



# CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

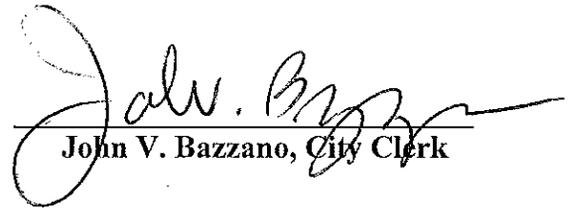
JOHN V. BAZZANO  
TOWN & CITY CLERK  
REGISTRAR OF VITAL STATISTICS

March 29, 2016

Honorable Luke A. Bronin, Mayor

Dear Mayor Bronin:

Please find attached the following resolutions that were passed at a regular meeting of the Court of Common Council on March 28, 2016. I have duly certified these documents and respectfully send them to you for your review.

  
John V. Bazzano, City Clerk

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RECEIVED  
CITY OF HARTFORD  
MAYOR'S OFFICE

# Court of Common Council

CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103



Thomas J. Clarke II, Council President  
Julio A. Concepción, Majority Leader  
John Q. Gale, Assistant Majority Leader  
Widaliz Bermúdez, Minority Leader

John V. Bazzano, Town and City Clerk

Larry Deutsch, Councilman  
Cynthia R. Jennings, Councilwoman  
James Sánchez, Councilman  
Glendowlyn L. H. Thames, Councilwoman  
Jo Winch, Councilwoman

March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed.

**WHEREAS**, Chapter VI of the City of Hartford Charter requires that the City of Hartford Treasurer be the custodian of city funds, and deposit such funds in one or more qualified public depositories; and

**WHEREAS**, The City of Hartford's contract with Bank of America for custodial services will expire on June 30, 2016; and

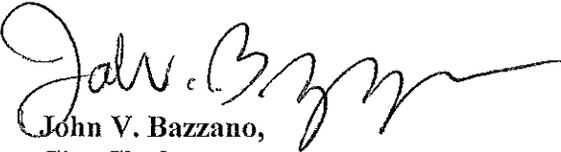
**WHEREAS**, The City Treasurer has conducted a request for proposals ("RFP"); and as a result of said RFP, the City Treasurer recommends and requests that the Court of Common Council authorize the City of Hartford to enter into a custodial services contract with Webster Bank for a three year term to commence after June 30, 2016; and

**WHEREAS**, Webster Bank has been previously designated by the Hartford Court of Common Council as a qualified public depository for such purposes; and

**WHEREAS**, Municipal Code Section 2-538 (c) requires approval by the Court of Common Council for any contract term in excess of one year; now, therefore, be it

**RESOLVED**, That the Court of Common Council hereby authorizes the City of Hartford Treasurer to enter into a contract with Webster Bank for custodial banking services for a term of three years.

Attest:

  
John V. Bazzano,  
City Clerk.

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March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed.

**WHEREAS**, The City of Hartford (the “City”) is committed to improving operations and services at Keney Park Golf Course (the “Golf Course”) and wishes to lease golf cars that will be available for a fee to golfers at the Golf Course; and

**WHEREAS**, The City issued a Request for Response (“RFR”) to obtain proposals from qualified respondents relative to the provision of golf cars for the Golf Course and two vendors responded; and

**WHEREAS**, The City’s selection committee chose Club Car LLC as the selected vendor to provide the golf cars (the “Vendor”) and the City now wishes to enter into a Municipal Lease, consisting of a Lease-Purchase Agreement and a Service Agreement (collectively, the “Agreement”) with the Vendor; and

**WHEREAS**, Under the terms of the Agreement, the City will lease up to sixty (60) golf cars with GPS technology and up to five (5) service vehicles (collectively, the “Units”) for a term of up to five years, effective March 15, 2016, at a monthly cost of \$11,088.60 with a final balloon payment of \$135,000; and

**WHEREAS**, The Agreement also includes the obligation on the part of the Vendor to provide service and maintenance of the Units at no additional cost to the City; now, therefore, be it

**RESOLVED**, That the Hartford Court of Common Council hereby authorizes the Mayor to execute and deliver a Municipal Lease for the provision of the Units under the terms outlined above; and be it further

**RESOLVED**, That the Mayor is authorized to execute any and all manner of other documents and to take such 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:

  
John V. Bazzano,  
City Clerk.

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March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed.

