



# CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

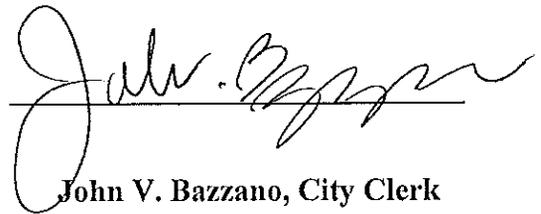
JOHN V. BAZZANO  
TOWN & CITY CLERK  
REGISTRAR OF VITAL STATISTICS

February 24, 2015

Honorable Pedro E. Segarra, Mayor

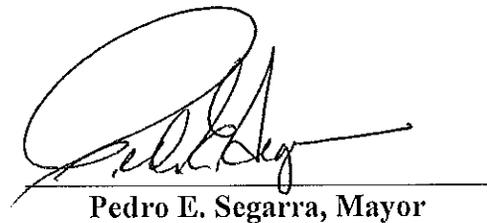
Dear Mayor Segarra:

Please find attached the following resolutions that were passed at a regular meeting of the Court of Common Council on February 23, 2015. I have duly certified these documents and respectfully send it to you for your review.

  
John V. Bazzano, City Clerk

### RESOLUTIONS

Approve
<i>#3, #4, #7, #8, #9, 12, #14.</i>
Veto
<i>February 25, 2015</i>
Date

  
Pedro E. Segarra, Mayor

### ORDINANCES

Approve
Veto
Date

RECEIVED  
CITY OF HARTFORD  
MAYOR'S OFFICE  
15 FEB 25 AM 10:44

# Court of Common Council

3



CITY OF HARTFORD  
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Shawn T. Wooden, Council President  
Alexander Aponte, Majority Leader  
Joel Cruz, Jr., Minority Leader

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Kenneth H. Kennedy, Jr., Councilman  
David MacDonald, Councilman

February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**WHEREAS**, The Connecticut Office of Policy & Management makes available, to 92 Connecticut municipalities, Federal Justice Assistance Grant (JAG) funding through its Violent Crime Prevention (VCP) grant program; and

**WHEREAS**, The grant amount is based upon the community's violent crime rate per 1000 population and Hartford is eligible to receive \$34,000 in VCP funding in 2015; and

**WHEREAS**, The Hartford Police Department will utilize VCP grant funds to pay for overtime expenses related to addressing gun violence, now; therefore, be it

**RESOLVED**, That the Mayor is hereby authorized to accept the FY 2015 CT JAG Violent Crime Prevention Grant in the amount of \$34,000 from the Connecticut Office of Policy Management; 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,  
City Clerk.

# Court of Common Council

4



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February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**RESOLVED**, That, pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the case of Ah Min Holding, LLC v. City of Hartford in the amount of \$80,00.00 to be paid in installments of \$10,000.00 per year for eight (8) years.

Attest:

A handwritten signature in black ink, appearing to read "John V. Bazzano".

John V. Bazzano,  
City Clerk.

# Court of Common Council

7



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February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**WHEREAS**, The State of Connecticut (the "State") purchased the parking garage located at 155 Morgan Street (the "Morgan Street Garage"), from the City of Hartford (the "City") in August 23, 2013; and

**WHEREAS**, The City entered into a lease agreement with the State to permit the Hartford Parking Authority to remain in its current office space, including the citation hearing office, in the Morgan Street Garage with no obligation to pay rent, utility charges, or common area expenses, which lease term expires on August 23, 2015; and

**WHEREAS**, The Hartford Parking Authority requested the State to extend the term of the existing lease for a longer period, but the State has only approved a short term extension not to extend beyond one year; and

**WHEREAS**, The Hartford Parking Authority intends to continue to utilize its current space at the Morgan Street Garage for a limited time period so that the new location can be renovated to meet its needs as well as that of the citation hearing office; and

**WHEREAS**, The Hartford Parking Authority solicited proposals from multiple commercial and retail landlords in the city in an effort to select a new location for the administrative offices of the Hartford Parking Authority and the parking citation hearing office which is managed by the Office of Corporation Counsel; and

**WHEREAS**, The Hartford Parking Authority has selected 100 Allyn Street as its new location since it will provide convenience for motorists to pay citations and to attend citation hearings as well as provide a cost effective value to the Hartford Parking Authority; now therefore, be it

**RESOLVED**, That Hartford Parking Authority and the City are authorized to extend the current lease term with the State at the Morgan Street Garage to no more than one year from August 23, 2015 for the monthly rent amount of \$9,060, including utility charges, common area expenses, and forty parking spaces, as contingency in the event of delays in the build-out and move to 100 Allyn Street; and be it further

**RESOLVED**, That Hartford Parking Authority and the City are authorized to enter into a lease agreement for the premises located at 100 Allyn Street on the following material terms:

1. Term: ten years, with an option to terminate the lease term after seven years,
2. Leased space: 3,024 square feet of space on the third floor and 2,231 square feet of space on the ground floor;
3. Annual rent: \$110,133, including utility charges and common area expenses, with an effective annual increase of \$1,752;
4. Shared space: The Citation Hearing Office will occupy approximately 725 square feet of the ground floor; and be it further

**RESOLVED**, That Hartford Parking Authority and the City are hereby authorized to take such other actions as they and the Corporation Counsel may deem appropriate and in the best interests of the Hartford Parking Authority and the City in order to effectuate the above transactions; and be it further

**RESOLVED**, That the Chief Executive Officer of the Hartford Parking Authority or the Mayor of the City, or their designees, are hereby authorized to execute any lease agreements and all manner of other documents, upon and subject to such terms and conditions that the Chief Executive Officer, the Mayor, and the Corporation Counsel may deem appropriate and in the best interests of the City and the Hartford Parking Authority; 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 Hartford Parking Authority or the City fail to accept and record such contract, execute such other documents, or 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, Hartford Parking Authority or the City executing such agreements, executing such other documents, and taking such actions, all of which shall be, in form and substance, acceptable to Hartford Parking Authority and the City and the Corporation Counsel.

Attest:

  
John V. Bazzano,  
City Clerk.

# Court of Common Council

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David MacDonald, Councilman

February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**WHEREAS**, Nonna's LLC owns an approximately .205 acre parcel of vacant land located at 439 Ann Uccello Street (the "Property") and the City of Hartford desires to acquire the Property, for inclusion in the Downtown North project; and

**WHEREAS**, Two appraisals of the Property commissioned by the City valued the Property at \$125,000 and \$130,000 respectively; and

**WHEREAS**, There is a \$44,730 City lien on the Property resulting from emergency demolition prior to the acquisition of the Property by Nonna's LLC; and

**WHEREAS**, Nonna's LLC has agreed to convey the Property to the City in consideration of a payment of \$128,000 and release of the City's lien; and

**WHEREAS**, The acquisition of the Property is necessary in order to complete the critical assemblage of properties included in Parcels B, C, and D and to be developed as part of the Downtown North mixed-use development project which project was approved by the Court of Common Council by substitute Resolution #15 dated October 14, 2014; now, therefore, be it

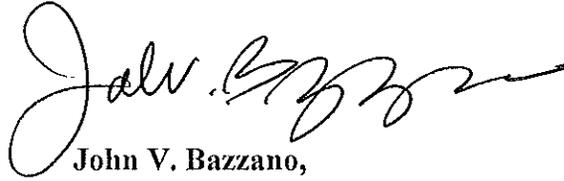
**RESOLVED**, That the Mayor is hereby authorized to enter into a purchase and sale agreement with Nonna's LLC for acquisition of 439 Ann Uccello Street by the City for a purchase price of \$128,000, to consummate the transaction contemplated by the purchase and sale agreement, and to release the City's emergency demolition lien in the amount of \$44,730; 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 effectuate the above transaction; 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", written in a cursive style.

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

# Court of Common Council

9



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February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**WHEREAS**, The Commission on Grandparents Raising Grandchildren is charged with creating and fostering a program to benefit Hartford grandparents who are raising their grandchildren; and

**WHEREAS**, The Mayor has reappointed Sabra Mayo, Carmen Zayas, Barbara Ruhe, Wendy Kwalwasser, and Carmen Stanford Cotto to the Commission; now, therefore, be it

**RESOLVED**, That the Court of Common Council hereby confirms the appointments of the following individuals to the Commission on Grandparents Raising Grandchildren:

Sabra Mayo, 126A Clark Street, Hartford 06120  
Reappointed to a term expiring January 13, 2017

Barbara J. Ruhe (R) 79 Main Street, Wethersfield 06109  
Reappointed to a term expiring January 13, 2017

Wendy Kwalwasser (D) 245 New Road, Avon 06001  
Reappointed to a term expiring January 13, 2016

Carmen Y. Zayas (D) 45 Englewood Avenue, Bloomfield 06002  
Reappointed to a term expiring January 13, 2017

Carmen Stanford Cotto (D) 360 Main Street, Apt. 806, Hartford 06106  
Reappointed to a term expiring January 13, 2017.

