



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

October 16, 2014

John V. Bazzano

2014 OCT 17 PM 12 38

TOWN & CITY CLERK
HARTFORD

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 October 14, 2014. I have duly certified these documents and respectfully send them to you for your review.

John V. Bazzano
John V. Bazzano
Town Clerk & City Clerk

RESOLUTIONS

Approve #14, 15, 16, 17, 18, 19, 20, 21, 22, 28, 29.
Veto

ORDINANCES

Approve #27 Order
Veto

Pedro E. Segarra
Pedro E. Segarra, Mayor
Oct. 17, 2014

14 OCT 16 PM 4:16

RECEIVED
CITY OF HARTFORD
MAYOR'S OFFICE

Court of Common Council

14



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

John V. Bazzano, Town and City Clerk

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

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following SUBSTITUTE RESOLUTION was passed AS AMENDED.

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 has 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 City intends to enter into an agreement with the Developer whereby the Developer will plan, design and build, at the Developer's cost and expense, a Double A Minor League Ballpark, on the properties located at 1214 Main Street and 271-273 Windsor Street ("Ballpark"); and

WHEREAS, The City intends to convey to the Developer properties located at 1214 Main Street and 271-273 Windsor Street in order for the Developer to plan, design and build the Ballpark; and

WHEREAS, The City intends to lease the Ballpark from the Developer for the purpose of subleasing the Ballpark to Connecticut Double Play; LLC, and

WHEREAS, The City has engaged in negotiations with Connecticut Double Play, LLC, the owner of a Minor League Baseball franchise, to locate a team in Hartford; and

WHEREAS, As a public-private partnership, the revenues generated by the development and use of the entire Downtown North property, combined with other fees, will pay for the lease payments for the ballpark; and

WHEREAS, The Council is committed to growing the City's grand list and reducing the mill rate, and

WHEREAS, The City has retained the law firm of Squire, Patton, & Boggs and the financial advisory firm of HR&A and will use their services throughout the process of reaching final documents embodying the proposal set forth in this resolution; and

WHEREAS, The Council requests that the Mayor and the Administration collaborate with CRDA in implementing the project and other activities of CRDA and the City in order to insure that all public and private sector investments in the city are fully coordinated and leveraged; and

WHEREAS. The Council encourages the Administration and urges the MetroHartford Alliance and the Ball Team to begin immediately to solicit private sector support for the Project; now, therefore be it

RESOLVED That the Mayor is hereby authorized to transfer to the Developer for purposes of planning, designing and constructing, at its sole cost and expense, a Double A Minor League Ballpark, the properties located at 1214 Main Street and 271-273 Windsor Street (collectively referred to as "Parcel A"), free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00) for each property; and be it further

RESOLVED, That the transfer of Parcel A will be subject to a right of reverter in favor of the City in the event that the Developer does not commence construction of the Double A Minor League Ballpark on or before March 11, 2015, provided such failure is not attributable to the City; and be it further

RESOLVED, That in the event the Developer has not achieved substantial completion of the Double A Minor League Ballpark on or before March 11, 2016, then the City shall be entitled to monetary damages and/or such other relief to compensate the City for any losses it may have suffered as a result of such failure to achieve substantial completion on or before March 11, 2016; and be it further

RESOLVED, That during the construction of the Ballpark, the Developer will exceed the requirements of the City ordinances regarding the total project costs to be set aside for certified minority and women business enterprises, the total project hours, by trade, to be performed by minority and women trades-workers, and the total project hours to be performed by Hartford residents; and be it further

RESOLVED, That the Developer will provide to the City the following program of 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 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 give preference to material suppliers and vendors located in the city of Hartford.

