



CITY OF HARTFORD

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CITY OF HARTFORD
MAYOR'S OFFICE

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

13 DEC 11 PM 2:23

HARTFORD, CONNECTICUT 06103

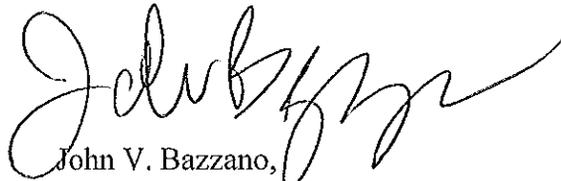
JOHN V. BAZZANO
TOWN & CITY CLERK
REGISTRAR OF VITAL STATISTICS

December 12, 2013

Honorable Pedro E. Segarra, Mayor

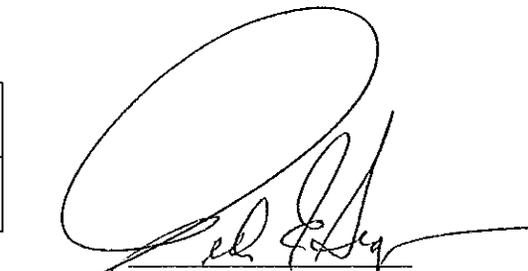
Dear Mayor Segarra:

Please find attached the following resolutions that were passed at a regular meeting of the Court of Common Council on December 9, 2013. I have duly certified these documents and respectfully send them to you for your review.



John V. Bazzano,
Town & City Clerk.

Approve 23, 12, 11, 10, 9, 5, 3, 4,
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

December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Resolved, Pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the Cesidio Palmieri v. City of Hartford matter in the amount of \$235,000.00.

Attest:

John V. Bazzano,
City Clerk.

Court of Common Council

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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Resolved, Pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the Chabad Chevra v. City of Hartford matter in the amount of \$200,000.00.

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council

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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Resolved, Pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the Evelyn Ardito v. City of Hartford matter in the amount of \$500,000.00.

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council



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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed as AMENDED.

Whereas, The City of Hartford ("City") is the owner of a certain parcel of real property and all appurtenances thereto and improvements thereon, known as 95-101 Pearl Street (the "Property"); and

Whereas, Pursuant to a Request for Proposals (the "RFP") issued on March 26, 2012, the City in conjunction with the Connecticut Housing Finance Authority ("CHFA") sought proposals for the development of the Property and two adjacent CHFA-owned properties-111 Pearl Street and 100 Trumbull Street; and

Whereas, In response to the RFP, Lewis/Pearl Street Ventures, LLC ("Lewis/Pearl") submitted a proposal whereby it proposed to redevelop the City-owned Property into 110 residential units consisting of a mix of studios, 1 bedroom and two bedroom units with street level retail (collectively, the "Improvements"); and

Whereas, Redevelopment of 111 Pearl Street would include street level retail and up to 91 units of housing with no changes proposed for Trumbull on the Park; and

Whereas, In accordance with the RFP and pursuant to a thorough review of the proposals submitted in response thereto, City staff recommended that Lewis/Pearl be selected as the developer for the Property; and

Whereas, The principals of Lewis/Pearl have formed 101-111 Pearl Street Properties, LLC ("Developer"); and

Whereas, The City is willing to sell the Property to 101-111 Pearl Street Properties, LLC for a price of Five Hundred Thousand (\$500,000.00) Dollars with other terms dependent on negotiations between the City and Lewis/Pearl; and

Whereas, The projects proposed for 95-101 Pearl Street and 111 Pearl Street 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 95-101 Pearl Street and 111 Pearl Street as follows:

