaration or Notice. The Concession is subject to restrictions, as specified below.
5. **Rent.** For the privilege of operating the Concession at the Premises, Tenant shall pay rent as follows. Base Rent for each Lease Year will be due in three (3) installments on

June 1, July 15 and September 1, as indicated in the following table. If, for any Lease Year, the product of the Gross Revenue and the Gross Revenue Percentage exceeds the Base Rent, then, in addition to the Base Rent, Tenant shall pay the Revenue Supplement to the Town by December 31, as indicated in the following table.

Base Rent Payments Due	Base Rent Per Lease Year	Base Rent Installment Amount	Gross Revenue Percentage	Revenue Supplement Payment Due
06/01/2020 07/15/2020 09/01/2020	\$100,000	\$33,333 \$33,333 \$33,334	10%	12/31/2020
06/01/2021 07/15/2021 09/01/2021	\$100,000	\$33,333 \$33,333 \$33,334	10%	12/31/2021
06/01/2022 07/15/2022 09/01/2022	\$110,000	\$36,666 \$36,666 \$36,667	12%	12/31/2022
06/01/2023 07/15/2023 09/01/2023	\$115,000	\$38,333 \$38,333 \$38,334	12%	12/31/2023
06/01/2024 07/15/2024 09/01/2024	\$120,000	\$40,000 \$40,000 \$40,000	12%	12/31/2024

**6. Exclusive Vendor Rights.**

- a. During the Term and within Longshore Club Park and the area of Compo Beach that is under the Town’s control, the Town will not grant any permit or authorization to any third party to sell to consumers or deliver to consumers soft drinks, food, or candy.
- b. As of the Effective Date, the exclusive vendor rights granted under Paragraph 6(a) do not apply to any Ancillary Items (defined below at Paragraph 9(r)). The Town’s Director of Parks and Recreation may, in her discretion, elect to add specific Ancillary Items to the list to which exclusive vendor rights apply, but it shall be conclusively presumed that exclusive vendor rights do not apply unless Tenant is in possession of a written communication from the Town’s Director of Parks and Recreation that makes specific reference to Paragraph 6(a) and the Ancillary Items to which exclusive vendor rights apply.
- c. The Town’s covenant of exclusive vendor rights is subject to the following exceptions.
  - i. The Town may authorize a restaurant and catering/event facility to operate at the Inn at Longshore and Adjacent Grounds. It is noted that a restaurant and catering/event facility have operated at the Inn at Longshore with occasional use of the Adjacent Grounds for private parties for several decades. For purposes of this Lease, “Adjacent Grounds” means the area indicated on Exhibit C.

- ii. The Town may authorize beverage vending machines at the marinas. It is noted that beverage vending machines have been located at the marinas for many years.
  - iii. The Town may authorize private parties at Compo Beach and Longshore Club Park to be professionally catered by third party caterers. Private parties at Compo Beach and Longshore Club Park are subject to the customary permit requirements of the Department of Parks and Recreation. Tenant will not have exclusive or preferential rights with respect to catering private parties at Compo Beach and Longshore Club Park. Tenant may, however, place within the Compo Beach Pavilion Space and the Longshore Pavilion Space signs advertising Tenant's catering services. The size, design and number of signs advertising Tenant's catering services is subject to the prior written approval of the Director of Parks and Recreation.
7. **Default.** If Tenant: (a) fails to pay any installment of Base Rent or Revenue Supplement within ten (10) Business Days of the due date; (b) receives a second Notice in any one Operating Season of violation of the Continuous Operations Covenant (defined in Paragraph 9(i)); or (c) fails to perform or comply with any other obligation, covenant or condition under this Lease within thirty (30) days after receipt of Notice from the Town (each an "Event of Default"), then the entire balance of Base Rent and Revenue Supplement for the Lease Year in which the Event of Default occurs shall become immediately due and payable at the option of the Town and, at the option of the Town upon delivery of Notice, the Lease shall immediately be terminated. If the Town exercises its right to terminate the Lease, the Tenant shall vacate the Premises within ten (10) days after receipt of Notice and Tenant shall be responsible for all costs, expenses and damages, including attorneys' fees, incurred by the Town if Tenant fails to vacate the Premises within that ten (10) day period. For the purposes of this Lease, "Business Day" means Monday through and including Friday, excluding legal holidays in the State of Connecticut.
8. **Tenant's Obligations.** In addition to the obligation to pay Base Rent and Revenue Supplement, Tenant shall have the following obligations at the Tenant's sole cost and expense.
- a. Tenant shall paint and repaint the interior surfaces of the Premises as frequently as reasonably necessary in order to maintain an appearance that is attractive and inviting to the public.
  - b. Tenant shall, at all times, maintain and operate the Concession in compliance with the highest standards and requirements of the Connecticut Department of Health, the Westport/Weston Health District, the Westport Fire Marshall and all applicable federal, state and local regulations.

- c. Tenant shall, make all necessary repairs to the Premises and surrender the Premises at or upon the termination of this Lease in broom clean condition in at least as good condition as the Premises were on the Effective Date, reasonable wear and tear excepted.
- d. The Tenant shall install and maintain adequate freezer and refrigeration equipment to ensure the freshness of all food served and as required to meet Health Department regulations.
- e. All beef sold by Tenant shall be “one hundred percent USDA Choice”.
- f. Tenant shall provide routine cleaning, maintenance and repair of the hood and ansul systems at the Premises.
- g. If the Town authorizes improvements or upgrades to the Premises during the Term, Tenant will deliver copies of all proposed contracts for the improvement and upgrade work to the Town’s Director of Parks and Recreation and Building Superintendent for review and approval before commencement of any improvement or upgrade work. The Town shall not unreasonably withhold or delay its approval of any such proposed contract. The Town may withhold its approval on the grounds that the price of any contract is disproportionate to the value of the services to be performed thereunder or is otherwise likely to interfere with the Tenant’s commitment.
- h. Tenant will provide custodial service for the Premises as follows: (i) for the Compo Beach Pavilion during the Beach Season; (ii) for the Halfway House during the Golf Season; and (iii) for the Longshore Pavilion Space during the Pool Season and the Skating Season. The custodial service to be provided by Tenant shall include, without limitation, routine cleaning and mopping of the patron service and seating areas (at least once per day), and removal of trash from the patron service and seating areas as frequently as necessary to maintain a neat and clean appearance.

9. **Covenants Regarding Operations.** Tenant covenants and agrees as follows.

- a. Tenant will abide by all conditions and regulations of the Department of Parks and Recreation with respect to hours of opening and closing and the placement of signs.
- b. Tenant will limit employee parking in the lot located at Longshore Club Park to no more than four (4) vehicles at any time. Tenant will require all employee vehicles to park in areas within Longshore Club Park as designated by the staff of the Department of Parks and Recreation.
- c. Tenant will limit employee parking in the lot directly behind the Pavilion at Compo Beach to no more than six (6) vehicles at any time. Tenant will require all

additional employee vehicles to park in areas within the Compo Beach facility designated by the staff of the Department of Parks and Recreation.

- d. During each Beach Season, Tenant will be open for business at the Compo Beach Pavilion Space each day for at least the following hours (the “Beach Pavilion Requisite Hours”): Monday through Friday from 10:00 a.m. to 6:00 p.m.; and Saturdays, Sundays and legal holidays from 9:00 a.m. to 7:00 p.m.
- e. During each Golf Season, Tenant will be open for business at the Halfway House each day for at least the following hours (the “Halfway House Requisite Hours”).
  - i. April 1 through Friday before Memorial Day: 9:00 a.m. to 5:00 p.m.
  - ii. Saturday before Memorial Day through Labor Day: 8:00 a.m. to 7:00 p.m.
  - iii. Tuesday after Labor Day through November 1: 9:00 a.m. to 5:00 p.m. (service is optional after November 1).
- f. Tenant will be open for business at the Longshore Pavilion Space each day for at least the following hours (the “Longshore Pavilion Requisite Hours”):
  - i. During the Pool Season: Saturday before Memorial Day through June 14, 3:00 p.m. to 7:00 p.m., and June 15 through Labor Day from 10:00 a.m. to 7:00 p.m.; and
  - ii. During the Skating Season from 10:00 a.m. to 7:00 p.m.
- g. Tenant may, with the written consent of the Department of Parks and Recreation, open the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space for business at other times of the Lease Year or beyond the Requisite Hours.
- h. Tenant promises to open the Compo Beach Pavilion Space for business for the Beach Pavilion Requisite Hours seven days per week during each Beach Season. Tenant promises to open the Halfway House for business for the Halfway House Requisite Hours seven days per week during each Golf Season. Tenant promises to open the Longshore Pavilion Space for business for the Pavilion Requisite Hours seven days per week during each Pool Season and Skating Season.
- i. The promises in Paragraph 9(h) are referred to as the “Continuous Operations Covenant”. If, during any Operating Season, Tenant is not open for business at the Premises for the Requisite Hours for more than two (2) consecutive days or more than five (5) days in the aggregate, the Town may, in its discretion, elect to deliver a Notice of violation of the Continuous Operations Covenant.

- j. Notwithstanding the Continuous Operations Covenant, Tenant shall not be required to open at any time when closure of Tenant's business is necessitated by dangerous weather or interruption of electrical service.
- k. Notwithstanding the Continuous Operations Covenant, Tenant shall not be required to open: (i) the Compo Beach Pavilion Space at any time during which the Town has closed Compo Beach to the public; (ii) the Halfway House at any time during which the Town has closed the golf course to the public or; (iii) the Longshore Pavilion Space at any time during which the Town has closed the swimming pool or the skating rink to the public.
- l. Tenant shall ensure that each of the Compo Beach Pavilion Space, the Halfway House and the Longshore Pavilion Space is adequately staffed and operated under the supervision of a manager of at least twenty one (21) years of age who is physically present at all times when open to the public.
- m. Tenant shall not sell beverages in glass containers.
- n. Tenant shall comply with all applicable ordinances of the Town of Westport, including, without limitation, the Single Use Plastics Ordinance.
- o. Tenant shall, at all times, offer a base menu of food and beverages at the Premises (the "Base Menu"). In recognition of the fact that the Premises are located in a municipal park, Tenant covenants and agrees that: (i) the price, portion size and quality of each item appearing on the Base Menu will be consistent generally with items sold by year-round Westport restaurants; and (ii) the Base Menu shall be subject to the annual review and approval of the Town. Tenant will deliver to the Director of Parks and Recreation a copy of its proposed Base Menu for each upcoming Operating Season not more than four (4) months and not less than one (1) month before the start of the Operating Season. The Town will not unreasonably withhold or delay its approval of the Base Menu. During the course of an Operating Season, the Tenant will not increase the price of any item appearing on the Base Menu. Notwithstanding anything in this Paragraph to the contrary, the Tenant may, from time to time, serve *Specials* (i. e., items not appearing on the Base Menu) without obtaining the Town's approval, provided that no *Special* may be an inferior substitute, with respect to quantity or quality, for any item appearing on the Base Menu. *By way of example, if the Base Menu includes an eight inch hotdog for \$4.00, then the Tenant may not offer, as a Special, a four inch hotdog for \$3.00.* Tenant may provide to holders of a Parks and Recreation Department hand pass (for example, holders of basic, golf, tennis and caregiver hand passes) a discount off the prices charged for food and beverage items.
- p. Tenant will use its best efforts to maintain a proper and wholesome atmosphere in and around the Premises.