The Developer will enter into a project labor agreement for the construction of the Ballpark; and be it further

RESOLVED, That the City is authorized to waive any or all of the City building permit fees associated with the construction of the Double A Minor League Ballpark and related parking; and be it further

RESOLVED, That the Mayor, on behalf of the City, as Tenant, and Developer, as Landlord, is hereby authorized to enter into a triple net lease with the Developer for the Ballpark on the following material terms:

1. Term: 25 years
2. Annual Rent: Calculated by multiplying the aggregate cost of the development and construction of the Ballpark, not to exceed fifty-six million dollars (\$56,000,000) by not more than seven and sixty-two one hundredths percent (7.62%). Rent will increase by five percent (5%) of the repayment amount in Years 6, 11 and 16.
3. City responsible for payment of insurance, utilities, maintenance, repair and replacement, including roof, mechanical and structural items.
4. City has the option to purchase the Ballpark at the end of the twenty-five (25) year term for an amount calculated by multiplying the aggregate cost of the development and construction of the Ballpark by ten (10%) percent; 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

15



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This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following SUBSTITUTE RESOLUTION was passed AS AMENDED.

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 has 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 City intends to accept the transfer of property located at 150 Windsor Street ("Parcel G") to further facilitate the development project; and

WHEREAS, The City intends to enter into leases for certain properties located on Main, Chapel, High, Windsor, and Ann Uccello Streets to facilitate the development project; and

WHEREAS, The Court of Common Council directs the Administration to review and incorporate the final report of the Hartford Hires Task Force in the agreements, to the extent possible; now, therefore, be it

RESOLVED, that the City hereby accepts transfer of the property located at 150 Windsor Street ("Parcel G") in lieu of taxes; and be it further

RESOLVED, That the Mayor is hereby authorized 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, grocery store and parking, the properties located at 40, 44, and 58 Chapel Street and 1143, 1161, 1181, 1185, 1189, 1209, 1213, 1229, and 1243 Main Street (collectively referred to as "Parcel E"), free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00) for each property; and be it further

RESOLVED, That the lease between the City of Hartford ("Landlord") and the Developer ("Tenant) for Parcel E will include such other 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 November 1, 2015. 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 E
Years 8-15	0.25% increase of gross revenue from the previous year
Year 16-99	7.50% of gross revenue generated from Parcel E
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 E
Years 8-15	0.25% increase of gross revenue from the previous year
Years 16-99	7.00% of gross revenue generated from Parcel E
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 surface parking prior to the commencement of construction.
8. Developer has the 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 Mayor is hereby authorized to enter into a lease with the Developer for Parcel G for the purposes of planning, designing and constructing a mixed-use development project, which plan may include residential units, commercial and retail spaces, manufacturing and industrial uses, and parking required by the minor league ballpark; and be it further

RESOLVED, That the lease between the City of Hartford ("Landlord") and the Developer ("Tenant") for Parcel G will include such other 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 November 1, 2015. 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 G
Years 8-15	0.25% increase of gross revenue from the previous year
Year 16-99	7.50% of gross revenue generated from Parcel G
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 G
- Years 8-15 0.25% increase of gross revenue from the previous year
- Years 16-99 7.00% of gross revenue generated from Parcel G

6. Developer shall be responsible for the payment of utilities, insurance, maintenance, repair, and replacement, including roof, mechanical and structural items.
7. City is entitled to receive any revenues generated from surface parking prior to the commencement of construction.
8. Developer has the 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 Mayor is hereby authorized 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 located at 1212 Main Street ("Parcel F"), free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00), and be it further

RESOLVED, That the lease between the City of Hartford ("Landlord") and the Developer ("Tenant") for Parcel F will include such other 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, 2018. 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 F
 - Years 8-15 0.25% increase of gross revenue from the previous year
 - Year 16-99 7.50% of gross revenue generated from Parcel F
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 F
 - Years 8-15 0.25% increase of gross revenue from the previous year
 - Years 16-99 7.00% of gross revenue generated from Parcel F
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 surface 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 Mayor is hereby authorized 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 properties located at 214, 220, 226, 232, 234, and 240 High Street, 425, 426, 450, 451, 463, 472, and 479 Ann Uccello Street, and 1261, 1267, 1269, and 1269H Main Street (collectively referred to as "Parcels B, C, and D"), free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00) for each property; and be it further

RESOLVED, That the lease between the City of Hartford ("Landlord") and the Developer ("Tenant") for Parcels B, C, and D will include such other 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 B, C, & D
 - Years 8-15 0.25% increase of gross revenue from the previous year
 - Year 16-99 7.50% of gross revenue generated from Parcel B, C, & D
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 B, C, D
 - Years 8-15 0.25% increase of gross revenue from the previous year
 - Years 16-99 7.00% of gross revenue generated from Parcel B, C, D
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 surface 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 all of the transactions 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.