**WHEREAS**, The Mayor and City Treasurer recommend that the Court of Common Council authorize the issuance and sale of not-to-exceed \$85,000,000 in City of Hartford Connecticut General Obligation Refunding Bonds, now, therefore, be it

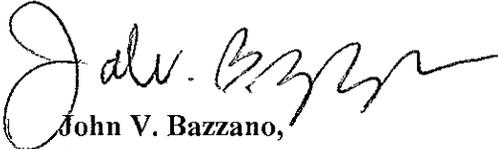
**RESOLVED**, As follows:

**Section 1.** Not exceeding \$85,000,000 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, including taxable rates, as shall be determined by the Mayor and the City Treasurer. The issuance of Refunding Bonds the interest on which is included in gross income for federal income tax purposes is determined to be in the public interest. 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.

**Section 2.** This resolution shall be effective from date of passage to and including the one year anniversary hereof.

Attest:

  
John V. Bazzano,  
City Clerk.

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March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed AS SEVERED.

**WHEREAS**, The Hartford Parking Authority (HPA) is responsible for managing and maintaining the City of Hartford's parking garages and parking meter program; and

**WHEREAS**, HPA is governed by a five-member board; and

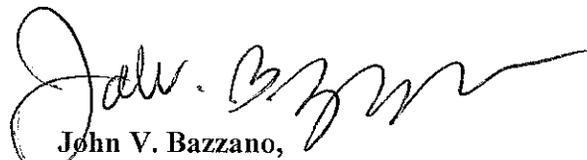
**WHEREAS**, Mayor Luke A. Bronin has reappointed William R. Breetz and has appointed Christian T. Sager and Mitchell A. Jackson as members of the Hartford Parking Authority; now, therefore, be it

**RESOLVED**, That the Court of Common Council hereby confirms the appointment of the following individuals to the Hartford Parking Authority:

Christian T. Sager (R) 234 North Beacon Street, Hartford 06105  
Appointed to a term expiring December 14, 2020  
Filling a vacancy

Mitchell A. Jackson (U) 251 Asylum Street, Apt. 5E, Hartford 06103  
Appointed to a term expiring December 14, 2019  
Replacing Kenneth Lerman

Attest:

  
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March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed.

**WHEREAS**, The City of Hartford owns 5,330 square feet of office space that is part of the Learning Corridor, at 379-381 Washington Street; and

**WHEREAS**, In 2010 the City leased the office space to Southside Institutions Neighborhood Alliance (SINA), which subsequently subleased part of the space to Connecticut Children's Medical Center (CCMC), and part of it to Hartford Areas Rally Together (HART); and

**WHEREAS**, The leases and subleases have all expired and HART has vacated the premises; and

**WHEREAS**, CCMC remains as a holdover tenant, has paid rent diligently throughout its tenancy, and now proposes to rent all of the space formerly occupied by both CCMC and HART; now, therefore, be it

**RESOLVED**, That the Mayor is hereby authorized to enter into a lease with CCMC for the entire premises on the following conditions:

- The leased premises shall be 5,330 square feet of office space
- The term shall be five years from execution, with 2 five -year renewals, conditioned upon good standing by CCMC;
- The monthly rent shall be \$2,750 during the first term, \$2,900 during the second term, and \$3,050 during the third term.
- CCMC shall provide insurance naming the City as additional insured, and shall indemnify the City for all injury and property claims arising on the premises; and be it further

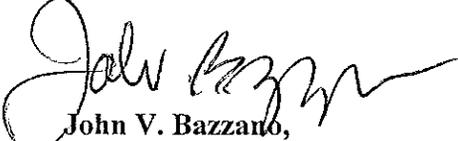
**RESOLVED**, That the Mayor is hereby authorized to enter into and execute a lease agreement with CCMC or its designee for the purposes set forth above, upon and subject to the above terms and conditions and such other terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interest of the City; and be it further

**RESOLVED**, That the Mayor is 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:

  
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March 29, 2016

This is to certify that at a meeting of the Court of Common Council, March 28, 2016 the following RESOLUTION was passed.