- q. Tenant may use radios and other musical appliances within the Premises on the strict condition that Tenant will regulate the volume of those devices so that they cannot be heard by people more than ten (10) feet from the Premises and, with respect to the Halfway House, that the sound does not disturb the golfers. Tenant acknowledges that failure to abide by that condition may result in the revocation of the authorization to use radios and musical appliances. The installation or use of external speakers is prohibited.
  - r. In addition to fast food and beverages, Tenant may offer for sale at the Premises such other sundries and associated items as may be approved in writing from time to time by the Town's Director of Parks and Recreation (the "Ancillary Items").
  - s. Food and beverage deliveries to the Longshore Pavilion Space shall occur between the hours of 5:00 a.m. and 9:00 a.m. Tenant will use its best efforts to comply with that restriction, including, without limitation, instructing its food and beverage vendors to comply with the restriction.
  - t. Tenant covenants not to assign for work at the Premises any person whose name appears on the Sex Offender Registry of the State of Connecticut and Tenant shall provide verification of compliance with this covenant as required by the Town.
  - u. Tenant shall, at Tenant's expense, provide uniforms for all staff working at the Premises and Tenant will be responsible for ensuring that all staff wear their uniforms at all times while on duty. Uniforms worn by Tenant's staff are subject to the approval of the Town's Director of Parks and Recreation.
10. **Parking and Traffic Control.** The Department of Parks and Recreation, Parks and Recreation Commission or Board of Selectmen, in its or their sole discretion, may make regulations concerning traffic or parking at Compo Beach and Longshore Club Park or may temporarily close part or all of Compo Beach and Longshore Club Park. The Tenant waives all claims that it may have now or in the future for loss or damage as a result of regulations concerning traffic, parking or temporary closure of all or part of Compo Beach or Longshore Club Park.
11. **Prohibited Uses.** Tenant covenants and agrees that no alcoholic beverages or tobacco products will be kept or sold at the Premises and Tenant will use all reasonable efforts to prevent alcoholic beverages and tobacco products from being used or consumed at the Premises. Tenant covenants and agrees that no pinball machines, arcade games or gambling devices of any nature will be installed, used or maintained at the Premises.
12. **Improvements, Fixtures, Equipment and Modifications.**
- a. Any and all improvements, upgrades and alterations to the Premises made during the Term will be the property of the Town.

- b. Any and all trade fixtures and equipment including, without limitation, cooking equipment, soda fountains, fryolators, frozen drink machines, grills, coffee urns, refrigerators, freezers, ice machines, tables, chairs, counters and countertops, that are installed by the Tenant in the Premises are Tenant's property and will be removed by the Tenant at the end of the Term or earlier termination of this Lease. Tenant will be responsible for repairing any damage to the Premises caused by the removal of trade fixtures and equipment installed by the Tenant.
- c. With respect to the Compo Beach Pavilion Space, a list of the equipment and fixtures installed by the Town is attached as Exhibit D.
- d. With respect to the Halfway House, a list of the equipment and fixtures installed by the Town is attached as Exhibit E.
- e. With respect to the Longshore Pavilion Space, a list of the equipment and fixtures installed by the Town is attached as Exhibit F.
- f. The equipment and fixtures listed on Exhibit D, Exhibit E and Exhibit F and all other items installed by the Town are the Town's property and Tenant shall surrender possession of that property in good condition, reasonable wear and tear excepted, at the end of the Term or earlier termination of this Lease.
- g. Tenant will be responsible, at Tenant's cost and expense for maintaining, repairing and replacing all equipment required to operate the Concession, without regard to whether that equipment was originally installed by the Town or the Tenant. Any change of equipment models must be approved by the Department of Health. Replacement equipment must be *New* or *Used In Like New Condition*. If Tenant replaces an item of equipment that was originally installed by the Town, the replacement item shall be the Tenant's property for purposes of Paragraph 12(b).
- h. If modifications to the Premises become necessary to comply with any federal, state or local regulations related to accommodations for the disabled, the Town will be responsible for the cost of those modifications except that the Town may, upon at least sixty (60) days' prior Notice to Tenant, elect to terminate this Lease if the cost of the modifications exceeds ten thousand dollars (\$10,000).

### 13. Utilities.

- a. With respect to the Compo Beach Pavilion Space and the Halfway House, the Town will provide water and Tenant will establish accounts in Tenant's name for electricity service and all other utility services directly with the applicable utility service providers. Tenant shall pay the electricity service provider and all other applicable utility service providers within thirty (30) days after Tenant's receipt of each electricity or other utility service bill.

- b. With respect to the Compo Beach Pavilion Space, Tenant must provide access to internet for use by the Town for security surveillance system.
  - c. With respect to the Longshore Pavilion Space, the Town will provide water, electricity and propane and Tenant will establish accounts in Tenant's name for all other utility services directly with the applicable utility service providers. Tenant shall pay all other applicable utility service providers within thirty (30) days after Tenant's receipt of utility service bill.
  - d. The following rules apply to trash and recyclable removal and carting services.
    - i. Compo Beach Pavilion Space. Tenant is responsible, at Tenant's expense, for contracting with a carting contractor for a dumpster to be located in the customary space and for regular emptying of the dumpster and carting of recyclables. Tenant is responsible for collecting and depositing in the dumpster or recyclable receptacle, as appropriate, the waste associated with the operation of the Concession (*for example, cardboard boxes and commercial food wrappers*) and the trash and recyclables deposited in the receptacles located in and around the patron service and seating areas. The Town will collect and dispose of the trash and recyclables deposited in the receptacles scattered about the rest of Compo Beach.
    - ii. Longshore Pavilion Space and Halfway House. Tenant is responsible, at Tenant's expense, for collecting and depositing in the receptacles in the corral areas the waste associated with the operation of the Concession (*for example, cardboard boxes and commercial food wrappers*) and the trash and recyclables deposited in the receptacles located in and around the patron service and seating areas. The Town will cart away the trash and recyclables deposited in the receptacles located in the corral areas. The Town will collect and dispose of the trash and recyclables deposited in the receptacles scattered about the rest of Longshore Club Park.
14. **Insurance**. Tenant shall purchase and maintain for the duration of Tenant's occupancy of the Premises the following insurance. Tenant shall obtain the minimum insurance coverages described below from a company or companies with an A.M. Best rating of A-(VII) or better. All insurance shall be carried with insurers authorized to do business in the State of Connecticut. Such insurance shall protect the Town from claims that may arise out of or result from, or may be alleged to arise out of or result from, Tenant's obligations under this Lease and/or from the obligations of any subcontractor and/or any other person or entity directly or indirectly employed by Tenant and/or by anyone for whose acts said Tenant may be liable. Tenant must require that all contractors, agents and assigns procure and maintain sufficient insurance protection. Before the execution of this Lease by the Town, Tenant shall provide the Town with certificates of insurance for each policy required by this Lease. Tenant shall provide updated certificates of insurance at least thirty (30) days before any renewal of any such coverage. The certificates shall require notice of cancellation to the Town according to policy provisions. The Town

reserves the right, from time to time, upon Notice to Tenant, to make reasonable adjustments to the insurance coverage limits indicated below.

- a. Workers Compensation. Tenant shall provide statutory workers compensation insurance required by law with employer's liability limits for at least the amounts of liability for bodily injury by accident of \$500,000 each accident and bodily injury by disease of \$500,000 including a waiver of subrogation in favor of the Town. Full compliance with the United States Longshoremen's and Harbor Workers' Compensation Act and the Jones Act is required where applicable.
- b. Commercial General Liability Insurance. Tenant shall provide commercial general liability insurance including products and completed operations and including XCU coverage if applicable. Limits shall be at least: Bodily injury & property damage coverage with an occurrence limit of \$1,000,000; Personal & advertising injury limit of \$1,000,000 per occurrence; General aggregate limit of \$2,000,000 (other than products and completed operations); Products and completed operations aggregate limit of \$2,000,000.
  - The policy shall name the Town as an additional insured and include ISO Form CG 2010 (04/13) and CG 2037 (04/13) or equivalent.
  - The coverage will be provided on an occurrence basis and shall be primary and shall not contribute in any way to any insurance or self-insured retention carried by the Town.
  - The policy shall contain a waiver of subrogation in favor of the Town.
  - The coverage shall contain a broad form contractual liability endorsement or wording within the policy form to comply with the hold harmless and indemnity provision(s) of all agreements between the Town and Tenant.
  - A per project aggregate limit of liability endorsement shall apply for any construction contract.
  - Deductible and self-insured retentions shall be declared and are subject to the approval of the Town.
- c. Commercial Automobile Insurance. Tenant shall provide commercial automobile insurance for any owned, non-owned or hired autos, in the amount of \$1,000,000 each accident covering bodily injury and property damage on a combined single limit basis. The policy shall name the Town as an additional insured and provide a waiver of subrogation.
- d. Umbrella or Excess Liability Insurance. Tenant shall provide an umbrella or excess liability policy in excess (without restriction or limitation) of those limits and coverages described in items (a) through (c). The policy shall contain limits of liability in the amount of \$5,000,000 each occurrence and \$5,000,000 in the aggregate.

15. **Hold Harmless and Indemnification Covenant.** Tenant shall indemnify and hold harmless the Town, its elected and appointed officials, agents and employees from all

claims, demands and judgments of third persons, including, without limitation, those for death, personal injuries and property damage, arising out of the negligent, reckless or intentional acts or omissions of Tenant, its officers, members, employees, agents, contractors, customers, guests, invitees and all other persons doing business with Tenant.