- a) As of the date the deed is conveyed to the Developer and recorded on the Hartford Land Records until the end of the Developer's construction period of the proposed improvements, the real estate assessment shall be fixed at \$26,000 per year and
- b) The Developer's construction period shall terminate 24 months from the date of [Court of Common Council approval] conveyance of the property at 95-101 Pearl Street from the City of Hartford to the Developer and commencing at the conclusion of the Developer's construction period as defined above, the project shall be considered to be in operation; and
- c) At the conclusion of the construction period stated above, the assessments for the project for the first year shall be fixed in an amount as to yield a tax equal to 6.0% of the potential Gross Revenues through Year 7, as determined in accordance with generally accepted accounting principles in the United States; and shall increase incrementally each year thereafter by .625% until year 15, at which time the assessment shall be fixed at 11.0% of the gross revenue stream.
- d) As a condition of the aforementioned tax relief, the Developer shall provide the following Community Benefits:
 - The developer will comply with the City's Living Wage policies as set forth in Chapter 2, Article XII of the City's Municipal Code;
 - The developer will make [good faith] its best efforts to achieve the prescribed MWBE goals;
 - Priority will be given to hiring Hartford residents for employment at the development;
 - Developer will meet the workforce requirements set forth in Chapter 2, Article X, Division 5 of the City of Hartford's Municipal Code;
 - The developer will make its best efforts [good faith] efforts to utilize local service providers to procure supplies for the proposed renovation and redevelopment;
 - Efforts will be taken to explore and undertake low impact development and innovative approaches in the demolition, construction and maintenance of the buildings.
 - The Developer will submit quarterly reports to the City's Procurement Office in accordance with their requirements and including all Community Benefits enumerated herein. The Mayor will submit such reports to the Court of Common Council on a quarterly basis.

Whereas, The City and Trumbull on the Park, LLC (TOTP) entered into a Tax Assessment Fixing Agreement under C.G.S. Sec. 32-666a whereby the residential and retail portion of the 100 Trumbull Street development would be assessed a tax equal to 4.5% of the

gross revenues for the first twelve years of operation. Said agreement is due to expire with the October 1, 2017 grand list payable, July 1, 2018' and

Whereas, The City is willing to enter into a three year extension of the current Tax Assessment Fixing Agreement, which assesses the tax at 4.5% of the gross revenues, would extend the length of the agreement for the full fifteen year period permissible by statute and would allow the operation to remain viable during the redevelopment and lease-up period for 95-101 Pearl Street and 111 Pearl Street; and

Whereas, The Developer has committed to 20% of rental units being offered at affordable rents; and

Whereas, The Trumbull on the Park (TOTP) Garage is a 603 space facility and is integral to the development and future success of the two properties and the revival of the City in general; and

Whereas, In order to make the proposed development at 95-101 Pearl Street and 111 Pearl Street viable, the City is willing to enter into a fifteen year tax fixing agreement for the TOTP garage as follows:

- a) 200 parking spaces shall be assessed a tax equal to 6% of the gross collected revenue.
- b) The remaining 403 parking spaces shall be taxed at 6% of the gross collected revenues from year 1 through year 7
- c) Beginning in year 8, the payments shall increase at a rate of .625 percent per year
- d) Said tax fixing agreement would commence immediately after the property at 95-101 Pearl Street is conveyed to Lewis/Pearl

and

Whereas, As a City assisted development project, the Developer will be required to meet the workforce requirements set forth in Chapter 2, Article X, Division 5, of the City of Hartford's Municipal Code and enter into an agreement with the City as provided in said section of the code related to same, part as follows: Sec. 2-716. Employment and training programs on assisted projects. (a) The work force on all assisted projects shall meet the following minimum criteria for construction employment: City resident tradeworkers: 40% of total project hours; Minority tradeworkers: 25% of total hours by trade; Female tradeworkers: 6.9% of total hours by trade. (b) During construction of assisted projects, one (1) of every five (5) workers shall be a registered apprentice of whom at least fifty (50) percent shall be city residents. (Remaining provisions of this Section 2-717 and others in Division 5 shall also apply.), now, therefore, be it

Resolved, That the Mayor is hereby authorized to enter into and execute a purchase and sale agreement with 101-111 Pearl Street Properties, LLC, 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 interest of the City; and be it further

Resolved, That the Mayor is hereby authorized to enter into and execute tax assessment fixing agreements for 101-111 Pearl Street, 100 Trumbull Street and the Trumbull on the Park garage as set forth above, upon and subject to the above terms and conditions and such other

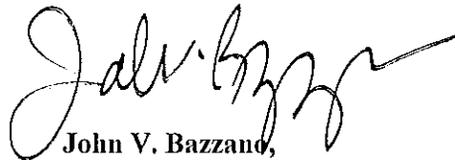
terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interest of the City; and be it further

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 in the best interest 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 purchase and sale agreement, 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 purchase and sale agreement, 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:


John V. Bazzano,
City Clerk.