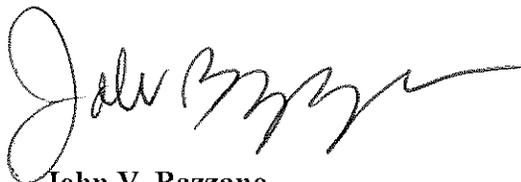
The Developer will exercise best efforts to obtain federal or state subsidies needed to assure that at least 20% of the housing units to be developed provide affordable housing; and be it further

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

16



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Shawn T. Wooden, Council President
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October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following SUBSTITUTE RESOLUTION was passed AS AMENDED.

WHEREAS, The City of Hartford ("City") has engaged in negotiations with Connecticut Double Play, LLC, the owner of a Minor League baseball franchise to locate a team in Hartford, on the condition that the City develop and construct a new ballpark facility meeting all the requirements of Minor League Baseball ("Ballpark Facility") and that the City lease the Ballpark Facility to Connecticut Double Play, LLC for an initial term of twenty-five (25) years; and

WHEREAS, The City intends to enter into a Ballpark Agreement with DoNo Hartford LLC ("Developer") whereby the Developer develops and constructs the Ballpark Facility; and

WHEREAS, The City intends to enter into a lease agreement with the Developer for the use and occupancy of the Ballpark Facility for the purpose of entering into a sublease with Connecticut Double Play, LLC; and now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a sublease with Connecticut Double Play, LLC for the use and occupancy of the Ballpark Facility on the following material terms:

1. Term of 25 years, plus the option to extend the term for three consecutive terms of five (5) years each.
2. Annual Rent: Years 1-15 in the amount of \$500,000 and Years 16-25 in the amount of \$600,000. For each of the three extension periods, the annual rent payment will be negotiated, subject to approval by the Court of Common Council.
3. Connecticut Double Play, LLC shall be solely responsible for all aspects of the operation of the Ballpark Facility, including but not limited to, the payment and maintenance of appropriate insurance coverage, utilities (electricity, gas, cable, internet, telephone, water and sewer), routine maintenance and repair. City shall be responsible to make and pay for all of those capital repairs, replacements, and improvements which are identified in the Ballpark Agreement.

4. Connecticut Double Play, LLC shall manage and operate the Ballpark Facility in a first-class manner consistent with other Double A Minor League Ballparks and shall execute a management agreement with the City.
5. Connecticut Double Play, LLC, the team, and any ownership group shall agree not to relocate the team during the twenty-five year term of the lease and shall execute a non-relocation agreement with the City.
6. The agreements set forth in paragraph 5 above shall be accepted by the Eastern League, a division of Minor League Baseball, which shall also agree a) not to allow the franchise of Connecticut Double Play, LLC to be relocated during the term of the lease and b) to assure the presence of a Double A baseball team that uses the Ballpark Facility as its home field pursuant to the lease agreement for the term of the lease agreement.
7. Connecticut Double Play, LLC, the team, and any ownership group shall not exercise any additional extension or renewal option which would extend the term of the team's existing lease with the City of New Britain beyond December 31, 2015.
8. Use and Occupancy: The Ballpark Facility shall serve as home for the team for all pre-season, regular season and post-season games and is available to the City for civic-oriented events at no additional cost to the City. Team shall have the exclusive right to attract and create additional events that are appropriate for the Ballpark Facility, including college and high school baseball games and tournaments, entertainers and performers, and non-profit, charitable, and community events, provided the foregoing exclusive right shall not affect or restrict the rights of operators of any other venues located within the city. The revenue generated from some of these other events will be subject to a revenue-sharing agreement between the City and Connecticut Double Play, LLC.
9. Connecticut Double Play, LLC is entitled to receive the first \$50,000 of any naming rights revenue and any additional naming rights revenue shall be shared at least equally with the City.
10. Connecticut Double Play, LLC has exclusive right to market, sell and retain all premium seating revenue and license fees, exclusive right to select and establish the terms of the concessionaires and to market and retain all revenue from the concessions, exclusive right to market, sell and retain all merchandise revenue from all events at the ballpark, and exclusive right to broadcast home games on television, radio and other media and retain any revenue generated, subject to a revenue sharing agreement of 30% of net revenues for all Ballpark Events open to the general public other than baseball games and practices for Minor League teams
11. City has exclusive right to receive all revenue generated from parking facilities, except those parking spaces dedicated to the team.
12. City shall have the right to approve any third-party management company, except one that is an affiliate of the team.
13. City shall have the right to approve any vendors, including their contracts, to insure compliance with City ordinances and regulations.
14. Connecticut Double Play, LLC shall comply with all requirements of all City ordinances relating to training and employment of Hartford residents, affirmative action, no strike and labor peace agreements, and payment of a living wage. Connecticut Double Play, LLC understands that failure to comply with these requirements may constitute a default under the Ballpark Agreement.
15. The City and Connecticut Double Play, LLC shall develop a capital improvement plan for the Ballpark Facility, including the City's obligation to fund the plan.
16. The City and Connecticut Double Play, LLC shall develop a Community Benefits Agreement that will include but not be limited to:

- a. The hiring of Hartford residents to perform at least 50% of the hours worked in operating the Ballpark Facility.
- b. The maximization of the use of Hartford-based vendors and suppliers, for the provision of goods and services to the Ballpark Facility and to the public users of the Ballpark Facility.
- c. CT Double Play, LLC will use the City's Supplier Diversity list for vendors and suppliers.
- d. Connecticut Double Play, LLC will work with the City on a utilization analysis in the following categories: officials, managers, professionals, and technicians.
- e. Connecticut Double Play, LLC will implement the City's Ban-the-Box Policy.
- f. Connecticut Double Play, LLC will implement a Card-Check and Neutrality Policy with regard to janitorial and security employees; 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

17



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October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, 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 \$45,000,000 in City of Hartford Connecticut General Obligation Refunding Bonds; now, therefore, be it

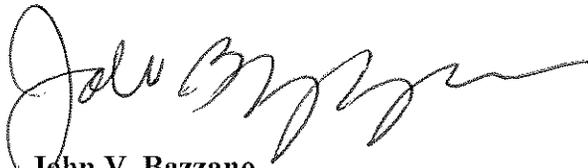
RESOLVED, As follows:

Section 1. Not exceeding \$45,000,000 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.

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.

Court of Common Council

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David MacDonald, Councilman

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The City of Mao, Provincia Valverde, Dominican Republic is recognized by resolution of the Hartford Court of Common Council as a Sister City; and

WHEREAS, The City of Mao has requested the City of Hartford's assistance in addressing solid waste collection issues that are creating health and environmental concerns in the Mao community; and

WHEREAS, The Hartford Department of Public Works (DPW) operates a municipal Sanitation Division that provides comprehensive waste and recycling services to Hartford city residents and has been a leader in statewide revamping of solid waste and recycling policies to encourage innovative approaches that protect the environment and expand economic opportunities, including purchase of new natural gas trucks that reduce emissions, reduce fueling and maintenance costs, and reduce equipment operating noise levels; and

WHEREAS, DPW has determined that compactor truck unit #217, which is 15 years old, is no longer needed but continues to be operational and can serve as a replacement for vehicles in Mao that are more than 25 years old; and

WHEREAS, The City of Hartford is willing to donate, to the City of Mao, compactor truck unit #217, 1999 Freightliner, 20 yard rear load refuse body, Model FL80, Cummins 8.3L engine, Allison automatic transmission, VIN# 1FVXJLBB3XHB67452, equipped with two (2) Leach 2RII cart tippers and with an odometer reading of 47,443 miles and which holds an original Certificate of Origin; and