16. **Delivery of Financial Statements.** For each Lease Year during the Term, Tenant shall deliver to the Town's Director of Parks and Recreation a financial statement prepared and certified by a CPA licensed in the State of Connecticut. Tenant shall deliver the financial statement for each Lease Year by December 15. Each financial statement shall show Tenant's Gross Revenues and expenses for each of the three spaces that comprise the Premises: the Compo Beach Pavilion Space, the Halfway House and the Longshore Pavilion Space. Tenant shall include with each financial statement a calculation showing, for the applicable Lease Year, the product of the Gross Revenue and the Gross Revenue Percentage and then subtracting the Base Rent and indicating the amount, if any, of the Revenue Supplement payment that is due. The Town reserves the right to perform an independent audit of Tenant's operations and financial statements upon reasonable advance Notice.
17. **Taxes and License Fees.** Tenant covenants and agrees to pay all federal, state and local taxes and license fees assessed or imposed on its trade fixtures and personal property and upon Tenant's business or on income therefrom, provided, however, that the real property of Town leased hereunder will not be subject to taxation by the Town.
18. **Fire or Other Casualty.** Tenant shall keep all of its trade fixtures and personal property at the Premises at Tenant's risk and shall be insured against loss by fire and other casualties at Tenant's sole expense. If the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space is partially damaged by fire or other casualty, the damage shall be repaired by the Town at the Town's expense and the rent, until such repairs are completed, shall be abated in proportion to the percentage of the Premises that Tenant is unable to use while repairs are being made. If the Pavilion at Compo Beach, the Halfway House or the Longshore Pavilion is totally destroyed or the casualty results in the whole Compo Beach Pavilion Space, Halfway House or Longshore Pavilion Space being unusable by the Tenant, then the Town may elect not to repair or rebuild the destroyed or damaged building, provided that the Town shall make that decision and deliver Notice to Tenant within four (4) months. If the Town elects not to repair or rebuild the Pavilion at Compo Beach, the Halfway House or the Longshore Pavilion, then either party may elect to terminate this Lease with respect to any or all of the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space. If a party elects to terminate this Lease with respect to the Compo Beach Pavilion Space, the Halfway House and the Longshore Pavilion Space, then this Lease shall be terminated effective on the third (3<sup>rd</sup>) day after the party delivers Notice to the other party and Tenant shall vacate the Premises and surrender possession to Town as soon as reasonably possible. If either party elects to terminate this Lease with respect to the destroyed or damaged building (i. e., the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space) but not the other buildings, then the rent due under this Lease shall be adjusted proportionately, provided that either party may terminate this Lease if

an agreement on the rent adjustment is not reached within one (1) month after delivery of a letter specifying a dollar amount as the party's last and final offer. If this Lease is terminated with respect to the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space pursuant to this Paragraph and Tenant is not in default under this Lease, then Tenant's liability for rent with respect to the Compo Beach Pavilion Space, the Halfway House or the Longshore Pavilion Space, as applicable, shall cease as of the day following the casualty. Notwithstanding anything in this Lease to the contrary, the Town's obligation to make repairs or rebuild the Premises shall be limited to the amount of the available proceeds of fire or casualty insurance paid to the Town on account of the casualty.

19. **Security Deposit.** Tenant has deposited with the Town the sum of \$8,333.33 (i. e., one month's Base Rent for the first Lease Year) on or before the date of execution of this Lease and the Town acknowledges that the Town is holding that sum (the "Security Deposit"). The Security Deposit shall be security for the full and faithful performance of all obligations of Tenant under this Lease. The rights and remedies reserved to the Town under this Lease are cumulative, and in the event of a default by the Tenant, the Town shall not be required to resort to the Security Deposit before exercising any other remedy available to the Town under this Lease or by law. The Security Deposit will be refunded without interest to Tenant within forty five (45) days following the expiration of this Lease, except to the extent the Security Deposit has been applied to any damages of the Town on account of Tenant's failure to comply with any obligation of Tenant under this Lease. In no event, except when the Town elects at Town's sole option to do so, may Tenant set off or apply any part of the Security Deposit against any rent.
20. **Assignment, Subleasing and Inspection.** Assignment by Tenant of this Lease or the Concession and subleasing by Tenant of the Premises requires the prior written approval of the Town, which approval may be withheld by the Town in its sole discretion. Any attempt to assign this Lease or the Concession or sublease the whole or any part of the Premises without the prior written approval of the Town shall be void. The Town shall have the right to inspect the Premises at any time.
21. **Parks Facilities Privileges.** The Town shall afford to the Tenant privileges with respect to the Town's Parks and Recreation facilities that are equal to those afforded to non-resident real estate taxpayers.
22. **Business Manager.** Tenant covenants and agrees that Tenant's on-site business manager will be available to meet with a representative of the Department of Parks and Recreation on a weekly basis during each Operating Season to discuss the operation of the Concession.
23. **Notices.** For the purposes of this Lease, "Notice" means only written notification given by one party to the other. Notice may only be given by: a form of US Mail in which the recipient is required to sign a receipt (such as certified, return receipt); or a nationally recognized courier service which requires the recipient to sign a receipt (such as FedEx).

All Notices will be effective on receipt. Notice must be given to the other party at the party's Notice Address. The "Notice Address" for each party is as follows.

Town: Town of Westport, Attention: First Selectman, 110 Myrtle Avenue, Westport, CT 06880.

Tenant: Upsilon Entertainment Group, LLC, Attention, Itai Shoffman, 4 Durham Road, Larchmont, NY 10538.

24. **Captions.** The captions at the beginning of each paragraph of this Lease are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Lease or the scope or content of any of its provisions.

*{This space intentionally left blank. The next page is the signature page.}*

IN WITNESS WHEREOF, the parties have signed on the dates indicated below.

TENANT,  
UPSILON ENTERTAINMENT GROUP, LLC

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

TOWN OF WESTPORT

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



EXHIBIT A

THE COMPO BEACH PAVILION SPACE IS THE AREA WITHIN THE ORANGE LINES.

