

To: NGCA Members  
From: Bob Malouf, Chairman NGCA  
Re: Minutes of NGCA special meeting of February 11, 2026

**Members Present**

Bob Malouf  
Susan Dutilly  
Robert Aldi  
Richard Podurgiel  
Ray Lathrop  
Todd Postler  
Michael Driscoll  
David DiBattista

**Others Present**

Mike Svab, Pro Manager

Chairman Malouf called the February 11, 2026, special meeting of the Norwich Golf Course Authority to order at 4:00 PM.

Chairman Malouf provided information regarding negotiations with Louis and Julia Malerba as to a possible agreement to lease that portion of their property currently operated by the Malerba's as a golf driving range and a snack bar featuring ice cream-based items together with parking for both uses located on their property at 642 and 650 New London Turnpike in Norwich. The Authority would operate only the driving range.

Chairman Malouf presented a proposed Lease for discussion, specifically noting the various provisions and options including, the rent and adjustments to the same; and the obligations of the Malerba's, as Landlord, and the Norwich Golf Course Authority as Tenant.

Chairman Malouf and Mr. Svab discussed the provision of the proposed Lease intended to provide the Authority a right of first refusal and an option to purchase the premises, as well as an initial option to cancel the Lease in the first year by giving a timely notice.

Chairman Malouf also advised the Authority the Lease being discussed had been prepared by counsel on behalf of the Authority, but the Malerba's attorney had not yet reviewed it. Chairman Malouf gave his opinion the provisions were fairly standard.

Discussion followed, including the likelihood that the Malerba's attorney might request some changes to the Lease and the understanding such a Lease would need to be presented to the Norwich City Council for its approval before the Authority enters into

such a lease with a right to purchase the property. Given the Authority's hope a lease can be negotiated and Council approval obtained in time to permit the opening of the driving range by the Authority by early April, Chairman Malouf suggested that a lease of the Malerba property, as described, be approved by the Authority at this February 11, 2026 special meeting, with the understanding the Chair could accept changes in the final Lease Agreement, including the options, provided he considers such changes minor, unlikely to restrict the Authority in the operation of the driving range, and do not add to or delete provisions of the Lease Agreement which the Chair, in his sole judgment, believes require an additional meeting of the Authority to approve the same.

A motion was made by Mr. Postler and seconded by Mr. Lathrop to authorize Chairman Malouf to accept a Lease Agreement presented to him by the Malerba's if satisfactory to him with recognition of the various requests and concerns raised during discussion by the Authority, and as and more fully set out in the preceding paragraphs, recognizing any lease and right to purchase would not be entered into without first seeking City Council approval. The motion was approved by a vote of 7-0.

At 4:10 p.m. a motion to adjourn was made by Mr. Postler, seconded by Mr. Lathrop and approved by a vote of 7-0.