

# Court of Common Council



CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103

Calixto Torres, Council President  
rJo Winch, Majority Leader  
James M. Boucher, Assistant Majority Leader  
Larry Deutsch, Minority Leader

Veronica Airey-Wilson, Councilwoman  
Luis E. Cotto, Councilperson  
Kenneth H. Kennedy, Jr., Councilman  
Matthew D. Ritter, Councilman  
Pedro E. Segarra, Councilman

Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

WHEREAS, Pursuant to a certain Purchase and Sale Agreement between Woodland Moving & Warehouse, Inc., as seller (“Woodland”), and the City of Hartford, acting by and through the Hartford Redevelopment Agency, as buyer (“City”), dated June 8, 2006, the City acquired on June 27, 2006 certain real property and the improvements thereon located at 426 Woodland Street in Hartford, Connecticut (the “Premises”) for the Albany/Woodland Redevelopment Project; and

WHEREAS, As a condition of acquiring the Premises on an expedited basis prior to June 30, 2006 and in order to provide Woodland with time and the opportunity to find another site for its ongoing moving and storage business, City agreed to lease the Premises to Woodland, subject to the following terms and conditions:

- The term of the lease shall be for one (1) year with the option, exercisable by Woodland, to extend the term on a month-to-month basis for up to an additional six (6) months;
- Woodland does not pay any base rent; and
- Woodland pays for all utilities and operating costs in connection with its use of the Premises.

WHEREAS, The City’s Court of Common Council approved the above lease pursuant to a resolution, dated November 13, 2006; and

WHEREAS, The City and Woodland entered into a written lease for the Premises consistent with the terms of the above-referenced resolution (the “Lease”); and

WHEREAS, Woodland has recently acquired property on Windsor Street in Hartford, and is presently undertaking renovations to this property in order to be able to move its business from the Premises to such property on or before June 30, 2008; and

WHEREAS, The City and Woodland now desire to extend the term of the Lease on a month-to-month basis until June 30, 2008; now, therefore, be it

RESOLVED, That the Chairman of the Hartford Redevelopment Agency (“Chairman”) is authorized to execute an amendment to the Lease for the purpose set forth above, upon and subject to the above terms and conditions, and such other terms and conditions that the Chairman and the Corporation Counsel shall deem appropriate and in the best interests of the City; and be it further

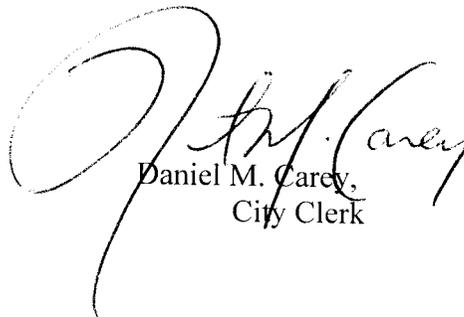
RESOLVED, That the Chairman is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Chairman fail to execute the aforementioned amendment 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 Chairman executing such amendment and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Chairman and the Corporation Counsel; and be it further

RESOLVED, That all approvals and authorizations provided hereby are retroactive to, and shall be effective as of, December 27, 2007.

Attest:

  
Daniel M. Carey,  
City Clerk

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Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following SUBSTITUTE RESOLUTION was passed, as amended.

WHEREAS, The Hartford Fire Insurance Company ("Company") is initiating a campus expansion in the Asylum Hill neighborhood; and

WHEREAS, The Company has proposed donating a parcel of land to accommodate the construction of the Pathways to Technology Magnet School, provided that the Company acquires the 140 Garden Street/Fraser Place site; and

WHEREAS, The Company plans to develop a data center ("Project") by renovating 106,200 square feet of existing space and constructing a 31,725 square foot addition to its North Plaza building; and

WHEREAS, International Business Machines Corporation ("IBM") is a partner in the project and will maintain ownership of a significant portion of the information technology equipment within the Project; and

WHEREAS, The Project, as proposed, will not be financially viable without a tax assessment fixing agreement to assist with the real property improvements and information technology investment; and