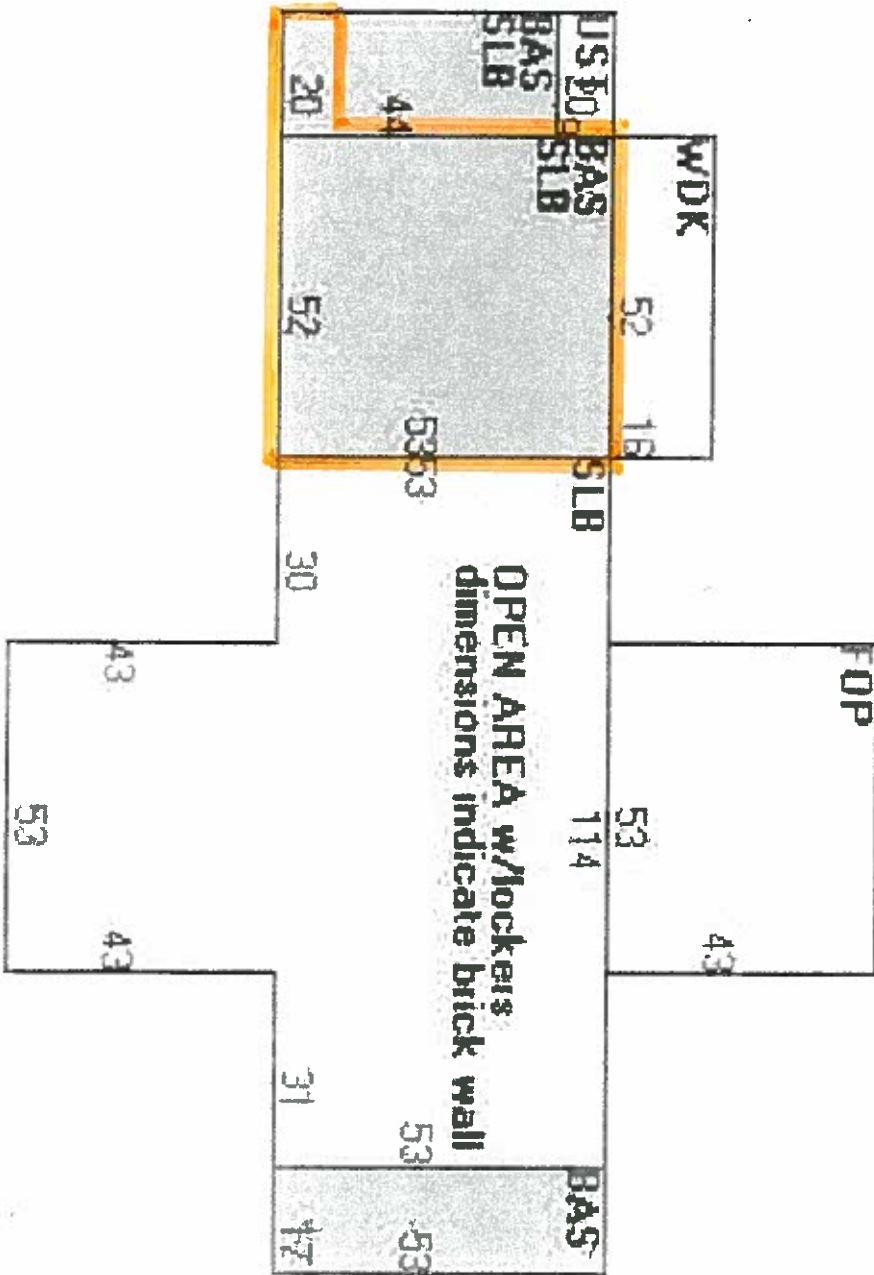


EXHIBIT B: FLOOR PLAN OF LONGSHORE PAVILION

The Longshore Pavilion Space is the area shaded orange

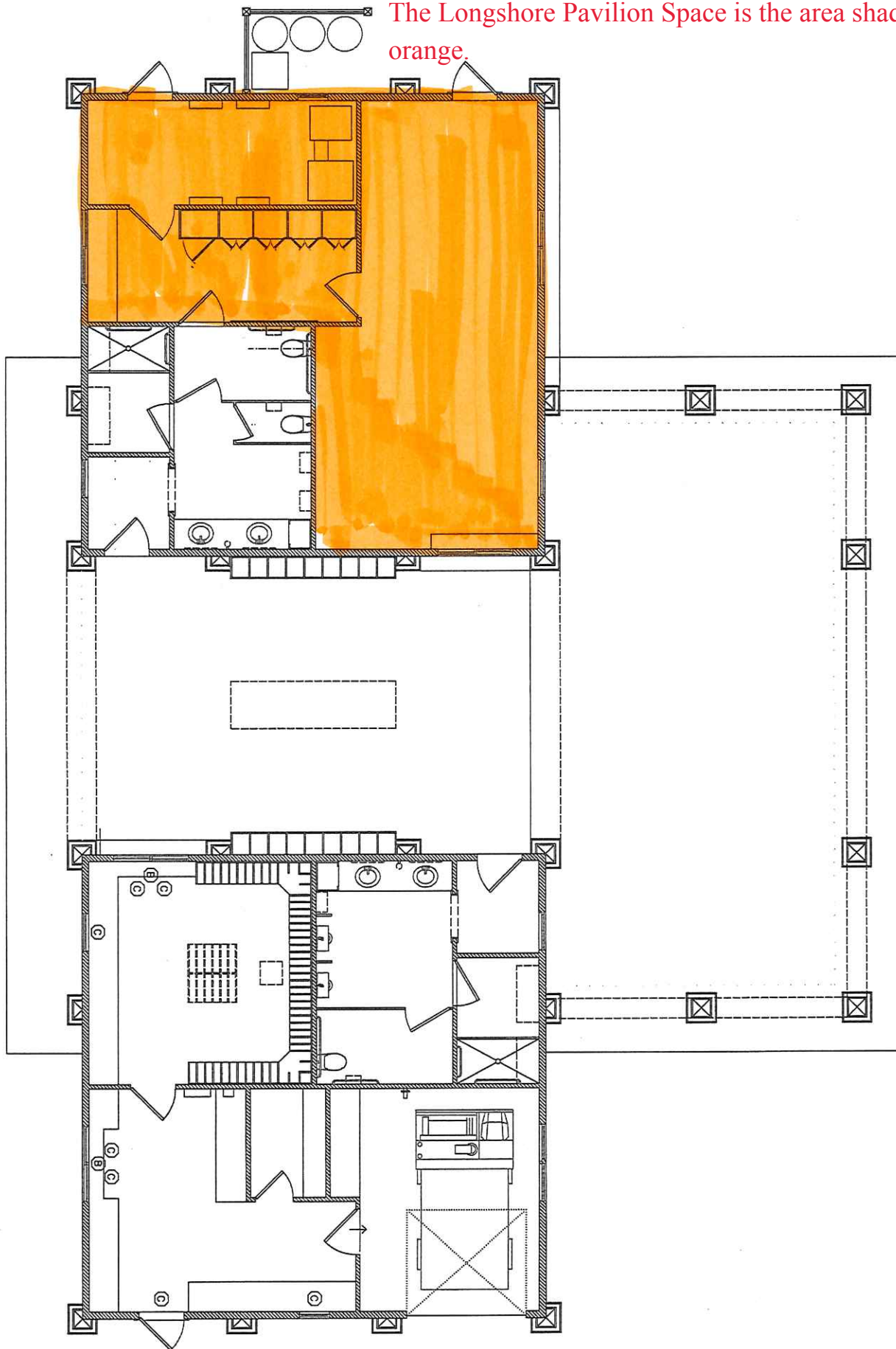
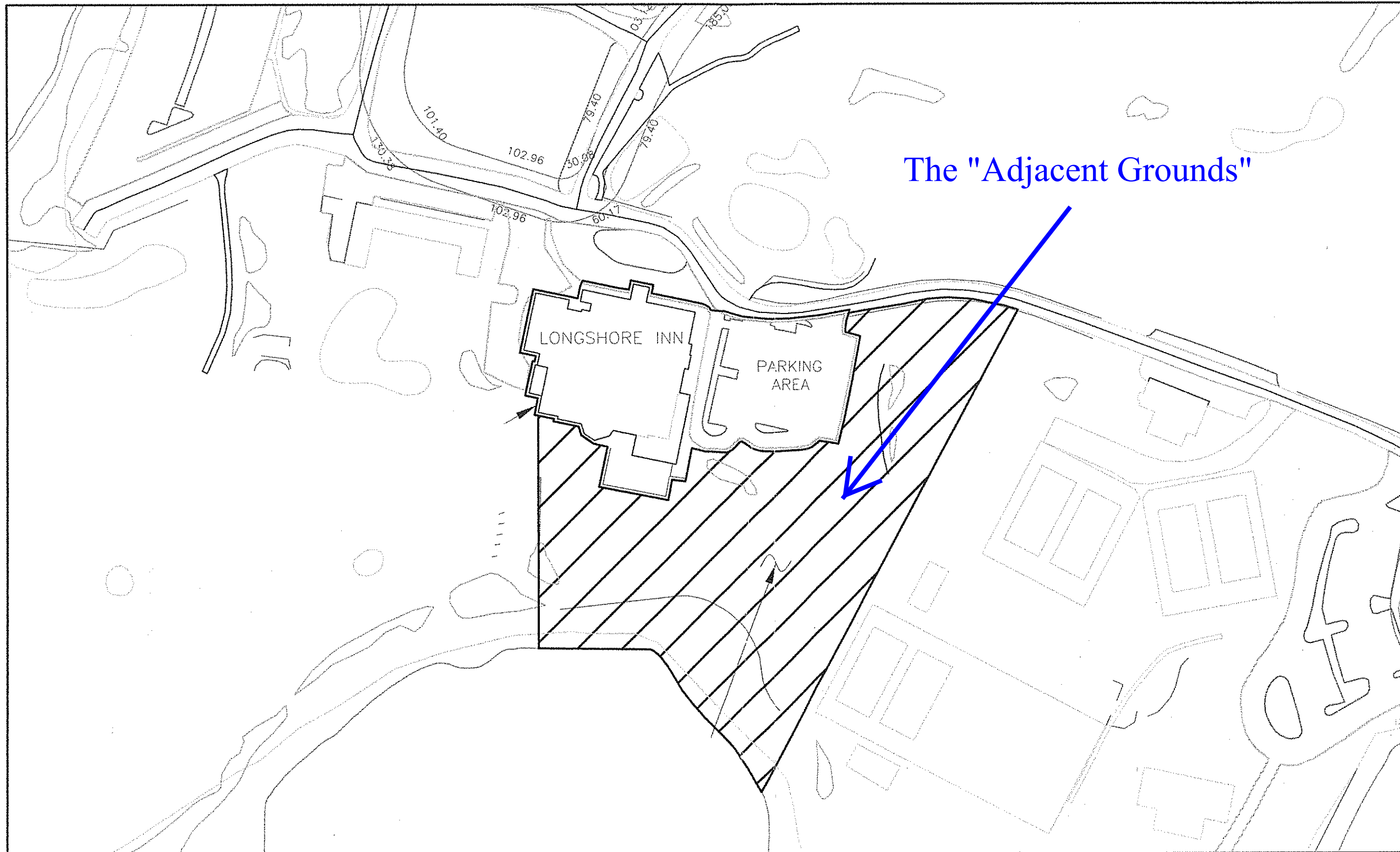


EXHIBIT C TO FOOD AND BEVERAGE CONCESSION AND LEASE



For the avoidance of doubt, the "Adjacent Grounds" are NOT part of the Premises.



LONGSHORE INN, within LONGSHORE PARK,  
260 COMPO ROAD SOUTH, WESTPORT, CT

SCALE 1"=100'

JANUARY 10, 2007

**EXHIBIT D**  
**TOWN OWNED EQUIPMENT AT THE COMPO BEACH PAVILION**

The following items will be furnished by the Town and remain the property of the Town.

Hand Sink  
Hot water heater  
Hood and fire suppression system  
Shelving  
Serving counter  
Toilet and sink

**EXHIBIT E**  
**TOWN OWNED EQUIPMENT AT THE LONGSHORE PAVILION**

The following items will be furnished by the Town and remain property of the Town:

Electric water heater  
Hood and fire suppression system  
Sinks  
Shelving

**EXHIBIT F**  
**TOWN OWNED EQUIPMENT AT THE HALFWAY HOUSE**

The following items will be furnished by the Town and remain property of the Town:

Three compartment sink with drain board  
Hand sink  
Norlake – air refrigerated sandwich unit  
Wyott Roll-a-Grill  
Norlake – air refrigerated reach in freezer  
Norlake work top freezer  
Stainless steel work tables  
Metro wire shelving  
Rival microwave  
Wisco Convection oven  
Bunn coffee brewer  
Hoshizaki ice machine  
18” Griddle  
3 tables  
10 chairs  
TV

**RIDER TO**  
**FOOD AND BEVERAGE CONCESSION AND LEASE**  
**BETWEEN**  
**TOWN OF WESTPORT (TOWN)**  
**AND**  
**UPSILON ENTERTAINMENT GROUP, LLC (TENANT)**

The following provisions are incorporated into the above-referenced Lease. Except as specifically indicated below, section references shall refer to sections of the Lease and all capitalized words and phrases shall have the meanings ascribed to them in the Lease. **In the event of an inconsistency between a provision of this Rider and the Lease, the provision in this Rider shall control.**

1. The Town and the Tenant note that the Tenant submitted its proposal for the Concession and the Town circulated the initial draft of the Lease prior to the COVID-19 emergency. This Rider is intended to memorialize the interim arrangements for the 2020 Seasons (defined below) that the Town and the Tenant have agreed upon in response to the COVID-19 emergency.
2. *The following definition is added to **Section 2**: “2020 Seasons” means and includes the following Operating Seasons that commence in the 2020 calendar year: the Beach Season, the Pool Season and the Golf Season.*
3. ***Section 2(d)** is deleted in its entirety and replaced with the following: “Effective Date” means the date appearing below the signature of the Town’s First Selectman on the signature page of this Rider.*
4. ***Section 2(g)** is deleted in its entirety and replaced with the following: “Gross Revenue Percentage” means, beginning with the Lease Year starting on November 16, 2020 and for each Lease Year thereafter during the Initial Term, the percentage indicated in the column labeled *Gross Revenue Percentage* in Paragraph 5.*
5. *The first sentence of **Section 2(m)** is deleted (the examples are not deleted) and replaced with the following: “Revenue Supplement” means, beginning with the Lease Year starting on November 16, 2020 and for each Lease Year thereafter during the Initial Term, the amount, if any, by which the product of the Gross Revenue and the Gross Revenue Percentage exceeds the Base Rent.*
6. ***Section 3(a)** (definition of “Initial Term”) is amended as follows: “November 15, 2024” is deleted and replaced with “November 15, 2025”.*
7. ***Section 3(b)** is amended as follows: “November 16, 2024” and “November 16, 2029” are deleted and replaced with “November 16, 2025” and “November 16, 2030”, respectively.*

8. *The table in Section 5 is deleted and replaced with the table below. Section 9 of this Rider will govern the Base Rent payment and reconciliation rules applicable to the 2020 Seasons.*

Base Rent Payments Due	Base Rent Per Lease Year	Base Rent Installment Amount	Gross Revenue Percentage	Revenue Supplement Payment Due
06/01/2021 07/15/2021 09/01/2021	\$100,000	\$33,333 \$33,333 \$33,334	10%	12/31/2021
06/01/2022 07/15/2022 09/01/2022	\$100,000	\$33,333 \$33,333 \$33,334	10%	12/31/2022
06/01/2023 07/15/2023 09/01/2023	\$110,000	\$36,666 \$36,666 \$36,667	12%	12/31/2023
06/01/2024 07/15/2024 09/01/2024	\$115,000	\$38,333 \$38,333 \$38,334	12%	12/31/2024
06/01/2025 07/15/2025 09/01/2025	\$120,000	\$40,000 \$40,000 \$40,000	12%	12/31/2025

9. *The following payment and reconciliation rules will apply to the 2020 Seasons (and only the 2020 Seasons). Base Rent will be \$1,666.00 per month. Base Rent will be paid monthly in advance. The first payment of Base Rent will be due on the Rent Commencement Date. Subsequent payments of Base Rent will be due on the same day of each month. For the purposes of this Rider: (a) “Rent Commencement Date” means the date that is one (1) month after the You Are Authorized to Open On Date; and (b) “You Are Authorized to Open On Date” means the date indicated in a Notice delivered by the Town’s Director of Parks and Recreation to the Tenant as the date that the Premises may be opened to the public for food and beverage sales, provided that the You Are Authorized to Open On Date must be at least one (1) week after delivery of the Notice. For example, if the You Are Authorized to Open On Date is June 4, then the Rent Commencement Date will be July 4, the first payment of Base Rent will be due on July 4 (for the month beginning July 4 and ending August 3) and subsequent payments of Base Rent will be due on the fourth day of each month. Gross Revenue will not include revenue earned by Tenant between the You Are Authorized to Open On Date and the Rent Commencement Date. The Gross Revenue Percentage will be ten percent (10%). If the sum of the monthly payments of Base Rent is less than the product of the Gross Revenue and the Gross Revenue Percentage, then Tenant will pay the difference to the Town on or before December 31, 2020. If the sum of the monthly payments of Base Rent is greater than the product of the Gross Revenue and the Gross Revenue Percentage, then the Town will credit the difference to the first payment of Base Rent due in 2021 (and the second payment due in 2021, but only if necessary for the full difference to be credited to Tenant).*
10. *The following is inserted as new Section 6(c)(iv): During the 2020 Seasons (and only the 2020 Seasons), the Town’s Director of Parks and Recreation, after consulting with Tenant and obtaining Tenant’s written consent (not to be unreasonably withheld), may make arrangements with one or more third party food truck vendors to sell food and beverages at Compo Beach and Longshore Pavilion.*