Court of Common Council

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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Whereas, The Commission on Addiction and Public Health was created by the Court of Common Council to serve as a coordinating body for planning, awareness, prevention, and education efforts focused on the issues associated with substance use in the city of Hartford, and

Whereas, The Commission consists of nine members, up to three of whom may be non-Hartford residents, who serve two-year staggered terms, and

Whereas, Mayor Pedro E. Segarra has appointed Dorian Grey Parker as a member of the Commission, now, therefore, be it

Resolved, That the Court of Common Council hereby confirms the appointment to the Commission on Addiction and Public Health of:

Dorian Grey Parker, (D), 28 Whitmore Street, Hartford, 06114
Appointed to a term expiring on March 10, 2015

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council

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Whereas, The Commission consists of nine members, up to three of whom may be non-Hartford residents, who serve two-year staggered terms, and

Whereas, Mayor Pedro E. Segarra has appointed Mary Painter, LCSW, LADC as a member of the Commission, now, therefore, be it

Resolved, That the Court of Common Council hereby confirms the appointment to the Commission on Addiction and Public Health of:

Mary Painter, (D), 15 Grennan Road, West Hartford, 06107
Appointed to a term expiring on March 10, 2015

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council

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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Whereas, The Hartford Department of Families, Children, Youth and Recreation (DFCYR) manages a Family Civics Initiative, and

Whereas, The development of parent leadership and advocacy capacity is a critical component of family engagement in the civic life of our city, and

Whereas, The Parent Leadership Training Institute (PLTI) is a comprehensive, evidence based program embraced by parents and community leaders, and

Whereas, The direct costs of providing this program for 22-25 participants will be approximately \$22,000 which will be used for facilitation, materials, family dinners, snacks for children, professional childcare, and a graduation ceremony, and

Whereas, The Parent Trust, which is administered by the State Education Resource Center, has advised the City of the availability of a \$22,000 grant to support the Parent Leadership Training Institute, and

Whereas, The Department of Families, Children, Youth and Recreation and the Women's League Family Development Center are providing, on an in-kind basis, participant recruitment, preparation, and coordination as well as space for the program, now, therefore, be it

Resolved, That the Mayor is hereby authorized to accept a grant of \$22,000 from the State Education Resource Center (SERC) for implementation of PLTI, and be it further

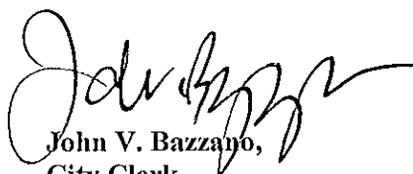
Resolved, That the Mayor is authorized to accept such further sums as may be additionally awarded by the grantor under the same program, for the same authorized contract period, and for the same purposes, and be it further

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:


John V. Bazzano,
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Court of Common Council

23



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December 12, 2013

This is to certify that at a meeting of the Court of Common Council, December 9, 2013, the following RESOLUTION was passed.

Whereas, Sabina E. Sitaru, PMP MISM has worked for the Metro Hartford Information Services Department (MHIS) since 1995 serving as a budget analyst, systems manager and director of information technologies, and

Whereas, Ms. Sitaru earned a Masters Degree in Information Systems Management from the Keller Graduate School of Management at DeVry University, and

Whereas, Mayor Segarra appointed Ms. Sitaru to serve as Acting Chief Information Officer to lead the department during a time of transition, and

Whereas, Ms. Sitaru has demonstrated her leadership abilities on several key strategic initiatives, including the Smarter Cities project, and the development of the public safety scheduling system and the Freedom of Information request tracking system, now, therefore be it

Resolved, That the Court of Common Council hereby confirms the appointment of Sabina E. Sitaru as Chief Information Officer for the Metro Hartford Information Services Department.

Attest:


John V. Bazzano,
City Clerk.