WHEREAS, The Project, as proposed, is eligible for a tax assessment fixing agreement and said agreement would fix the increased assessments on the real property improvements in accordance with C.G.S. Section 12-65b and information technology equipment in accordance with C.G.S. 12-81t, as follows:

## Real Property-Section 12-65b

<u>Tax Year</u>	<u>Increased Assessment</u>
2008	10%
2009	17%
2010	25%

2011	30%
2012	50%
2013	65%
2014	90%

Information Technology Section 12-81t

<u>Tax Year</u>	<u>Increased Assessment</u>
2008	10%
2009	17%
2010	25%
2011	30%
2012	50%
2013	65%
2014	90%; and

WHEREAS, Said schedules shall be conditioned upon a minimum investment in the Project of \$150 million, the completion of the Project for the October 1, 2012 Grand List and compliance with the City's existing affirmative action, prevailing wage and living wage requirements; now, therefore, be it

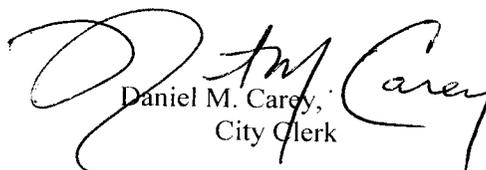
RESOLVED, That the Mayor is hereby authorized to enter into and execute a tax assessment fixing agreement with The Hartford Fire Insurance Company, its parent, affiliates and subsidiaries and International Business Machines Corporation, its affiliates and subsidiaries for the purposes set forth above, 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 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 transactions; and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned tax assessment fixing agreement or other documents, or to take any of the other aforesaid actions; and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the Mayor executing such tax assessment fixing agreement and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor, the Corporation Counsel, Court of Common Council and in compliance with the tax document filing policy and guidelines adopted by the Court of Common Council June 28, 1999 as applicable.

Attest:

  
Daniel M. Carey,  
City Clerk

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Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

WHEREAS, Central Area Health Education Center, Inc. (Central AHEC) mission is to eliminate health disparities in diverse populations in Central Connecticut; and

WHEREAS, Approximately 2,800 Greater Hartford residents were served by Central AHEC between July 1, 2006 and June 30, 2007; and

WHEREAS, Central AHEC has a 10 year past history of receiving renewed contracts from City of Hartford Department of Health and Human Services Ryan White Part A Program; and

WHEREAS, The Department of Health and Human Services and Central AHEC have worked collaboratively for more than 10 years to provide early intervention, primary care, mental health and substance abuse services as part of the Ryan White Part A Program for the Hartford TGA; now, therefore, be it

RESOLVED, That the Mayor and Court of Common Council do hereby authorize the Department of Health and Human Services to enter into a lease agreement with Central Area Health Education Center, Inc. for the site known as 2 Holcomb Street, on City owned property for one (1) base year with two (2) option years renewable lease for the period of March 1, 2008 to February 28, 2011 for office space. The terms of this renewable lease will include \$1,000.00 per month charge to Central AHEC, with utilities, space, and basic phone service donated in-kind by the City of Hartford; and be it further

RESOLVED, That Central AHEC is required to provide the Department of Public Works of the City of Hartford with formal request for any and all modifications and or improvements with specific descriptions and plans for the office spaces at 2 Holcomb Street site; and be it further

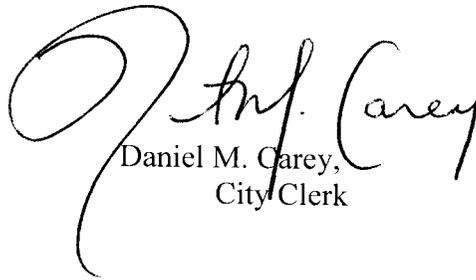
RESOLVED, That the Mayor or the Mayor's designee is hereby authorized to make, execute and approve on behalf of the City, any and all contracts, sub-contracts and amendments until otherwise ordered by the appropriate authority; and be it further

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.