11. *In **Section 8(c)***, the reference to “Effective Date” is deleted and replaced with “You Are Authorized to Open On Date”.
12. The Requisite Hours and Continuous Operations Covenant will not apply to the 2020 Seasons. For the 2020 Seasons, the Tenant and the Town’s Director of Parks and Recreation will cooperate in good faith in establishing hours of operation based on the effects of the COVID-19 pandemic on public usage of the Premises and any governmental orders and guidelines that may be in effect. With the prior written authorization of the Town’s Director of Parks and Recreation, Tenant may position a mobile kitchen in a location or locations to be designated near the Compo Beach Pavilion Space and/or the Longshore Pavilion Space on an interim basis during the 2020 Seasons (and only the 2020 Seasons) while Tenant is readying the Compo Beach Pavilion Space and/or the Longshore Pavilion Space for opening to the public.
13. *The first sentence of **Section 19** is deleted and replaced with the following:* “Tenant shall deposit with the Town the sum of \$8,333.33 on or before November 16, 2020 (the “Security Deposit”).”
14. *The following is inserted as new **Section 26**:* The Lease and this Rider may be executed in one or more counterparts, each of which will be deemed to be an original and all of which, when taken together, will be deemed to constitute one and the same Lease or Rider, as applicable. The exchange of copies of the Lease and this Rider and of signature pages by facsimile transmission, Portable Document Format (PDF), or by other electronic means shall constitute effective execution and delivery of the Lease and this Rider as to the parties and may be used in lieu of the original Lease and Rider for all purposes.

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**TOWN OF WESTPORT**

**UPSILON ENTERTAINMENT  
GROUP, LLC**

---

*(Signature)*

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*(Signature)*

---

*(Printed Name and Title)*

---

*(Printed Name and Title)*

---

*(Date)*

---

*(Date)*

*{Signature page to Rider}*

**BOARD OF FINANCE  
LEASE TERM SHEET**

Revised April 14, 2020 10:31 a.m.

1. **LANDLORD:** Town of Westport
2. **TENANT:** Upsilon Entertainment Group, LLC
3. **PROPERTY LOCATION:** Three spaces: (1) Compo Beach Pavilion, kitchen, food preparation and patron service areas; (2) Longshore Pavilion, kitchen, food preparation and patron service areas; and (3) Halfway House at Longshore Club Park, entire building.
4. **RENT:**  
**(INCLUDING ADDITIONAL RENT AND ESCALATION CLAUSES)**  
  
Covers all three spaces. Base Rent = \$100,000 for Year 1, rising to \$120,000 for Year 5. The Town is entitled to a supplemental payment if a specified percentage of Tenant's gross revenue exceeds the Base Rent.
5. **TERM:** Five years + 7 ½ months commencing April 1, 2020 and ending November 15, 2025.
6. **OPTION TO RENEW:** Two 5-year extension options, subject to mutually agreeable terms.
7. **SECURITY DEPOSIT:** \$8,333.33
8. **TOWN SERVICES REQUIRED:** Compo Beach Pavilion: water. Longshore Pavilion: water, electricity and propane. Halfway House: water. Town provides for trash and recyclable carting services at Longshore Pavilion and Halfway House.
9. **COMMENTS:** This lease was subject to competitive bidding. Tenant will have exclusive rights to operate the food and beverage concessions at the three Town-owned facilities. Tenant is responsible for interior painting. Tenant is responsible for cleaning the patron service and seating areas. Tenant is responsible for repairs, including routine cleaning, maintenance and repair of the hood and ansul systems.

**Effects of COVID-19 Emergency.** The COVID-19 Emergency occurred after Tenant was notified that it was the successful bidder but before a fully negotiated contract was ready for Town approvals. The Governor's Executive Orders make it uncertain whether or not food and beverage service will be allowed for the 2020 seasons (i. e., the 2020

beach, golf and pool seasons) and if service is allowed, what new public health restrictions will apply. In response to that uncertainty and with the objective of obtaining a commitment from the Tenant to cooperate with the Town in providing service for the 2020 seasons (if and when service is allowed), the Director of Parks and Recreation reached agreement with the Tenant on the following changes. The changes are encapsulated in the Rider. **Except for G and H, below, the changes apply only for the 2020 seasons and the regular lease provisions will begin to apply on November 16, 2020.**

- A. Rent of \$1,666.00 will be payable monthly, in advance, starting one month after the Tenant is authorized to open for business.
- B. Conditions were deemed too uncertain to expect Tenant to offer a dollar amount as “guaranteed minimum rent”. Accordingly, rent will be a straight 10% revenue-sharing arrangement. There will be no minimum payment. If Tenant’s year-end financial statement shows that the aggregate of Tenant’s monthly rent payments is less than 10% of Tenant’s revenues, then the Tenant will pay the difference in a lump sum by December 31. On the other hand, if Tenant’s year-end financial statement shows that the aggregate of Tenant’s monthly rent payments is greater than 10% of Tenant’s revenues, then the Town will credit the difference to the first payment of rent due in 2021.
- C. As an incentive for Tenant to get up and running in summer, 2020, as quickly as possible, revenue-sharing will not apply to revenues earned by Tenant during the first month after Tenant is authorized to open. The sooner Tenant can mobilize and get the spaces open for business, the greater the dollar amount of sales that will be free of revenue-sharing.
- D. Flexibility was added to allow the Town to make arrangements with third party food truck vendors at Compo Beach and Longshore Pavilion. That scenario might come into play if the Pavilion buildings cannot be opened to the public until mid or late summer.
- E. Flexibility was added to allow the Director of Parks and Recreation to authorize Tenant to operate mobile kitchens at Compo Beach and Longshore Pavilion. That scenario might come into play if the Pavilion buildings cannot be opened to the public until mid or late summer.
- F. The strict requirements for hours of operation will not apply. Instead, Tenant and the Director of Parks and Recreation will cooperate in establishing hours of operation after observing public usage of the facilities.

- G. In order to allow Tenant the benefit of the full five seasons that Tenant bid upon, the expiration date of the initial term was extended by one year, to November 15, 2025.
- H. In order to free-up Tenant funds for an expedited start-up scenario in summer, 2020, the due date for payment of the Security Deposit was postponed from April 1, 2020 to November 16, 2020 (i. e., the start of the 2020-2021 Lease Year).

**DATE SCHEDULED FOR  
BOARD OF SELECTMEN:** \_\_\_\_\_

Prepared By: *Doug LoMonte, Berchem Moses PC*  
Date: *April 14, 2020*

# BOARD OF FINANCE LEASE TERM SHEET

Revised April 14, 2020 10:31 a.m.

1. **LANDLORD:** Town of Westport
2. **TENANT:** Upsilon Entertainment Group, LLC
3. **PROPERTY LOCATION:** Three spaces: (1) Compo Beach Pavilion, kitchen, food preparation and patron service areas; (2) Longshore Pavilion, kitchen, food preparation and patron service areas; and (3) Halfway House at Longshore Club Park, entire building.
4. **RENT:**  
**(INCLUDING ADDITIONAL RENT AND ESCALATION CLAUSES)**  
  
Covers all three spaces. Base Rent = \$100,000 for Year 1, rising to \$120,000 for Year 5. The Town is entitled to a supplemental payment if a specified percentage of Tenant's gross revenue exceeds the Base Rent.
5. **TERM:** Five years + 7 ½ months commencing April 1, 2020 and ending November 15, 2025.
6. **OPTION TO RENEW:** Two 5-year extension options, subject to mutually agreeable terms.
7. **SECURITY DEPOSIT:** \$8,333.33
8. **TOWN SERVICES REQUIRED:** Compo Beach Pavilion: water. Longshore Pavilion: water, electricity and propane. Halfway House: water. Town provides for trash and recyclable carting services at Longshore Pavilion and Halfway House.
9. **COMMENTS:** This lease was subject to competitive bidding. Tenant will have exclusive rights to operate the food and beverage concessions at the three Town-owned facilities. Tenant is responsible for interior painting. Tenant is responsible for cleaning the patron service and seating areas. Tenant is responsible for repairs, including routine cleaning, maintenance and repair of the hood and ansul systems.

**Effects of COVID-19 Emergency.** The COVID-19 Emergency occurred after Tenant was notified that it was the successful bidder but before a fully negotiated contract was ready for Town approvals. The Governor's Executive Orders make it uncertain whether or not food and beverage service will be allowed for the 2020 seasons (i. e., the 2020

beach, golf and pool seasons) and if service is allowed, what new public health restrictions will apply. In response to that uncertainty and with the objective of obtaining a commitment from the Tenant to cooperate with the Town in providing service for the 2020 seasons (if and when service is allowed), the Director of Parks and Recreation reached agreement with the Tenant on the following changes. The changes are encapsulated in the Rider. **Except for G and H, below, the changes apply only for the 2020 seasons and the regular lease provisions will begin to apply on November 16, 2020.**

- A. Rent of \$1,666.00 will be payable monthly, in advance, starting one month after the Tenant is authorized to open for business.
- B. Conditions were deemed too uncertain to expect Tenant to offer a dollar amount as “guaranteed minimum rent”. Accordingly, rent will be a straight 10% revenue-sharing arrangement. There will be no minimum payment. If Tenant’s year-end financial statement shows that the aggregate of Tenant’s monthly rent payments is less than 10% of Tenant’s revenues, then the Tenant will pay the difference in a lump sum by December 31. On the other hand, if Tenant’s year-end financial statement shows that the aggregate of Tenant’s monthly rent payments is greater than 10% of Tenant’s revenues, then the Town will credit the difference to the first payment of rent due in 2021.
- C. As an incentive for Tenant to get up and running in summer, 2020, as quickly as possible, revenue-sharing will not apply to revenues earned by Tenant during the first month after Tenant is authorized to open. The sooner Tenant can mobilize and get the spaces open for business, the greater the dollar amount of sales that will be free of revenue-sharing.
- D. Flexibility was added to allow the Town to make arrangements with third party food truck vendors at Compo Beach and Longshore Pavilion. That scenario might come into play if the Pavilion buildings cannot be opened to the public until mid or late summer.
- E. Flexibility was added to allow the Director of Parks and Recreation to authorize Tenant to operate mobile kitchens at Compo Beach and Longshore Pavilion. That scenario might come into play if the Pavilion buildings cannot be opened to the public until mid or late summer.
- F. The strict requirements for hours of operation will not apply. Instead, Tenant and the Director of Parks and Recreation will cooperate in establishing hours of operation after observing public usage of the facilities.

