

Court of Common Council



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

John V. Bazzano, Council President
rJo Winch, Majority Leader
Calixto Torres, Assistant Majority Leader
Robert L. Painter, Minority Leader

Veronica Airey-Wilson, Councilwoman
James M. Boucher, Councilman
Elizabeth Horton Sheff, Councilperson
Kenneth H. Kennedy, Jr., Councilman
Pedro E. Segarra, Councilman

Daniel M. Carey, City Clerk

January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, The City of Hartford competes for several million dollars in State aid every year at the State Legislature; and

WHEREAS, Without receiving this aid, the City of Hartford would suffer serious financial shortfalls particularly with respect to education funding; competes for several million dollars in State aid every year; and

WHEREAS, In order to effectively compete for that aid, the City of Hartford has the need for a full time advocate, to address the funding needs of our residents; and

WHEREAS, Funding for an advocate at the Capitol has been identified in the City's budget as well as the Hartford Board of Education's budget; now, therefore, be it

RESOLVED, That the Court of Common Council authorizes the Mayor to contract with Capital Strategies Group, LLC of 36 Trumbull Street, Hartford, CT 06103 to advocate on behalf of the City of Hartford before the State; and be it further

RESOLVED, That Capital Strategies Group, LLC will advocate on behalf of the City of Hartford for a fee not to exceed \$5,000 per month in a contract not to exceed one calendar year; and be it further

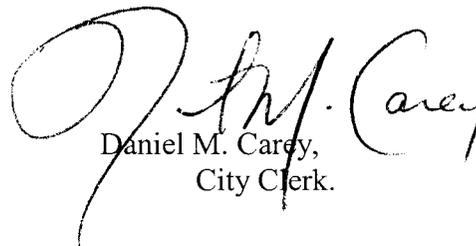
RESOLVED, That funding for the services of Capital Strategies Group, LLC will be divided between the City's budget and the budget of the Board of Education on a prorated basis with the City's portion of the contract not to exceed \$3,333.34 per month; and be it further

RESOLVED, That the Mayor is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above 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 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 agreements and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:



Daniel M. Carey,
City Clerk.

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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, The Hartford Public Library is hosting a reception at the Hartford Public Library, 500 Main Street on Tuesday, February 6, 2007 from 6:00 p.m. to 8:00 p.m.; and

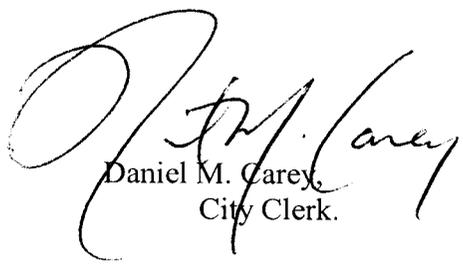
WHEREAS, This is a quarterly meeting of the members of the Catalyst Endowment Fund of the Hartford Foundation for Public Giving; and

WHEREAS, The sponsor of this event is asking permission to serve wine on this occasion; now, therefore, be it

RESOLVED, That the permittee is required where applicable to apply and receive a liquor permit from the Connecticut Liquor Control Commission. A copy of this approved liquor permit must be presented to the Risk Management Department prior to the event; and be it further

RESOLVED, That the Court of Common Council grants permission for the Hartford Public Library to hold their event.

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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, The City of Hartford owns the property at 34 Huyshope Avenue known as McKinney Shelter which serves the homeless and least fortunate members of the Hartford community; and

WHEREAS, The McKinney Shelter is funded primarily by the State of Connecticut Department of Social Services and the City of Hartford; and

WHEREAS, The Community Renewal Team (CRT) has successfully operated the McKinney Shelter since approximately 1989 and its current contract with the City expires on September 30, 2006; and

WHEREAS, The continued operation of McKinney Shelter requires the City to renew its contract with CRT for the period of October 1, 2006 to September 30, 2007 and to file an application with the State of Connecticut Department of Social Services in such amounts as may be available for undertaking a Shelter Program and to execute a grant request; and

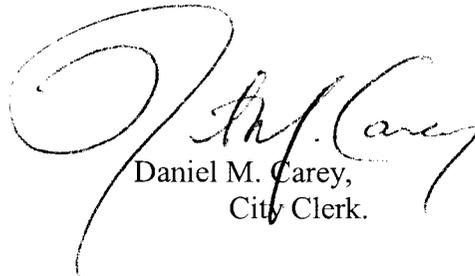
WHEREAS, Pursuant to Chapters 133 and 300a of the Connecticut General Statutes, the Commissioner of the State Department of Social Services is authorized to extend financial assistance to Municipalities and Human Resource Development Agencies; and