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February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

WHEREAS, The Greater Hartford Branch of the National Association for the Advancement of Colored People (NAACP) is a part of the Nation's oldest civil rights organization; and

WHEREAS, Hundreds, if not thousands of Hartford residents have been served by NAACP; and

WHEREAS, NAACP provides the political, educational, social and economic equality of rights of all persons and to eliminate racial hatred and racial discrimination; and

WHEREAS, The Department of Health and Human Services and NAACP have worked collaboratively for the past several years to improve the economic exploitation, racism, sexism, drugs, crime, mediocre healthcare and education of Hartford residents; therefore, be it

RESOLVED, That the Mayor and Court of Common Council do hereby authorize the Department of Health and Human Services to enter into a lease agreement with the NAACP for office space of the site known as 2 Holcomb Street, Hartford, CT, 06112-1524 a City-owned property. The lease period shall be one (1) base year with two (2) option years with the NAACP for the time frame of April 1, 2008 – March 31, 2011; and be it further

RESOLVED, That the terms of this renewable lease will include a charge of \$1.00 per month to the NAACP with utilities, and space donated in-kind by the City of Hartford Health and Human Services Department; and be it further

RESOLVED, That NAACP is required to provide the Department of Public Works of the City of Hartford with formal request for any and all modifications and improvements with specific descriptions and plans for the office spaces at 2 Holcomb Street site; and be it further

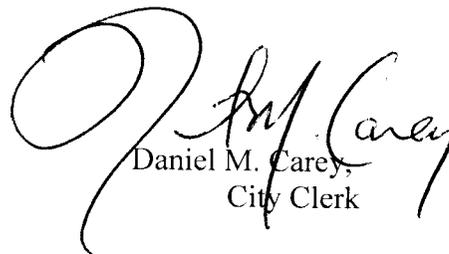
RESOLVED, That the Mayor or the Mayor's designee is hereby authorized to make, execute and approve on behalf of the City, any and all contracts, sub-contracts and amendments until otherwise ordered by the appropriate authority; and be it further

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.

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Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

WHEREAS, Pursuant to a certain Restated and Amended Lease between the City of Hartford (the "City"), as landlord, and the Old State House Association, Inc. ("OSHA"), as tenant, dated as of January 1, 1996 (the "OSHA Lease"), the City leases to OSHA certain realty property and the improvements thereon located at 800 Main Street in Hartford, Connecticut and known as the "Old State House" (collectively, the "Premises"); and

WHEREAS, In an effort to improve the operations of the Premises and to support such operations with greater financial resources, OSHA entered into a Transfer of Control Agreement with The Connecticut Historical Society ("CHS"), dated as of June 4, 2003, whereby CHS assumed control of OSHA and agreed to continue to operate the Premises with OSHA in a manner consistent with terms of the OSHA Lease and such agreement; and

WHEREAS, OSHA and CHS have informed the City that they do not have the financial resources available to continue to so operate the Premises; and

WHEREAS, Pursuant to Connecticut Public Acts No. 07-04, §1 (June Special Session), the State of Connecticut, authorized its General Assembly, through the Joint Committee on Legislative Management ("JCLM"), to lease the Premises from the City for a term of not less than ninety-nine (99) years and for a cost of not more than one dollar (\$1.00) per year; and

WHEREAS, The City desires to terminate the OSHA Lease, and to enter into a new lease for the Premises with JCLM, as tenant, subject to the following terms and conditions:

- The term of the lease shall be for ninety-nine (99) years;
- JCLM pays rent in the amount of \$1.00 per year;
- JCLM pays for any and all costs in connection with the use and operation of the Premises, including any and all costs for maintenance and repairs (structural and non-structural) as well as all capital improvements;
- JCLM shall have the option to purchase the Premises for \$1.00, which option is exercisable at any time during the term of the lease;
- JCLM may, pursuant to Requests for Proposals, award contracts for educational and community programming for, and the maintenance and operation of, the Premises; now, therefore, be it