- G. In order to allow Tenant the benefit of the full five seasons that Tenant bid upon, the expiration date of the initial term was extended by one year, to November 15, 2025.
- H. In order to free-up Tenant funds for an expedited start-up scenario in summer, 2020, the due date for payment of the Security Deposit was postponed from April 1, 2020 to November 16, 2020 (i. e., the start of the 2020-2021 Lease Year).

**DATE SCHEDULED FOR  
BOARD OF SELECTMEN:** \_\_\_\_\_

Prepared By: *Doug LoMonte, Berchem Moses PC*  
Date: *April 14, 2020*



# 60 COMPO BEACH RD

**Location** 60 COMPO BEACH RD

**Mblu** D03/ / 164/000 /

**Acct#** 29130

**Owner** WESTPORT TOWN OF

**Assessment** \$15,687,700

**Appraisal** \$22,410,900

**PID** 10330

**Building Count** 7

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$7,890,600	\$14,520,300	\$22,410,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$5,523,500	\$10,164,200	\$15,687,700

## Owner of Record

<b>Owner</b>	WESTPORT TOWN OF	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	MUNICIPAL PK & YACHT BASIN	<b>Certificate</b>	1
<b>Address</b>	110 MYRTLE AVE WESTPORT, CT 06880	<b>Book &amp; Page</b>	0048/0415
		<b>Sale Date</b>	11/14/2002
		<b>Instrument</b>	29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WESTPORT TOWN OF	\$0	1	0048/0415	29	11/14/2002

## Building Information

### Building 1 : Section 1

**Year Built:** 1999  
**Living Area:** 704  
**Replacement Cost:** \$114,656  
**Building Percent Good:** 88  
**Replacement Cost**  
**Less Depreciation:** \$100,900

**Building Attributes**

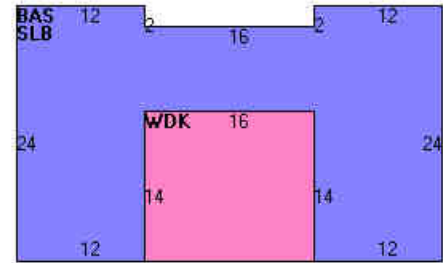
Field	Description
STYLE	Municipal Bldg
MODEL	Commercial
Grade	Below Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	None
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/100\03\37\01.jpg>)

### Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10330\\_103](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10330_103))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	704	704
SLB	Slab	704	0
WDK	Deck, Wood	224	0
		1,632	704

### Building 2 : Section 1

**Year Built:** 1935  
**Living Area:** 4,367  
**Replacement Cost:** \$1,280,478  
**Building Percent Good:** 82  
**Replacement Cost Less Depreciation:** \$1,050,000

Building Attributes : Bldg 2 of 7	
Field	Description

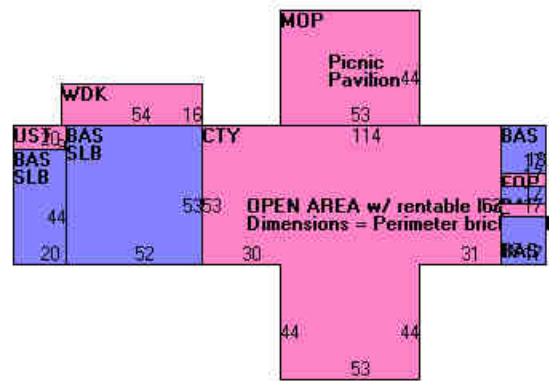
STYLE	Fast Food Rest
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

### Building Layout



### Parking Area

([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,367	4,367
CTY	Court Yard	8,374	0
FOP	Porch, Open	170	0
MOP	Masnry Opn Porch	2,332	0
SLB	Slab	3,636	0
UST	Utility, Storage	180	0
WDK	Deck, Wood	864	0
		19,923	4,367

### Building 3 : Section 1

Year Built:	1935
Living Area:	912
Replacement Cost:	\$203,023
Building Percent Good:	66
Replacement Cost	
Less Depreciation:	\$134,000

**Building Attributes : Bldg 3 of 7**

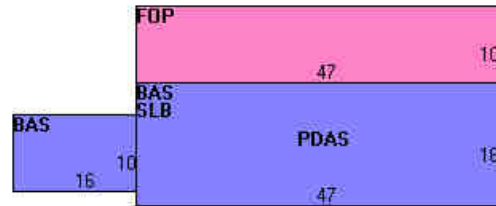
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	9.00
% Comn Wall	

**Building Photo**



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

**Building Layout**



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330\\_2011](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330_2011))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FOP	Porch, Open	470	0
SLB	Slab	752	0
		2,134	912

**Building 4 : Section 1**

**Year Built:** 1999  
**Living Area:** 320  
**Replacement Cost:** \$64,076  
**Building Percent Good:** 88  
**Replacement Cost Less Depreciation:** \$56,400

**Building Attributes : Bldg 4 of 7**

Field	Description
STYLE	Municipal Bldg
MODEL	Commercial
Grade	Below Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Minimum/Plywd
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Heat Pump
AC Type	Heat Pump
Struct Class	
Bldg Use	Mun Bldg Com
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

### Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330\\_305](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330_305))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	320	320
PRS	Piers	320	0
		640	320

### Building 5 : Section 1

**Year Built:** 1999  
**Living Area:** 240  
**Replacement Cost:** \$48,057  
**Building Percent Good:** 88  
**Replacement Cost Less Depreciation:** \$42,300

Building Attributes : Bldg 5 of 7	
Field	Description

STYLE	Municipal Bldg
MODEL	Commercial
Grade	Below Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Minimum/Plywd
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Heat Pump
AC Type	Heat Pump
Struct Class	
Bldg Use	Mun Bldg Com
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

### Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330\\_305](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330_305))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	240	240
PRS	Piers	240	0
		480	240

### Building 6 : Section 1

**Year Built:** 2006  
**Living Area:** 336  
**Replacement Cost:** \$49,326  
**Building Percent Good:** 93  
**Replacement Cost Less Depreciation:** \$45,900

Building Attributes : Bldg 6 of 7	
Field	Description
STYLE	Municipal Bldg

MODEL	Commercial
Grade	Below Average
Stories:	1
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Minimum/Plywd
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Mun Bldg Com
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	None
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

### Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330\\_305](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10330_305))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	336	336
PRS	Piers	336	0
		672	336

### Building 7 : Section 1

**Year Built:** 2019  
**Living Area:** 690  
**Replacement Cost:** \$154,603  
**Building Percent Good:** 99  
**Replacement Cost Less Depreciation:** \$153,100

Building Attributes : Bldg 7 of 7	
Field	Description
STYLE	Municipal Bldg
MODEL	Commercial


Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heating Fuel	Gas
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Above Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)

### Building Layout

 Building Layout

([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10330\\_308](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10330_308))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	690	690
FOP	Porch, Open	80	0
SLB	Slab	690	0
		1,460	690

### Extra Features

Extra Features		<u>Legend</u>
No Data for Extra Features		

### Land

#### Land Use

**Use Code** 939  
**Description** Mun Park Bldg  
**Zone** A

#### Land Line Valuation

**Size (Acres)** 29  
**Frontage** 0  
**Depth** 0



Neighborhood 320  
 Alt Land Appr No  
 Category

Assessed Value \$10,164,200  
 Appraised Value \$14,520,300

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	120.00 S.F.	\$800	6
SHD1	Shed	FR	Frame	80.00 S.F.	\$500	5
FOP	Open Porch	FR	Frame	1044.00 S.F.	\$21,500	1
PAV1	Paving Asph.			90000.00 S.F.	\$45,000	2
SHD1	Shed	FR	Frame	48.00 S.F.	\$300	5
SHD1	Shed	FR	Frame	48.00 S.F.	\$300	1
TEN	Tennis Court	AS	Asphalt	2.00 Units	\$43,200	1
BBC	Basketball Court	R	Regulation	2.00 Units	\$91,000	1
DCK	Dock/Pier	CN	Concrete	34926.00 S.F.	\$5,762,800	3
LT2	1Pole - 2 Lts			8.00 UNITS	\$17,600	1
SHD1	Shed	FR	Frame	48.00 S.F.	\$300	3
LT1	1Pole - 1 Lt			3.00 UNITS	\$4,500	3
LT2	1Pole - 2 Lts			1.00 UNITS	\$2,200	3
LT1	1Pole - 1 Lt			2.00 UNITS	\$3,000	3
DCK	Dock/Pier	WD	Wood	1200.00 S.F.	\$315,000	3

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$7,890,600	\$14,520,300	\$22,410,900
2018	\$7,737,500	\$14,520,300	\$22,257,800
2017	\$7,532,600	\$14,520,300	\$22,052,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$5,523,500	\$10,164,200	\$15,687,700
2018	\$5,416,300	\$10,164,200	\$15,580,500
2017	\$5,272,900	\$10,164,200	\$15,437,100

# 260 COMPO RD S

**Location** 260 COMPO RD S

**Mblu** C04/ / 001/000 /

**Acct#** 29125

**Owner** WESTPORT TOWN OF

**Assessment** \$31,658,600

**Appraisal** \$45,226,300

**PID** 10326

**Building Count** 14

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$17,989,300	\$27,237,000	\$45,226,300

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$12,592,700	\$19,065,900	\$31,658,600

## Owner of Record

**Owner** WESTPORT TOWN OF  
**Co-Owner** LONGSHORE  
**Address** 110 MYRTLE AVE  
 WESTPORT, CT 06880

**Sale Price** \$0  
**Certificate** 1  
**Book & Page** 0172/0585  
**Sale Date** 04/14/1960  
**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WESTPORT TOWN OF	\$0	1	0172/0585	29	04/14/1960

## Building Information

### Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 24,071  
**Replacement Cost:** \$10,984,764  
**Building Percent Good:** 80  
**Replacement Cost**  
**Less Depreciation:** \$8,787,800

**Building Attributes**

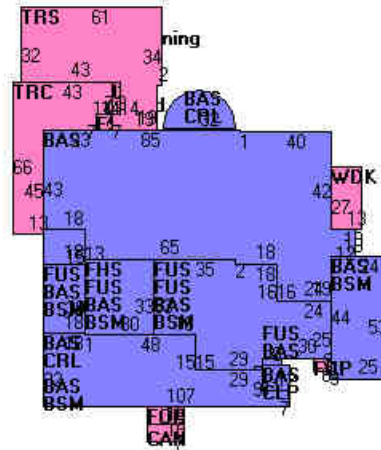
Field	Description
STYLE	Hotel
MODEL	Commercial
Grade	Excellent ++
Stories:	3
Occupancy	2.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	Hotel
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Above Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Above Average
Wall Height	8.00
% Comn Wall	

## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/\00\03\27\09.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_103](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_103))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	16,406	16,406
FUS	Upper Story, Finished	7,170	7,170
FHS	Half Story, Finished	990	495
BSM	Basement Area	5,889	0
CAN	Canopy	112	0
CLP	Covered Loading Platform	132	0
CRL	Crawl Space	3,047	0
FOP	Porch, Open	176	0
FSP	Porch, Screen	49	0
TRC	Terrace - Concrete	1,439	0
TRS	Terrace - Stone	2,313	0
UST	Utility, Storage	42	0
WDK	Deck, Wood	351	0
		38,116	24,071

