



CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

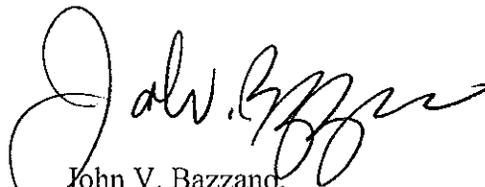
JOHN V. BAZZANO
TOWN & CITY CLERK
REGISTRAR OF VITAL STATISTICS

February 26, 2013

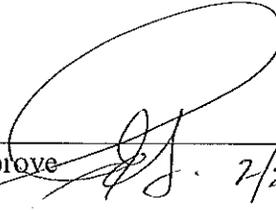
Honorable Pedro E. Segarra, Mayor

Dear Mayor Segarra:

Please find attached the following resolutions that were passed at a regular meeting of the Court of Common Council on February 25, 2013. I have duly certified these documents and respectfully send them to you for your review.



John V. Bazzano,
Town and City Clerk

Approve	 2/26/2013
Veto	



Pedro E. Segarra, Mayor

Court of Common Council

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Shawn T. Wooden, Council President
Alexander Aponte, Majority Leader
Larry Deutsch, Minority Leader

John V. Bazzano, Town and City Clerk

Kyle K. Anderson, Councilman
Joel Cruz, Jr., Councilman
Raúl De Jesús, Jr., Councilman
Cynthia R. Jennings, Councilwoman
Kenneth H. Kennedy, Jr., Councilman
David MacDonald, Councilman

February 26, 2013

This is to certify that at a meeting of the Court of Common Council, February 25, 2013, the following RESOLUTION was passed.

Whereas, The Connecticut Department of Transportation (CTDOT) awards grants to municipalities to reduce the number of crashes, injuries and fatalities from impaired driving by individuals who are under the influence of alcohol and other substances, and

Whereas, CT DOT has notified the City that a Fiscal Year 2013 Comprehensive DUI Enforcement Program grant, in the amount of \$166,650, is available to the City for this purpose, and

Whereas, The Hartford Police Department has developed a program of enhanced DUI enforcement activities including DUI checkpoints and roving patrols and grant funds will be used to pay overtime costs related to these activities, and

Whereas, The CT DOT grant requires that the City provide a match of \$55,550 which requirement will be met through the payment of fringe benefits to the officers implementing the DUI enforcement activities, now, therefore, be it

Resolved, That the Mayor is hereby authorized to accept the FY 2013 Comprehensive DUI Enforcement Program in the amount of \$166,650 from the State of Connecticut Department of Transportation Highway Safety Office, and be it further

Resolved, That the Mayor is authorized to accept such further sums as may be additionally awarded by the grantor under the same program, for the same authorized contract period, and for the same purposes, and be it further

Resolved, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to receive, contract and expend the above referenced grant funds, and be it further

Resolved, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions, and be it further

Resolved, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:

A handwritten signature in black ink, appearing to read "John V. Bazzano". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

**John V. Bazzano,
City Clerk.**

Court of Common Council

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February 26, 2013

This is to certify that at a meeting of the Court of Common Council, February 25, 2013, the following RESOLUTION was passed.

Whereas, The Connecticut State Statutes provide that the Hartford Housing Authority (HHA) shall be governed by five Commissioners who serve five-year staggered terms, four of whom shall be appointed by the Mayor and confirmed by the Court of Common Council, and

Whereas, There is currently one Commissioner vacancy on the Hartford Housing Authority, and

Whereas, The Mayor has appointed Richard James Staples as a Commissioner of the Hartford Housing Authority, now, therefore, be it

Resolved, That the Court of Common Council hereby confirms Richard James Staples (R), 108 Kenyon Street, Hartford, 06105 as a Commissioner of the Hartford Housing Authority for a term to expire on May 31, 2017.

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council

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February 26, 2013

This is to certify that at a meeting of the Court of Common Council, February 25, 2013, the following RESOLUTION was passed.

Whereas, Interest rates for municipal bonds are currently at historic lows and the City can benefit from the issuance of General Obligation Refunding Bonds which would generate significant cash flow savings over the next five fiscal years, now, therefore, be it

Resolved, Not exceeding \$125,000,000 General Obligation Refunding Bonds (the "Refunding Bonds") of the City of Hartford, Connecticut (the "City"), or so much thereof as the Mayor and City Treasurer shall determine to be necessary, are hereby authorized to be issued to refund all or any portion of the City's outstanding general obligation bonds (the "Refunded Bonds") to achieve net present value savings and/or restructure debt service payments of the City. The Refunding Bonds shall be issued and sold in a negotiated underwriting or a competitive offering as determined by the Mayor and City Treasurer, in such principal amounts, at such time or times as the Mayor and City Treasurer shall determine to be most opportune for the City. The Refunding Bonds shall mature on such date or dates and in such amounts as shall be determined by the Mayor and the City Treasurer, provided that no Refunding Bonds shall mature later than the final maturity date of the Refunded Bonds to be refunded, and shall bear interest payable at such rate or rates as shall be determined by the Mayor and the City Treasurer. The Refunding Bonds shall be executed in the name and on behalf of the City by the manual or facsimile signatures of the Mayor and the City Treasurer, bear the City seal or a facsimile thereof, and be approved as to their legality by the City's bond counsel. The Refunding Bonds shall be general obligations of the City and each of the Refunding Bonds shall recite that every requirement of law relating to its issuance has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the City are pledged to the payment of the principal thereof and the interest thereon. The aggregate denominations, form, details, and other particulars thereof, including the certifying, paying, registrar and transfer agent, shall be subject to the approval of the Mayor and the City Treasurer. The net proceeds of the sale of the Refunding Bonds, after payment of underwriters' discount and other costs of issuance, shall be deposited in an irrevocable escrow account in an amount sufficient to pay the principal of, interest and redemption premium, if any, due on the Refunded Bonds to maturity or earlier redemption pursuant to the plan of refunding. The Mayor and the