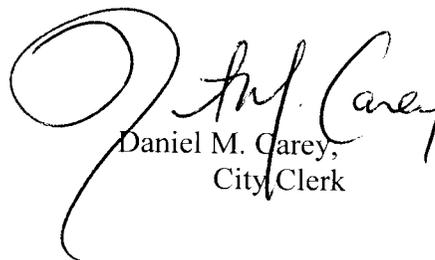
RESOLVED, That the Mayor is hereby authorized to terminate the OSHA Lease, and to enter into and execute a lease agreement with JCLM for the purpose set forth above, upon and subject to the above terms and conditions, and such other terms and conditions that the Mayor and the Corporation Counsel shall deem appropriate and in the best interests of the City; and be it further

RESOLVED, That the Mayor is hereby further authorized to enter into and 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 transactions; and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned lease 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 lease agreement and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

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February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

WHEREAS, The New Testament Church of God is the present owner of the property located at 84-86 Blue Hills Avenue ("Property") and has a contract to sell the property for \$237,000; and

WHEREAS, A recent title search revealed a lien (the "Lien") securing \$20,556.79 for unpaid amounts due to the City for public assistance against a prior owner, Donna Adams Harris. Ms. Harris held a one third interest in the property and died in 1999; and

WHEREAS, In addition to the Lien, there are liens against Ms. Harris' interest in the property, including liens in favor of the State of Connecticut, the City of Hartford and the United States of America and several unenforceable judgments. The State of Connecticut has first priority and claims \$125,008.17 is due. This amount exceeds the value of any interest of Ms. Harris's heirs or assigns in the net proceeds of the sale; and

WHEREAS, New Testament Church of God has requested a waiver of the City of Hartford's lien in the amount of \$20,556.79 to allow the sale of said property; now, therefore, be it

RESOLVED, That, the Mayor is hereby authorized to enter into and execute waivers of the Liens 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 Corporation Counsel may deem appropriate and in the best interest of the City; and be it further

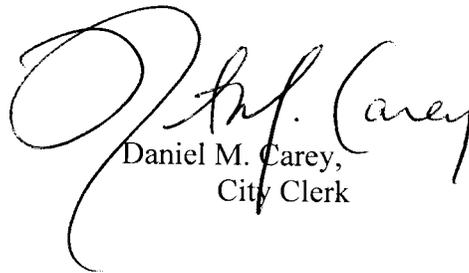
RESOLVED, That the Mayor is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation

Counsel may deem appropriate and in the best interest of the City in order to effectuate the above waivers; 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 lien waivers, 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 lien waivers and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and Corporation Counsel.

Attest:



Daniel M. Carey,  
City Clerk

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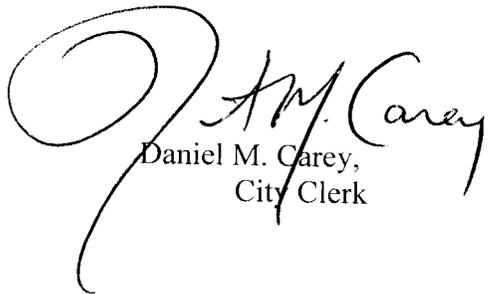
Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed.

RESOLVED, The Mayor, requests that the Court of Common Council enter into Executive Session to discuss the Tentative Pension Agreement between the City of Hartford and the Hartford Educational Support Personnel, Local 82, AFSA, AFL-CIO.

Attest:

  
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City Clerk

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Daniel M. Carey, Town and City Clerk

February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed, as amended.

WHEREAS, Section 2-378 (f) and (g) of the Municipal Code require that the Court of Common Council by resolution review and establish the salary of elected officials; and

WHEREAS, The City Treasurer's position has been and continues to be treated as a full-time position due to its importance, and historically the City Treasurer's salary has been equivalent to that of City department heads in the top tier, including the Finance Director, Chief of Police, Fire Chief, etc.; and

WHEREAS, The range for the City Treasurer's position was established as between \$92,000 to \$140,000 as of January 14, 2008, as provided by State Constitution; and

WHEREAS, The City Treasurer has not received any cost-of-living or other increase for the past four years; and