## Building 2 : Section 1

**Year Built:** 1997  
**Living Area:** 5,418  
**Replacement Cost:** \$1,299,008  
**Building Percent Good:** 85  
**Replacement Cost Less Depreciation:** \$1,104,200

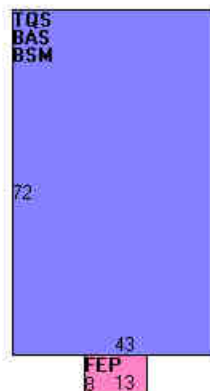
Building Attributes : Bldg 2 of 14	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Good
Stories:	2
Occupancy	1.00
Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Linoleum
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Off Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	Heat/AC Pkgs
Frame Type	Fireprf Steel
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,096	3,096
TQS	Three Quarter Story	3,096	2,322
BSM	Basement Area	3,096	0
FEP	Porch, Enclosed	104	0
		9,392	5,418

## Building 3 : Section 1

**Year Built:** 1946  
**Living Area:** 2,448  
**Replacement Cost:** \$385,346  
**Building Percent Good:** 66  
**Replacement Cost Less Depreciation:** \$254,300

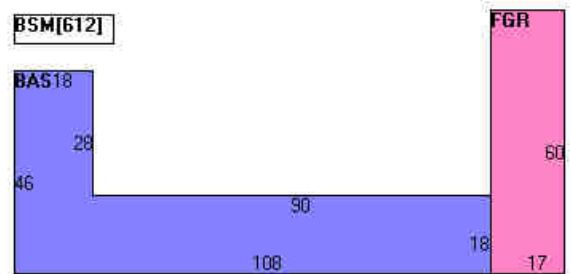
Building Attributes : Bldg 3 of 14	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Concr-Finished
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,448	2,448
BSM	Basement Area	612	0
FGR	Garage	1,020	0
		4,080	2,448

## Building 4 : Section 1

**Year Built:** 1921  
**Living Area:** 2,048  
**Replacement Cost:** \$356,480  
**Building Percent Good:** 76  
**Replacement Cost Less Depreciation:** \$270,900

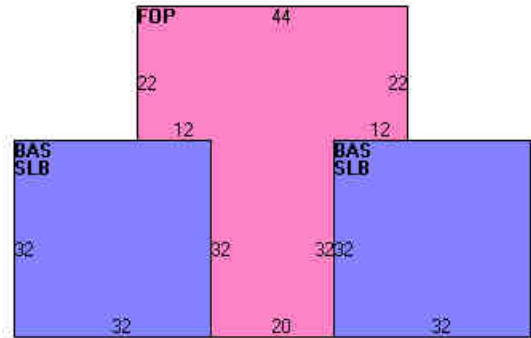
Building Attributes : Bldg 4 of 14	
Field	Description
STYLE	Pool/Concession Bldg
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Sus-Ceil & WL
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_2010))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,048	2,048
FOP	Porch, Open	1,608	0
SLB	Slab	2,048	0
		5,704	2,048

## Building 5 : Section 1

**Year Built:** 1973  
**Living Area:** 908  
**Replacement Cost:** \$138,298  
**Building Percent Good:** 64  
**Replacement Cost Less Depreciation:** \$88,500

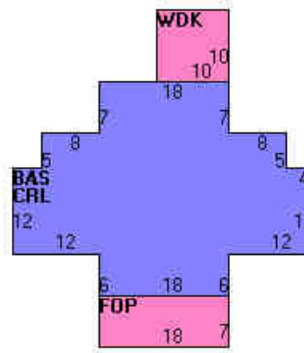
Building Attributes : Bldg 5 of 14	
Field	Description
Style	Ranch
Model	Residential
Grade:	C+
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	

## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	908	908
CRL	Crawl Space	908	0
FOP	Porch, Open	126	0
WDK	Deck, Wood	100	0
		2,042	908

Ceiling Height	
Elevator	
Sprinklers	
Acc Apts	
Usrflid 300	
Usrflid 301	

### Building 6 : Section 1

**Year Built:** 1900  
**Living Area:** 1,671  
**Replacement Cost:** \$214,335  
**Building Percent Good:** 55  
**Replacement Cost Less Depreciation:** \$117,900

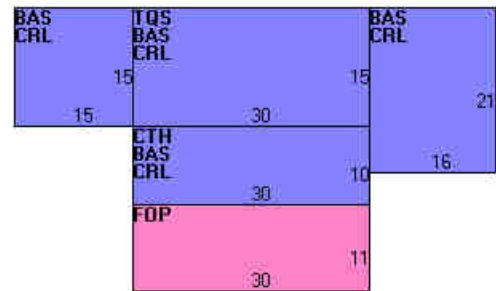
Building Attributes : Bldg 6 of 14	
Field	Description
Style	Raised Ranch
Model	Residential
Grade:	C+
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	Clapboard
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	K Pine/A Wd
Interior Flr 1	Carpet
Interior Flr 2	Linoleum
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	

### Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

### Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,311	1,311
TQS	Three Quarter Story	450	360
CRL	Crawl Space	1,311	0
CTH	Cathedral Ceiling	300	0
FOP	Porch, Open	330	0
		3,702	1,671



Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	0
Ceiling Height	7.00
Elevator	
Sprinklers	
Acc Apts	
Usrflid 300	
Usrflid 301	

**Building 7 : Section 1**

**Year Built:** 1900  
**Living Area:** 1,912  
**Replacement Cost:** \$237,490  
**Building Percent Good:** 50  
**Replacement Cost Less Depreciation:** \$118,700

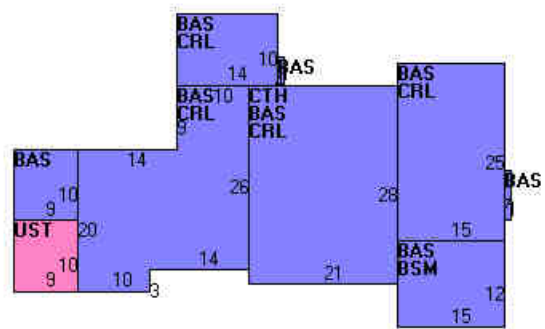
Building Attributes : Bldg 7 of 14	
Field	Description
Style	Ranch
Model	Residential
Grade:	C+
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	

**Building Photo**



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

**Building Layout**



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Kitchens	
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	
Ceiling Height	
Elevator	
Sprinklers	
Acc Apts	
Usrflid 300	
Usrflid 301	

BAS	First Floor	1,912	1,912
BSM	Basement Area	180	0
CRL	Crawl Space	1,631	0
CTH	Cathedral Ceiling	588	0
UST	Utility, Storage	90	0
		4,401	1,912

**Building 8 : Section 1**

**Year Built:** 1994  
**Living Area:** 7,856  
**Replacement Cost:** \$697,118  
**Building Percent Good:** 85  
**Replacement Cost Less Depreciation:** \$592,600

Building Attributes : Bldg 8 of 14	
Field	Description
STYLE	Com Garage
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil

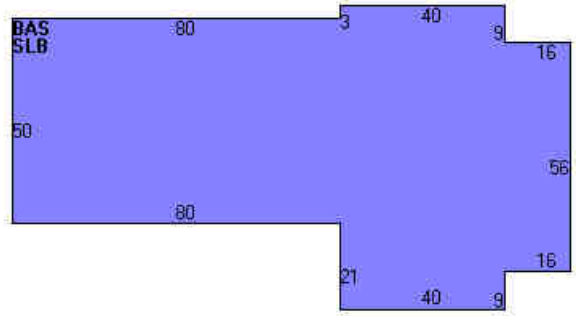
**Building Photo**



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Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	939
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Sus-Ceil/Mn WL
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_2010](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_2010))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	7,856	7,856
SLB	Slab	7,856	0
		15,712	7,856

## Building 9 : Section 1

**Year Built:** 1994  
**Living Area:** 4,179  
**Replacement Cost:** \$510,807  
**Building Percent Good:** 72  
**Replacement Cost Less Depreciation:** \$367,800

Building Attributes : Bldg 9 of 14	
Field	Description
Style	Multi Family
Model	Residential
Grade:	C+
Stories:	2 Stories
Occupancy	3
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil

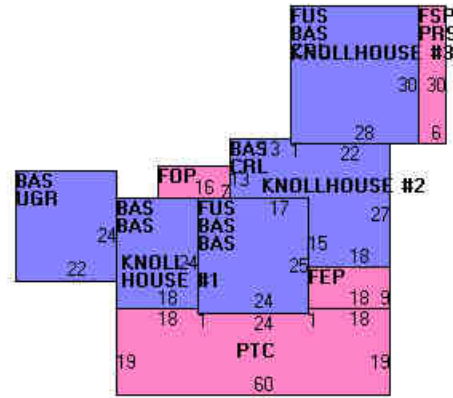
## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jpg>)

Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	7 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	2 Half Bths
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Kitchens	3
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	2
Ceiling Height	8.00
Elevator	
Sprinklers	
Acc Apts	
Usrflid 300	
Usrflid 301	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_301](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_301))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,883	2,883
FUS	Upper Story, Finished	1,296	1,296
CRL	Crawl Space	2,355	0
FEP	Porch, Enclosed	194	0
FOP	Porch, Open	112	0
FSP	Porch, Screen	186	0
PRG	Piers	186	0
PTS	Patio - Stone	1,133	0
UGR	THIS WAS DELETED	528	0
		8,873	4,179

## Building 10 : Section 1

<b>Year Built:</b>	2012
<b>Living Area:</b>	749
<b>Replacement Cost:</b>	\$100,628
<b>Building Percent Good:</b>	97
<b>Replacement Cost</b>	
<b>Less Depreciation:</b>	\$97,600

Building Attributes : Bldg 10 of 14	
Field	Description
STYLE	Pool/Concession Bldg
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Fibr Cement Bd
Exterior Wall 2	

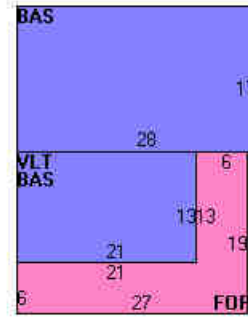
## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)

Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	None
Heating Type	None
AC Type	Central
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326\\_304](http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/10326_304))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	749	749
FOP	Porch, Open	240	0
VLT	Vaulted Ceiling	273	0
		1,262	749

## Building 11 : Section 1

**Year Built:** 1985  
**Living Area:** 1,043  
**Replacement Cost:** \$186,726  
**Building Percent Good:** 86  
**Replacement Cost**  
**Less Depreciation:** \$160,600

Building Attributes : Bldg 11 of 14	
Field	Description
STYLE	Office/Warehs
MODEL	Commercial
Grade	Average +20
Stories:	2
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Hip

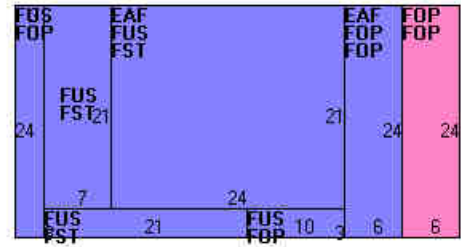
## Building Photo



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Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Mun Bldg Com
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_304!](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_304!))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	816	816
EAF	Attic, Expansion, Finished	648	227
FOP	Porch, Open	678	0
FST	Utility Storage, Fin	714	0
		2,856	1,043