WHEREAS, The City is cognizant of the conditions and prerequisites for State Assistance imposed by Chapters 133 and 300a of the Connecticut General Statutes and recognizes the responsibility for the provisions of local grant-in-aid to the extent that they are necessary and required to operate City programs; now, therefore, be it

RESOLVED, That the Court of Common Council authorizes the Mayor through the Department of Health and Human Services to enter into contract with CRT for the operation of the McKinney Shelter for the period October 1, 2006 to September 30, 2007; and be it further

RESOLVED, That the Mayor is hereby authorized and directed to execute and file the above stated application with the Commissioner of the Connecticut Department of Social Services, and to provide such additional information as the Commissioner may request, to execute a Grant Action Request with the State of Connecticut for State financial assistance to operate the McKinney Shelter for the period of October 1, 2006 to September 30, 2007.

Attest:



Daniel M. Carey,
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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following SUBSTITUTE RESOLUTION was passed.

WHEREAS, Pursuant to a certain lease agreement between CCI/85 Sigourney LLC, as landlord (“Master Landlord”), and Hartford Urban Ventures, LLC, as tenant (the “Sublandlord”), dated April 7, 2006 (the “Master Lease”), Master Landlord leases to Sublandlord certain real property and the improvements thereon located at 201 Farmington Avenue (a/k/a 85 Sigourney Street) in Hartford, Connecticut (the “Premises”) for the purpose of operating a culinary institute on the Premises; and

WHEREAS, The City of Hartford (“City”) desires to operate a Police substation on the Premises; and

WHEREAS, Sublandlord is willing to sublease to the City a portion of the first floor of the building on the Premises (the “SubPremises”) for a Police substation, subject to the following terms and conditions:

- The term of the sublease shall be for ten (10) years;
- City does not pay any base rent;
- City pays for all utilities used by City in connection with the SubPremises;
- City is responsible for all maintenance and janitorial services for the SubPremises;
- Subject to any requisite approvals, City shall construct a pull-out area outside the Premises on Farmington Avenue at a location to be mutually agreed to in good faith by Sublandlord and City; and

- In the event that the Master Landlord sells the Premises, the City shall remain undisturbed in its possession of the SubPremises for a period between three (3) to six (6) months following the date of such sale, provided the City is not in default under its sublease; now, therefore, be it

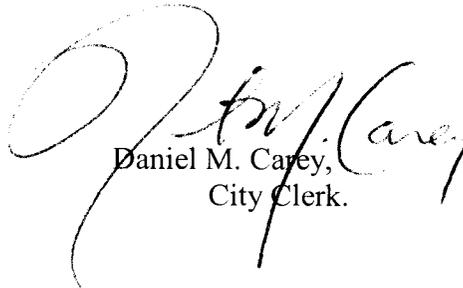
RESOLVED, That the Mayor is authorized to execute a sublease agreement with Sublandlord for the purpose set forth above, upon and subject to the above terms and conditions, and such other terms and conditions that the Mayor and the Corporation Counsel shall deem appropriate and in the best interests of the City; and be it further

RESOLVED, That the Mayor is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above 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 sublease 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 sublease agreement and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:



Daniel M. Carey,
City Clerk.

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Daniel M. Carey, City Clerk

January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007 the following RESOLUTION was passed.

**AMENDED RESOLUTION OF THE COURT OF COMMON COUNCIL
APPROVING THE DISPOSITION AGREEMENT BETWEEN THE CITY OF
HARTFORD, ACTING BY AND THROUGH THE HARTFORD
REDEVELOPMENT AGENCY, AND IMMANUEL HUDSON HOUSE, INC.**

WHEREAS, The Hartford Redevelopment Agency passed the following Resolution on October 12, 2006 (the "Resolution"), and submitted the same to the Court of Common Council for its consideration and approval.