City Treasurer are authorized to appoint an escrow agent and other professionals and to execute and deliver any and all escrow, investment and related agreements necessary to provide for the payment of the Refunded Bonds and otherwise provide for the transactions contemplated hereby. The Mayor and the City Treasurer are authorized to prepare and distribute a Preliminary Official Statement and a final Official Statement of the City for use in connection with the offering and sale of the Refunding Bonds, and to execute and deliver on behalf of the City a Bond Purchase Agreement, a Continuing Disclosure Agreement, a Tax Regulatory Agreement and such other agreements, documents and certificates for the issuance of the Refunding Bonds in such form as they shall deem necessary and appropriate, and be it further

Resolved, That this resolution shall be effective from date of passage to and including the one year anniversary hereof.

Attest:



John V. Bazzano,
City Clerk.

Court of Common Council

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February 26, 2013

This is to certify that at a meeting of the Court of Common Council, February 25, 2013, the following SUBSTITUTE RESOLUTION was passed.

Whereas, Becker and Becker Associates, Inc. ("Developer") proposes to convert the property located at 777 Main Street into residential apartments and commercial space, and

Whereas, The Developer, in working with the City on the proposal to redevelop 777 Main Street has committed to constructing 285 units and commercial space at this location (the "Main Street Project"), and to substantially improve the commercial space and adjacent garage located at 45 Asylum Street (collectively the "Asylum Street Project"), and

Whereas, The Main Street Project and Asylum Street Project, as proposed, meet the requirements for granting a fifteen (15) year tax assessment fixing agreement, pursuant to C.G.S. Sec. 32-666a, and

Whereas, The City is willing to fix the tax assessments on the Main Street Project and Asylum Street Projects as follows:

- a) As of the date the deed is conveyed to the Developer for the Main Street Project and recorded on the Hartford Land Records until the end of the Developer's construction period of the proposed residential and retail space, the real estate assessment shall be fixed at \$2,170,000, and
- b) The Developer's construction period, for purposes of the Agreement, shall terminate eighteen (18) months from the date of Court of Common Council approval, and
- c) Commencing at the conclusion of the Developer's construction period as defined above, the Main Street Project shall be considered to be in operation for purposes of the Agreement, and

- d) At the conclusion of the construction period stated above, the assessments for the Main Street Project and Asylum Street Project shall be fixed in such an amount as to yield a tax equal to 4.5% of the Gross Revenues, as determined in accordance with generally accepted accounting principles in the United States, for a period of seven (7) years, and
- e) At the commencement of year 8, there shall be an incremental increase of assessments. The assessments for the Main Street Project and Asylum Street Project shall increase an additional .625% of gross revenue per year in accordance with the following schedule:
- | | |
|----------|--------|
| Year 8: | 5.125% |
| Year 9: | 5.75% |
| Year 10: | 6.375% |
| Year 11: | 7.0% |
| Year 12: | 7.625% |
| Year 13: | 8.25% |
| Year 14: | 8.875% |
| Year 15: | 9.5% |
- f) The Developer may request 180 days prior to the beginning of Year Eight relief for one year of the above mentioned incremental increases. The Tax Assessor may, at his discretion and upon consent of the Development Services Director, grant such relief if the cash flow after debt service is less than \$250,000. If such relief is granted, in Year 9 the incremental increases shall commence at 0.625% per year until this abatement expires, and
- g) As a condition to the aforementioned tax relief, the Developer shall make 35,000 SF of space at the Main Street Project available exclusively for commercial and/or retail activities at a reduced rental rate during the fifteen (15) year tax fixing term, and

Whereas, In order to induce and promote commercial activities at the Asylum Street Project the Developer shall market and lease all commercial space, vacant at the conclusion of the construction period, at a discounted rate of fifty percent of the existing retail in the downtown area for fifteen (15) years. Such rate shall be approved by the Development Services Director, and

Whereas, Said aforementioned tax fixing agreements shall be conditioned upon the completion of the projects within eighteen (18) months of Court of Common Council approval of said tax assessment fixing agreement, which shall include and require Developer's compliance with the City's existing affirmative action, prevailing wage and living wage requirements, and

Whereas, Upon the expiration of the initial fifteen (15) year tax fixing agreement term as described above, the Developer shall have the right to seek a further tax abatement, in accordance with Hartford Municipal Code Section 32-12, for an additional fifteen (15) year period, now, therefore, be it

Resolved, That the Mayor is hereby authorized to enter into and execute a tax assessment fixing agreement with Becker and Becker Associates, Inc. or its successors or assigns for the purposes set forth above, upon and subject to the above terms and conditions and such other

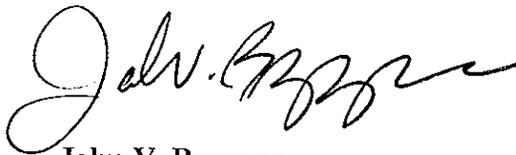
terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interests of the City, and be it further

Resolved, That the Mayor is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transactions, and be it further

Resolved, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned tax assessment fixing agreement or other documents, or to take any of the other aforesaid actions, and be it further

Resolved, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the Mayor executing such tax assessment fixing agreement and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:

A handwritten signature in black ink, appearing to read "John V. Bazzano". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

**John V. Bazzano,
City Clerk.**