## Building 12 : Section 1

**Year Built:** 1980  
**Living Area:** 1,712  
**Replacement Cost:** \$221,156  
**Building Percent Good:** 84  
**Replacement Cost Less Depreciation:** \$185,800

Building Attributes : Bldg 12 of 14	
Field	Description
STYLE	Pool/Concession Bldg
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/CinderBk
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Metal/Tin

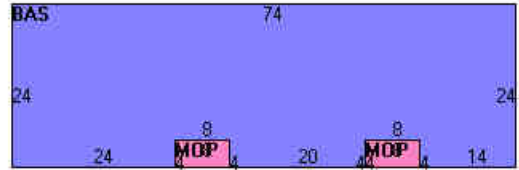
## Building Photo



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Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Above Average
Ceiling/Walls	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_304!](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_304!))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,712	1,712
MOP	Masnry Opn Porch	64	0
		1,776	1,712

## Building 13 : Section 1

**Year Built:** 1975  
**Living Area:** 1,464  
**Replacement Cost:** \$151,352  
**Building Percent Good:** 76  
**Replacement Cost Less Depreciation:** \$115,000

Building Attributes : Bldg 13 of 14	
Field	Description
STYLE	Warehouse
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall

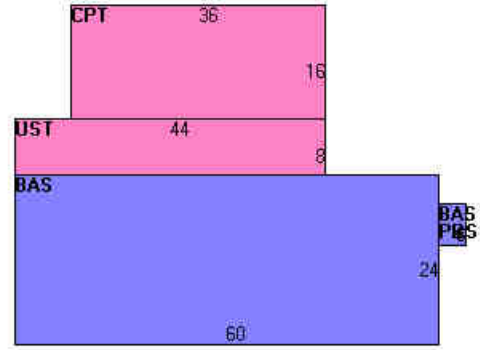
## Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)

Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_304!](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_304!))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,464	1,464
CPT	Covered Parking	576	0
PRS	Piers	24	0
UST	Utility, Storage	352	0
		2,416	1,464

## Building 14 : Section 1

**Year Built:** 2004  
**Living Area:** 576  
**Replacement Cost:** \$45,164  
**Building Percent Good:** 93  
**Replacement Cost Less Depreciation:** \$42,000

Building Attributes : Bldg 14 of 14	
Field	Description
STYLE	Office/Warehs
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	

## Building Photo

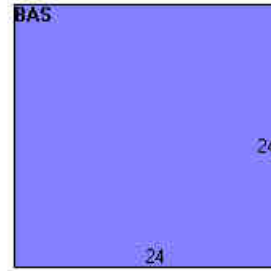


(<http://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)



Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Mun Park Bldg
Income Adj	
Usrflid 216	
Usrflid 217	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	None
Ceiling/Walls	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	8.00
% Comn Wall	

## Building Layout



([http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326\\_304](http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/10326_304))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	576	576
		576	576

## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	Fireplace	1.00 UNITS	\$1,800	7
FPL	Fireplace	1.00 UNITS	\$1,900	6
MEZ1	Mezzanine Unf.	160.00 S.F.	\$2,400	8
SPR	Sprinklers	500.00 S.F.	\$1,100	2
SPR	Sprinklers	23837.00 S.F.	\$47,700	1

## Land

### Land Use

Use Code	939
Description	Mun Park Bldg
Zone	AAA_AA
Neighborhood	F
Alt Land Appr Category	No

### Land Line Valuation

Size (Acres)	168.95
Frontage	0
Depth	0
Assessed Value	\$19,065,900
Appraised Value	\$27,237,000

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	CN	Concrete	9359.00 S.F.	\$2,702,400	14
GRN1	Res Green Hse			540.00 S.F.	\$9,400	8
PMPR	Pump Hse Res	FR	Frame	300.00 S.F.	\$16,200	1
BTH2	Cabana/Heat/Plb/Dress	FR	Frame	256.00 S.F.	\$18,400	1
SHD1	Shed	FR	Frame	48.00 S.F.	\$300	1
FOP	Open Porch	FR	Frame	484.00 S.F.	\$8,000	1
BRN1	Barn 1 Story	FR	Frame	1500.00 S.F.	\$13,200	1
SHD1	Shed	FR	Frame	165.00 S.F.	\$1,600	1
TEN	Tennis Court	CL	Clay	9.00 Units	\$122,400	1
SPL1	InGround Pool	CR	Concrete	2850.00 S.F.	\$67,800	1
SPL1	InGround Pool	CR	Concrete	567.00 S.F.	\$13,500	1
FOP	Open Porch	FR	Frame	1158.00 S.F.	\$23,900	1
FOP	Open Porch	FR	Frame	348.00 S.F.	\$7,200	1
PAT1	Patio	BR	Brick	4082.00 S.F.	\$33,700	1
SHD1	Shed	FR	Frame	1422.00 S.F.	\$9,400	1
PAT1	Patio	BR	Brick	304.00 S.F.	\$2,500	1
SHD1	Shed	FR	Frame	408.00 S.F.	\$2,700	1
SHD1	Shed	FR	Frame	484.00 S.F.	\$3,200	1
SHD1	Shed	FR	Frame	714.00 S.F.	\$1,600	1
SHD1	Shed	FR	Frame	480.00 S.F.	\$1,100	1
GC	Golf Greens			18.00 UNITS	\$2,430,000	1
PCT	Paddleball Ct			2.00 UNITS	\$124,400	1
LT1	1Pole - 1 Lt			12.00 UNITS	\$17,800	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$17,989,300	\$27,237,000	\$45,226,300
2018	\$18,065,600	\$27,237,000	\$45,302,600
2017	\$18,065,600	\$27,237,000	\$45,302,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$12,592,700	\$19,065,900	\$31,658,600
2018	\$12,646,100	\$19,065,900	\$31,712,000
2017	\$12,646,100	\$19,065,900	\$31,712,000



To: Board of Finance  
From: Helen Garten, Chair, Real Property Committee

1. Are there any alternative dispositions of these premises that should be considered?

The concession facilities at Compo Beach and Longshore have been operated for decades on Town property and provide valuable services to users of our recreational facilities. Sale of or rental of the premises for a different use is not feasible or desirable.

2. Can the premises be rented at “fair market value”?

Based on comparable rentals in neighboring towns, the proposed rental does represent fair market value for this type of facility. Norwalk leases two concession facilities for a total rental of \$31,388. Fairfield leases two concession facilities for a total rental of approximately \$67,000. Based on these comparables, Westport’s proposed rental of three concession facilities for \$100,000 is reasonable.

Further, the guaranteed minimum of 10 percent of gross revenues ensures a return to Town should the operations prove very profitable.

Finally, the rent was set through a full RFP process, which is the best measure of fair market rental, and the highest bidder was chosen.

If you have any questions, I will be available by email and will participate in your April 1 meeting.

Helen Garten

**COMPO BEACH PAVILION, LONGSHORE PAVILION & HALFWAY HOUSE REVENUE 2017-2020 YTD**

ORG	ACCOUNT	ACCOUNT DESC	YR/PR	JNL	EFF DATE	SRC	REF1	COMMENT	JOURNAL AMOUNT
10147810	466403	P&R Concessions	17/ 1	187	07/12/16	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-6,942.00
10147810	466403	P&R Concessions	17/ 2	22	08/01/16	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-6,942.00
10147810	466403	P&R Concessions	17/ 3	10	09/01/16	GCR	PARKRC	COMPO, LONGSHORE PAVILION, HALFWAY HOUSE	-35,996.00
10147810	466403	P&R Concessions	17/ 4	12	10/03/16	GCR	9/30PR	LONGHORE PAVILION	-6,807.00
10147810	466403	P&R Concessions	17/ 5	14	11/01/16	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-2,175.00
10147810	466403	P&R Concessions	17/ 6	46	12/02/16	GCR	PARKRC	LONGSHORE PAVILION	-1,756.00
10147810	466403	P&R Concessions	17/ 7	41	01/04/17	GCR	PARKRC	LONGSHORE PAVILION	-1,756.00
10147810	466403	P&R Concessions	17/ 8	39	02/02/17	GCR	PARKRC	LONGSHORE PAVILION	-1,756.00
10147810	466403	P&R Concessions	17/ 9	12	03/01/17	GCR	PARKRC	LONGSHORE PAVILION	-1,756.00
10147810	466403	P&R Concessions	17/10	18	04/03/17	GCR	PARKRC	LONGSHORE PAVILION	-1,756.00
10147810	466403	P&R Concessions	17/10	394	04/27/17	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-2,184.00
10147810	466403	P&R Concessions	17/11	258	05/16/17	GCR	PARKRC	COMPO	-29,664.00
10147810	466403	P&R Concessions	17/12	12	06/01/17	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-3,075.00
10147810	466403	P&R Concessions	17/12	532	06/30/17	GCR	PARKRC	COMPO, LONGSHORE PAVILION, HALFWAY HOUSE	-36,754.00
<b>FY17</b>									<b><u>-139,319.00</u></b>
10147810	466403	P&R Concessions	18/ 2	15	08/01/17	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-7,090.00
10147810	466403	P&R Concessions	18/ 2	436	08/30/17	GCR	PARKRC	COMPO, LONGSHORE PAVILION, HALFWAY HOUSE	-36,754.00
10147810	466403	P&R Concessions	18/ 4	30	10/03/17	GCR	PARKRC	LONGSHORE PAVILION & HALFWAY HOUSE	-4,261.00
10147810	466403	P&R Concessions	18/ 5	16	11/01/17	GCR	PARKRC	HALFWAY HOUSE	-428.00
10147810	466403	P&R Concessions	18/12	93	06/07/18	GCR	PARKRC	COMPO	-30,227.00
<b>FY18</b>									<b><u>-78,760.00</u></b>
10147810	466403	P&R Concessions	19/ 1	85	07/06/18	GCR	PARKRC	LONGSHORE PAVILION	-6,000.00
10147810	466403	P&R Concessions	19/ 2	12	08/01/18	GCR	PARKRC	COMPO	-30,227.00
10147810	466403	P&R Concessions	19/ 6	133	12/11/18	GCR	PARKRC	COMPO	-30,227.00
10147810	466403	P&R Concessions	19/12	707	06/30/19	GCR	RENTAL	LONGSHORE PAVILION	-8,613.83
<b>FY19</b>									<b><u>-75,067.83</u></b>
10147810	466403	P&R Concessions	20/ 1	663	07/31/19	GCR	PARKRC	COMPO	-11,333.33
10147810	466403	P&R Concessions	20/ 2	339	08/22/19	GCR	PARKRC	COMPO	-11,333.33
10147810	466403	P&R Concessions	20/ 6	195	12/12/19	GCR	JOEYS	COMPO	-4,617.83
10147810	466403	P&R Concessions	20/ 6	195	12/12/19	GCR	JOEYS	COMPO	-6,715.50
<b>FY20</b>									<b><u>-33,999.99</u></b>