RESOLUTION GRANTING FINAL APPROVAL OF A DISPOSITION AGREEMENT WITH IMMANUEL HUDSON HOUSE, INC. FOR 363-397 HUDSON STREET AND A PORTION OF 36 WADSWORTH STREET IN THE MAIN-JOHN-HUDSON STREET PROJECT; and

WHEREAS, On June 8, 2006, the Hartford Redevelopment Agency (Agency) approved a Resolution granting its initial approval of a disposition agreement with Immanuel Hudson House Inc. (Redeveloper) for 363-397 Hudson Street ("Property") in the Main-John-Hudson Street Project, and submitted said resolution to the Court of Common Council for approval; and

WHEREAS, The Court of Common Council approved said June 8, 2006 Resolution on August 14, 2006; and

WHEREAS, On September 14, 2006, the Agency approved a Resolution granting final approval of a disposition agreement with Immanuel Hudson House, Inc. for 363-397 Hudson Street in the Main-John-Hudson Street Project; and

WHEREAS, The plans approved pursuant to the September 14, 2006 Resolution included a certain portion of City-owned property known as 36 Wadsworth Street that abuts the westerly property line of the Property, which portion is more particularly shown and described on such plans (the "Wadsworth Strip", and the Property together with the Wadsworth Strip are hereinafter collectively referred to as the "Project Property"); and

WHEREAS, The Wadsworth Strip is needed in connection with the Redeveloper's proposed development; and

WHEREAS, The authorizations contained in the September 14, 2006 Resolution inadvertently failed to reference the Wadsworth Strip; now, therefore, be it

RESOLVED, By the Hartford Redevelopment Agency (Agency), as follows:

1. Final approval of a disposition agreement between the Agency and the Redeveloper is hereby granted.
2. Project Plans for improvements to the Project Property entitled, "Hudson Street Senior Housing" 363-397 Hudson Street, Hartford, Connecticut, Henry Schadler and Associates P.C. Sheets 1-8, Scale: 1"=20', 4-28-06, Rev. 5-8-06 are hereby approved.
3. Approval of a disposition agreement between the Agency and the Redeveloper on the above terms is hereby granted.
4. The Chairman and/or Vice-Chairman are hereby authorized to execute the disposition agreement and deed for the Project Property.
5. The Agency reserves the right to review and to void this Resolution should the Redeveloper fail to execute this disposition agreement prior to December 14, 2006.
6. The Agency will be responsible for reimbursing Redeveloper up to \$30,000.00 for the removal of any underground storage tanks and contaminated soils from the Project Property.

7. All of the above authorizations and approvals are contingent upon the condition that: (i) the City of Hartford's Court of Common Council approve this Resolution, and (ii) an extension of the financing commitment from HUD for the proposed project is secured by December 14, 2006, upon terms and conditions satisfactory and acceptable to the Executive Director of the Agency and the City's Corporation Counsel. In the event that the foregoing conditions are not satisfied by December 14, 2006, the Agency reserves the right to review and void this Resolution.
8. This Resolution supersedes and replaces the Agency's above-referenced September 14, 2006 Resolution; now, therefore, be it

RESOLVED, By the Court of Common Council that the Resolution is hereby approved; and be it further

RESOLVED, That any substantial change as interpreted by the Corporation Counsel, in the terms of said disposition agreement shall be referred to the Court of Common Council for approval.

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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, It is important to the residents of the City of Hartford that maintenance is conducted efficiently on Hartford's roads and property in order to raise the level of safety and overall quality of life in the City; now, therefore, be it

RESOLVED, That Clarence Corbin of 199 Branford Street, 06112 is appointed to be the Director of Public Works for the City of Hartford.

Attest:

Daniel M. Carey,
City Clerk.

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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, The City owns some 124 areas of land in the North Meadows which makes up the so-called Hartford Landfill (the "Landfill") which since July 1, 1982 has been operated by the Connecticut Resources Recovery Authority ("CRRA") pursuant to a lease of that date; and

WHEREAS, The Landfill is nearing capacity both as to solid waste and ash residue and must be closed and thereafter monitored and maintained for at least thirty (30) years, in accordance with Federal and State requirements; and

WHEREAS, The City and CRRA disagree as to who should be responsible for the payment of costs associated with closure and post-closure care and monitoring of the solid waste component of the Landfill; and

WHEREAS, CRRA has requested the City's cooperation with respect to obtaining approval from the State Department of Environmental Protection ("DEP") of a pending CRRA application to modify an existing permit to operate the Landfill which would extend the useful life of the solid waste component an additional two years; and

WHEREAS, CRRA and the City have agreed to cooperate to obtain approval from the State for funding for a portion of the costs of closing the Landfill; and