WHEREAS, All costs associated with shipment and delivery of the compactor truck will be underwritten by donations and the government of Mao, Provincia Valverde, Dominican Republic; now, therefore, be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor to take all steps necessary to transfer the vehicle identified above to Hartford's Sister City Mao, Provincia Valverde, Dominican Republic; 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 take 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

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CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

John V. Bazzano, Town and City Clerk

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

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The Parks & Recreation Advisory Commission is responsible for making recommendations concerning park management, park policies and recreation programs and for informing and involving the general public in decisions on recreation and parks; and

WHEREAS, The Friends of Colt Park have nominated and the Mayor has appointed Donna S. Swarr as a member of the Parks & Recreation Advisory Commission; now, therefore, be it

RESOLVED, That the Court of Common Council hereby confirms the appointments of the following individual to the Parks & Recreation Advisory Commission:

Donna S. Swarr (D) 8 Shultas Place 06114
Appointed to a term expiring March 13, 2017
(Filling a vacancy. Representing Friends of Colt Park)

Attest:


John V. Bazzano,
City Clerk.

Court of Common Council

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CITY OF HARTFORD
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David MacDonald, Councilman

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The Waters of the United States provide an extraordinary value for the protection of public health, recreational resources, economic livelihood related to clean water, and are a treasured resource; and

WHEREAS, The Clean Water Act is the fundamental federal law protecting the Waters of the United States from pollution, degradation and destruction; and

WHEREAS, Critical streams and wetlands which supply drinking water protect against floods and filter pollution previously were protected under the Clean Water Act but federal policy changes over the last decade have left these streams and wetlands vulnerable to degradation or destruction; and

WHEREAS, These vulnerable Waters of the United States impact sources of drinking water for over 117 million Americans; and

WHEREAS, Strong federal standards are needed because water does not respect political boundaries and flows from one state to another; and

WHEREAS, More than 1,000 peer reviewed scientific studies have confirmed that headwaters, intermittent and ephemeral streams and wetlands affect the quantity and quality of water in larger bodies of water downstream; and

WHEREAS, The Connecticut River is one such body of water and hundreds of streams and wetlands upstream will directly impact the health of the CT River; and

WHEREAS, The continued health of the Connecticut River is vital to the City of Hartford and the City has committed to revitalizing the riverfront for the benefit of all its residents; and

WHEREAS, The U.S. Environmental Protection Agency and Army Corps of Engineers have proposed a clarifying rulemaking to restore protection for streams and wetlands previously protected under the Clean Water Act, safeguarding water quality in the nation's waters, protecting jobs in businesses that depend on clean water and safeguarding drinking water for one in three Americans; and

WHEREAS, The proposal leaves in place all agricultural exemptions and creates new exemptions for agricultural practices related to conservation; now, therefore be it

RESOLVED, That the City of Hartford supports the proposed Definition of "Waters of the U.S." Under the Clean Water Act and urges the Environmental Protection Agency and Army Corps of Engineers to finalize these important protections for our nation's water resources.

Attest:



John V. Bazzano,
City Clerk.

Court of Common Council

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CITY OF HARTFORD
560 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

John V. Bazzano, Town and City Clerk

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

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The City of Hartford has allowed, for a number of years, the use of property in Goodwin Park by the Almada Lodge Times Farm Camp corporation doing business as the Channel Three Kids Camp ("Licensee") for its Holiday Light Fantasia; and

WHEREAS, The Holiday Light Fantasia, a seasonal outdoor light show, is enjoyed by many people during the winter months and is a successful fundraiser for the Channel Three Kids Camp; and

WHEREAS, The City and Channel Three Kids Camp desire to execute a five-season agreement, to allow the continued use of Goodwin Park, during the winter months, for the Holiday Light Fantasia, and have arrived at terms for a revocable license agreement, to be managed for the City by the Department of Public Works; and

WHEREAS, The license agreement will allow the use of the park by the Licensee, from October 1 to March 20 of each year through 2019, to set up and operate the Holiday Light Fantasia along the paved roads and in the vicinity of the Pond House and will allow the use of the driveway and the Golf Course parking lot for entry booths and public entry to the display; and