**WHEREAS**, The City of Hartford (“City”) is the owner of a four story building located at 500 Main Street, Hartford, Connecticut, which currently consists of approximately 132,779 square feet of space (the “Building”) and which is operated and maintained by Hartford Public Library (“HPL”) as the main branch of the City’s nine-branch public library system; and

**WHEREAS**, The City has the general responsibility to maintain and repair the Building and the City has delegated to HPL the right to manage and operate the Building; and

**WHEREAS**, In order to better serve the academic needs of the University of Connecticut’s (“University”) staff and students, the University desires to relocate its existing West Hartford undergraduate and graduate school operations and library collections to a portion of the HPL Building; and

**WHEREAS**, HPL and University have mutually determined that having HPL and the University share space in the Building will better serve the literary, cultural and educational aspirations of the residents of the City of Hartford and the University’s staff and students; and

**WHEREAS**, To accomplish the foregoing, the University intends to invest approximately \$4,000,000 in State funds to upgrade certain areas of the Building which are intended for the exclusive use of the University, and other areas of the Building which will be for the shared use of the University and the HPL, and still other common areas of the Building for the mutual benefit of the Hartford community and the University community; and

**WHEREAS**, The City, the University and HPL desire to enter into a Construction Agreement and an Operating Agreement so as to set forth their respective goals, rights and obligations relative to the use, operation, management and maintenance of the Building; and

**WHEREAS**, The City, the University and HPL have reviewed, evaluated, discussed and negotiated the material terms of the agreements which terms and conditions are set forth below:

1. Renovations to Building. HPL has approved the design concepts for the renovations. The plans and specifications required for the renovation work to commence are subject to the approval of the HPL and the City. The renovation work includes the build-out of classrooms, a computer lab, library stacks, storage areas, administrative support areas and offices; replacement of flooring; painting; new furniture and equipment. The University will pay all costs to relocate HPL's materials and operations as needed for the University to complete the improvements in the building.

2. Term. Initial term is 15 years, followed by five (5) consecutive five (5) year renewal options, each at the sole discretion of the University. The HPL can deny the University the right to renew in the event that the economic terms or the maintenance obligations of the agreement have become "materially more disadvantageous" to HPL than they were in the Initial term. The denial to renew is ineffective, however, if the University compensates HPL in an amount which would eliminate the disadvantageous economic terms.

3. Use of space: The City will grant an *exclusive* license to the University to use approximately 12,200 square feet of space ("University Space") in the Building for its library collection, classrooms, University programs, services, or administration to support its operation as a University.

The City will grant a *nonexclusive* license to use approximately 4,344 square feet ("Shared Space") in the building for use as classrooms, study rooms and a computer lab.

HPL and University will have *nonexclusive* use of circulation space and other spaces required to access and use the University Space and Shared Space, including, but not limited to, lobbies, entrances, first floor, second floor and lower level corridors and telecom and server rooms ("Common Space").

4. License Fees. The University shall pay to HPL a license fee for the use and occupancy of the University Space (\$12.00 per sf/year) and the Shared Space (\$6.00 per sf/year). The fee per square foot increases by three (3) percent each year during the Initial term. The license fee for each renewal option increases annually based upon the Consumer Price Index, with a floor of 2.5% and a ceiling of 3.5%. The license fee for the first year of the Initial term is approximately \$172,064.

5. Additional Payments. In addition to the license fee, the University is required to reimburse HPL for extra custodial and security services that may be necessary for University sponsored events and/or for extended hours of operation.

6. Building Management. HPL shall, at its sole cost and expense, make all structural, non-structural and systems maintenance, repairs and replacements, that are necessary or desirable to keep the Building, including the University Space, Shared Space and Common Space in a clean and safe condition, fit for their intended uses and otherwise in accordance with all applicable laws.

7. Utilities. HPL/City shall provide, at its cost, electric, natural gas, domestic water, chilled water, sewer, and steam necessary to use and occupy the entire building, including the University Space. As the owner of the Building, the utility meters and accounts are currently billed to, and paid for, by the City.

8. Application of license fees. HPL will utilize the annual license fees to meet the financial burden associated with HPL's maintenance and repair obligations and increased staff services (custodial and security) needed to support the University's use and occupancy of the Building.

9. Termination Option. In the event the University shall determine, at any time during its occupancy, that the Building or its space are unsuitable or inadequate for the University's needs, then the University shall have the option of terminating the Operating Agreement upon one year's prior notice to HPL.

10. Capital Repairs. HPL shall make, at its sole cost and expense, all necessary capital repairs to the Building, including the University Space, Shared Space and Common Space, provided however, the University must reimburse HPL for the costs associated with repairs to the University Space, and must reimburse HPL for a portion of the capital repairs made to the building utility systems; now, therefore, be it

**RESOLVED,** That the Mayor is authorized to execute a Construction Agreement and an Operating Agreement and 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, provided the material terms of the contemplated agreements have been approved by the Board of Directors of the Hartford Public Library; 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