WHEREAS, Elected officials under State law may not receive an increase in pay except at the beginning of a new term of office and, in the case of four-year terms, midway through a term of office; and

WHEREAS, The City Treasurer has prudently invested City funds, contributed in a measurable way to generate revenue for the City, and kept the City administration and Court of Common Council informed of various fiscal matters in the best interest of the City's taxpayers; and

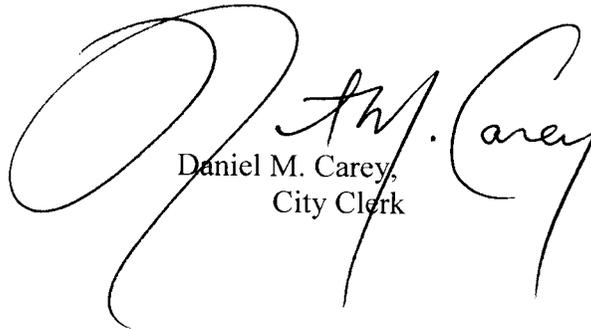
WHEREAS, The City Treasurer is responsible for the custody, investment and financial management of \$1.3 billion in pension-fund assets, the City's annual \$525 million cash-flow, administration of \$80 million annually in pension payrolls, and \$265 million in bonds outstanding; and

WHEREAS, The City Treasurer has worked to maintain the financial integrity and soundness of the pension fund, and the strength of this fund has helped the City maintain a high credit rating in spite of economic difficulties; and

WHEREAS, The salary of the City Treasurer should reflect the present level of the duties and responsibilities of the position and her mastery of public finance and demonstrated successful management of City funds, as well as maintain parity with her peers in other City departments; now, therefore, be it

RESOLVED, That the salary for City Treasurer Kathleen Palm Devine shall be \$5,384.60 bi-weekly within the current salary range, effective upon passage.

Attest:



Daniel M. Carey,  
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February 25, 2008

This is to certify that at a meeting of the Court of Common Council, February 25, 2008, the following RESOLUTION was passed, as amended.

WHEREAS, The Mayor and the City Council convened a Property Tax Reform Task Force, to review our present property tax system and provide recommendations for reforming Hartford's unique property tax system; and

WHEREAS, The Property Tax Reform Task Force was a diverse task force made up of residents, small business owners, corporations, renters, homeowners and experts; and

WHEREAS, The Property Tax Reform Task Force has after much deliberation and testimony assembled a number of recommendations for potential Legislative changes to our tax system; and

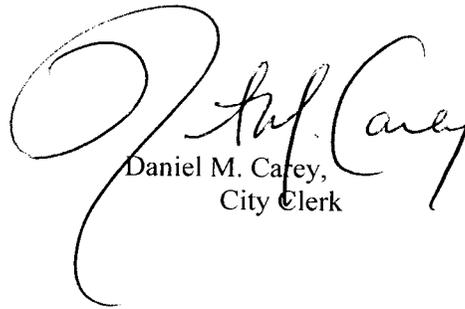
WHEREAS, These recommendations are contained in a report from the Property Tax Reform Task Force dated December 31, 2007; now, therefore, be it

RESOLVED, That the Court of Common Council recommends through the Mayor, that the General Assembly take the following steps to address the property tax issue:

- Fully fund all State Payments In Lieu Of Taxes (PILOT)
- Restore the Housing Property Tax Abatement Program
- Implement a fair residual depreciated value on communications lines and equipment
- Require the State Office of Policy and Management to perform an annual statistical revaluation
- Require the State Office of Fiscal Analysis to carry out regular analysis of the State Tax System and propose changes to the State System
- Introduce Legislation to address the Constitutional spending cap
- Create a State Data Council to integrate administrative databases
- Continue to protect Hartford's small base of owner-occupied residences
- Continue to phase down the surcharge; and be it further

RESOLVED, That the Mayor and Court of Common Council urge Hartford's Delegation and the General Assembly to make a priority of property tax relief for the residents of Hartford in the 2008 Session of the General Assembly.

Attest:



Daniel M. Carey,  
City Clerk