



TOWN OF DURHAM  
 15 NEWMARKET ROAD  
 DURHAM, NH 03824-2898  
 Tel: 603/868-5571  
 Fax: 603/868-5572

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## COUNCIL COMMUNICATION

**INITIATED BY:** Durham Parks and Recreation Committee

**AGENDA ITEM:** APPROVE BOATHOUSE LEASE AGREEMENT WITH DURHAM BOAT CLUB

**CC PREPARED BY:** Larry Flint, Parks & Recreation Advocate

**PRESENTED BY:** Larry Flint

### AGENDA DESCRIPTION:

The boathouse goes back to spring 1975 when the boathouse was built as a 30 foot x 70 foot building. The town was allocated a 10 foot x 70 foot section which it retains today. UNH added a 20 foot x 70 foot extension in 1985. Mr. James Dreher, President, Durham Boat Club (DBC) was involved in the building of the boathouse.

The first recorded lease agreement between Town/UNH is dated July 17, 1978. (copy attached). A Memorandum of Understanding was passed by the Selectmen on January 3, 1979, (attached). The extension of the original lease was approved by UNH on August 27, 1985 (copy attached). The Selectmen approval of the extension of the original is attached and signed on September 23, 1985. Also enclosed is a record of the Selectmen Meeting's May 20, 1985 showing approval of the addition to UNH boathouse. In all of the agreements and leases the Durham Boat Club or similar organization is identified. However, there has never been a separate agreement with the Durham Boat Club. The separate lease agreement with Durham Boat Club and the Town is appropriate as the Durham Boat Club has no connections (officially) with UNH. Therefore, the need for a separate lease agreement.

The ability to offer crew lessons under safe conditions. The use of expensive shells and oars and related equipment at no cost to the town will benefit the town in the long monetarily and improve the quality of life for the citizens.

The new lease agreement was reviewed and revised with the help of Larry Flint, Parks and Recreation Advocate, Robin Thompson, Parks and Recreation committee member, Town Attorney Rob Ciandella. Jim Dreher reviewed the lease and is in agreement as written.

—CONTINUED ON BACK—

Council Communication, 11/20/95

Re: Approve Boathouse Lease Agree. w/Durham Boat Club

Page 2 of 2 Pages

The major changes in the new lease are:

1. The renewal period is five years with five year option;
2. Improvements to the lower area of Jackson Landing for boating purposes will involve the Durham Boat Club; and
3. The Durham Boat Club and the Durham Parks and Recreation Advocate will offer Crew programs at the Durham Boat Club area as well as use the Durham Club Boat Equipment for community citizens. The Durham Boat club will not pay a rental fee.

**LEGAL AUTHORITY:**

N/A

**LEGAL OPINION:**

Town Attorney Rob Ciandella has reviewed the lease agreement and finds it acceptable as written.

**FINANCIAL DETAILS:**

The Durham Boat Club is leasing the 10x70 space in the boathouse allocated to the town. future improvements to the lower area of Jackson's Landing must be approved by both parties of the lease agreement. The Durham Boat club will offer yearly lessons to the community using their equipment in lieu of rentals fees. The rental fees were set in the last lease at \$250 but were not collected. The loss to the town in future revenue is minimal considering the development of crew instruction program that can generate other revenues.

**SUGGESTED ACTION OR RECOMMENDATIONS:**

Approve the lease agreement and authorize Larry Wood, Town Administrator to sign the agreement.

DATE	SUBJECT	ITEM#
11/20/95	APPROVE BOATHOUSE LEASE AGREEMENT W/DURHAM DURHAM BOAT CLUB	#4D