WHEREAS, In connection with the application to DEP and in connection with the effort to secure State funding for closing costs for the Landfill, the City and CRRA have negotiated an agreement which defines their respective positions and responsibilities; and

WHEREAS, The said Agreement prescribes certain conditions, all as more particularly spelled out therein, upon full satisfaction of which CRRA will forever release the City from any obligation it [the City] may have or may have had to pay for the costs of closure or post-closure care and monitoring of the Landfill; and

WHEREAS, The City and CRRA, as part of the said agreement, have negotiated a Host Community Agreement with respect to benefits to accrue to the City in addition to relief from the costs of closure and post-closure care and monitoring of the Landfill; and

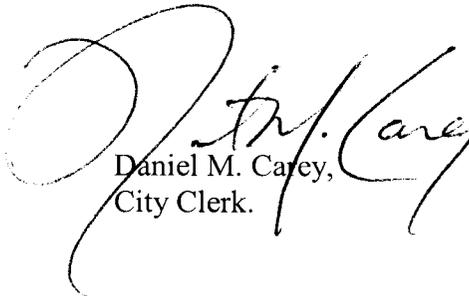
WHEREAS, The agreement between the City and CRRA contemplates the assignment of responsibility for the closure and post-closure costs of the Landfill based on the successful achievement of both the application by CRRA for DEP approval to modify the existing operations permit and the State funding to assist with the costs of closure of the Landfill, but also leaves the parties to their respective rights, obligations and responsibilities in the event of failure of either the DEP application or the State funding for closure proceedings, now, therefore, be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor, with the assistance of Corporation Counsel and outside counsel from the law firm of Shipman & Goodwin and, as well, the assistance of an outside environmental consultant, to enter into the agreement, including the Community Host Agreement component, with CRRA, and any associated or related other necessary documents, pursuant to their respective negotiated terms and conditions, 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 related, necessary documents; and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon and shall only be effective on and by means of the parties executing such agreement and any associated or related other necessary documents, and taking such actions as shall be, in form and substance, acceptable to the Mayor and Corporation Counsel.

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January 22, 2007

This is to certify that at a meeting of the Court of Common Council, January 22, 2007, the following RESOLUTION was passed.

WHEREAS, The Capital Region Council Governments (CROG) has announced the availability of funding for Congestion Mitigation and Air Quality (CMAQ) funds; and

WHEREAS, Federal funds will provide approximately 80 percent of the project costs; and

WHEREAS, The Department of Public Works (DPW) has identified a \$38,500 pilot program to promote bicycle use in the Capitol Region by increasing the number of commuters choosing bicycling as their commute mode and to enable greater numbers of individuals to use their bicycles for traveling around town; and

WHEREAS, A CROG survey conducted in 1999 revealed that a lack of bicycle parking prevents significant numbers of would be cyclists from making a trip by bicycle. This pilot program would make available bicycle racks and lockers throughout the City of Hartford. Additionally, the program would work with the Central Connecticut Bicycle Alliance (CCBA) to identify parking locations and types of racks and lockers. Additionally, CCBA would assist with publicizing the availability of the bicycle parking and evaluating this pilot project for future bike parking programs; and

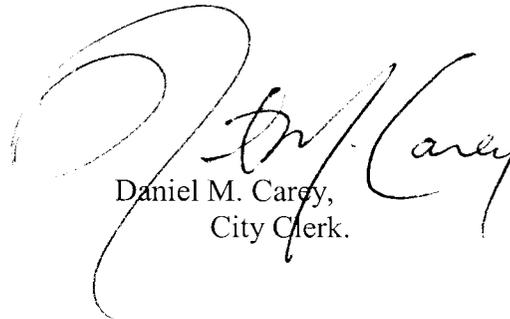
WHEREAS, The process utilized by CROG requires that the City Council must endorse the applications being submitted by passage of this resolution; and

WHEREAS, The City of Hartford must also identify the local match; provide the long term maintenance, repair, and operation of the completed project; and must enter into a formal agreement with the State of Connecticut as a condition of the grant; now, therefore, be it

RESOLVED, That the City of Hartford hereby formally endorses the submission of this application under the CMAQ Program; and be it further

RESOLVED, That the City of Hartford hereby commits to providing the local share of the total project costs of approximately 12 percent, with the remainder being provided by the Greater Hartford Transit District and the Central Connecticut Bicycle Alliance and agrees to perform long term maintenance, repair, and operation of the completed improvements.

Attest:



Daniel M. Carey,
City Clerk.