Attest:

  
John V. Bazzano,  
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# Court of Common Council

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February 24, 2015

This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**WHEREAS**, The City of Hartford ("City") issued a "Request for Proposals for Public Private Partnership" for "Completing Hartford's Neighborhoods, with Mixed-Use Development & Proposed Minor League Baseball Facility" for the City's Downtown North Neighborhood; and

**WHEREAS**, The City selected DoNo Hartford LLC as the developer ("Developer") based upon its professional experience with the creation of urban mixed-use development projects; and

**WHEREAS**, The Court of Common Council approved the Downtown North mixed-use development project by Substitute Resolution #15 dated October 14, 2014 and authorized the lease of seventeen properties included in Parcels B, C, and D to the Developer; and

**WHEREAS**, The City and the Developer intend to include 439 Ann Uccello Street (the "Property") in Parcels B, C, and D; now, therefore, be it

**RESOLVED**, That the Mayor is hereby authorized to include the Property in the list of properties comprising Parcels B, C, and D and to enter into a lease with the Developer for the purposes of planning, designing and constructing a mixed-use development project, which plan may include residential units, commercial and retail spaces, and parking, on the Property, free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00) for the property; and be it further

**RESOLVED**, That the lease for the Property shall include the same terms and conditions as the lease between City, as Landlord, and DoNo Hartford LLC, as Tenant, for Parcels B, C, and D, which shall include such material terms as follows:

1. Term: not more than 99 years
2. Annual Rent: One Dollar (\$1.00), payable in advance

3. Performance obligation: Commence construction on or before January 1, 2020. Failure to commence construction by the above date may result in termination of the lease.
4. Payment in lieu of real estate taxes of not less than the following scheduled amounts:
 

Years 1-2	no payment;
Years 3-7	5.50% of gross revenue generated from Parcel
Years 8-15	0.25% increase of gross revenue from the previous year
Year 16-99	7.50% of gross revenue generated from Parcel
5. As an incentive to complete all phases of the proposed development, simultaneously with the commencement of construction of the final phase of the proposed development, the payment in lieu of real estate taxes will adjust to not less than the following scheduled amount, prospectively:
 

Years 3-7	5.00% of gross revenue generated from Parcel
Years 8-15	0.25% increase of gross revenue from the previous year
Year 16-99	7.00% of gross revenue generated from Parcel
6. Developer is responsible for the payment of utilities, insurance, maintenance, repair, replacement, including roof, mechanical and structural items.
7. City is entitled to receive any revenues generated from public parking prior to the commencement of construction.
8. Developer has option to purchase the land from the City for One Dollar (\$1.00) after which the property shall be subject to applicable real estate and personal property taxes; and be it further

**RESOLVED**, That the Developer will provide to the City the following program of community benefits with regard to the transaction authorized in this resolution.

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 give priority to hiring Hartford residents for employment at the development.

The Developer will meet the workforce requirements set forth in Chapter 2, Article X, Division 5 of the City's Municipal Code.

The Developer will make its best efforts to utilize local service providers to procure supplies for the proposed renovation and redevelopment.

The Developer will make its best efforts 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 the Office's requirements and including all Community Benefits enumerated herein. The Mayor will submit such reports to the Court of Common Council on a quarterly basis.

The Developer will assure that a minimum of 25% of total project hours by trade will be allocated to minority and female workers and will make its best efforts to achieve a goal of 50%.

The Developer will assure that a minimum of 15% of all apprentice hours will be performed by Hartford residents.

The Developer will assure that a minimum of 40% of all project hours are allocated to Hartford residents.

The Developer will assure that 20% of total construction costs are set aside for participation by minority and women labor contractors.

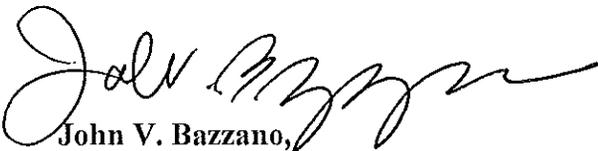
The Developer will exercise best efforts to obtain federal or state subsidies needed to assure that at least 20% of the housing units to be developed provide affordable housing; and be it further

**RESOLVED**, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he, the Council President, and the Corporation Counsel may deem appropriate and in the best interests of the City; 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 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 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,**  
**City Clerk.**

# Court of Common Council

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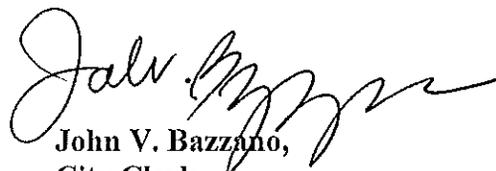
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This is to certify that at a meeting of the Court of Common Council, February 23, 2015 the following RESOLUTION was passed.

**RESOLVED**, That the following individuals are hereby re-appointed to the Metropolitan District Commission:

- Georgiana E. Holloway (D) of 303 Enfield Street, Hartford, Connecticut, 06112 to a six (6) year term to expire January 1<sup>st</sup>, 2020
- William A. DiBella (D) of 1 Gold Street, Apt. # 27J, Hartford, Connecticut, 06103 to a six (6) year term to expire January 1<sup>st</sup>, 2020.

Attest:

  
John V. Bazzano,  
City Clerk.