WHEREAS, The Licensee shall pay to the City the Special Event Permit Fee in full each year, shall provide general, automobile, workers compensation, and excess liability insurance coverage, shall hold harmless the City and its officials, and shall not interfere in any way with the use of Goodwin Park for golf; and

WHEREAS, The Licensee shall be responsible for providing adequate security for its display to minimize vandalism; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to negotiate and execute a revocable license agreement under the terms described in this resolution, and 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 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 revocable license 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 revocable license agreement or other 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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CITY OF HARTFORD
550 MAIN STREET
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Kenneth H. Kennedy, Jr., Councilman
David MacDonald, Councilman

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, On August 12, 2013, the Court of Common Council authorized the City of Hartford to enter into an agreement with the Cal Ripken, Sr. Foundation for construction of three youth sports fields, one of which was to be constructed in Columbus Park; and

WHEREAS, The community in the vicinity of Columbus Park did not wish to have the field constructed there; and

WHEREAS, Staff of the Department of Public Works sought alternative locations and recommended Hyland Park; and

WHEREAS, The Southwest Behind the Rocks NRZ took affirmative action to support the location of the field in Hyland Park; now, therefore, be it

RESOLVED, That the City of Hartford is hereby authorized to enter into an agreement with the Cal Ripken, Sr. Foundation for design and construction of a youth sports field in Hyland Park; and be it further

RESOLVED, That said contract shall be for a term of twenty years, with the option of renewing on a year-to-year basis after completion of the 20-year term; 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:



John V. Bazzano,
City Clerk.

Court of Common Council

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CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The City of Hartford (Licensor) desires to enter into a Lease Agreement (Agreement”) with Jose Ramos, D/B/A Hartford Headliners Barbershop LLC (“Lessee”) for approximately 700 square feet of retail space located at 288 Albany Avenue in the Clay-Arsenal neighborhood of Hartford; and

WHEREAS, The Lessee has requested access to the Property for the sole purpose of operating a Barbershop subject to the terms and conditions set forth below; and

WHEREAS, The term of this agreement shall be for an initial term of one (1) year, with two (2) one-year renewal options that will commence on the date of approval by the Court of Common Council; and

WHEREAS, Both parties shall have the right to terminate this Agreement at any time by providing the other party with sixty (60) days prior written notice; and

WHEREAS, The compensation to the City from the Lessee shall be \$600.00 per month, with the Lessee obtaining general liability insurance coverage for the property and naming the City of Hartford as an additional insured for the business and the premises; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Lease Agreement with Jose Ramos (D/B/A) Hartford Headliners Barbershop, LLC for use of space at 288 Albany Avenue under the terms and conditions outlined above; and be it further

RESOLVED, That Mayor Pedro E. Segarra, 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

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CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

October 15, 2014

This is to certify that at a meeting of the Court of Common Council, October 14, 2014, the following RESOLUTION was passed.

WHEREAS, The City of Hartford desires to enter a lease agreement with Tinh Thanh Nguyen, D.B.A. Linda Nails Salon for occupancy of approximately 1,000 feet of retail space in the City-owned property at 284 Albany Avenue; and

WHEREAS, The Lessee will operate a nail salon at this location subject to the terms and conditions set forth below; and

WHEREAS, The term of the lease agreement shall begin on the date of approval of this resolution by the Court of Common Council and shall be for one year, with two one-year renewal options; and

WHEREAS, The monthly lease payment shall be \$800 and the Lessee shall obtain general liability insurance coverage for the property naming the City of Hartford as an additional insured for the business and premises; and

WHEREAS, Both parties shall have the right to terminate the lease at any time by providing sixty days prior written notice; now, therefore be it

RESOLVED, That the Mayor is hereby authorized to execute a lease with Tinh Thanh Nguyen D.B.A. Linda Nails Salon for occupancy of space at 284 Albany Avenue in accordance with the terms and conditions outlined above; and be it further

RESOLVED, That Mayor Pedro E. Segarra, 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.**