



# CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

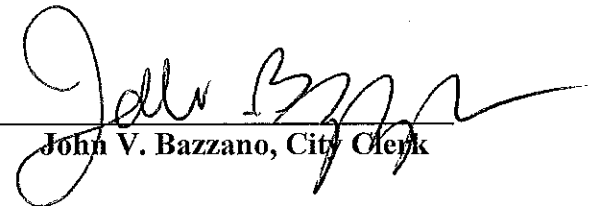
JOHN V. BAZZANO  
TOWN & CITY CLERK  
REGISTRAR OF VITAL STATISTICS

March 28, 2017

Honorable Luke A. Bronin, Mayor

Dear Mayor Bronin:

Please find attached the following resolutions and ordinances that were passed at a regular meeting of the Court of Common Council on March 27, 2017. I have duly certified these documents and respectfully send them to you for your review.

  
John V. Bazzano, City Clerk

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RECEIVED  
CITY OF HARTFORD  
MAYOR'S OFFICE

# Court of Common Council

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CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103



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

John V. Bazzano, Town and City Clerk

Larry Deutsch, Councilman  
Cynthia R. Jennings, Councilwoman  
James Sánchez, Councilman  
Glendowyn L. H. Thames, Councilwoman  
rJo Winch, Councilwoman

March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, Connecticut Public Act No. 16-3 established a competitive Innovation Places grant program; and

**WHEREAS**, The Innovation Places program is managed by CTNext and seeks to support entrepreneurs and leaders developing places that will attract the talent that high-growth enterprises need; and

**WHEREAS**, The Innovation Places planning committee applied successfully for an Innovation Places Planning grant for Hartford and East Hartford in Fall 2016; and

**WHEREAS**, The Planning Grant funds have been used to evaluate the innovation ecosystem to identify strengths and challenges and to develop strategies to attract and support innovators and entrepreneurs; and


**WHEREAS**, An Innovation Places Implementation grant application may be submitted to CTNext for funds to support the initiatives identified in the planning phase; and

**WHEREAS**, The initiatives that are proposed to be part of the Implementation grant will build upon our region's strengths in the insurance industry, healthcare, and aerospace/advanced manufacturing; and

**WHEREAS**, The initiatives proposed are consistent with One City One Plan, the City's Plan of Conservation and Development; now, therefore, be it

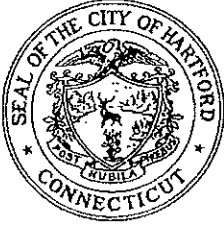
**RESOLVED**, That the Hartford Court of Common Council supports the submission of an application for an Innovation Places Implementation Grant.

Attest:

  
John V. Bazzano  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SUBSTITUTE RESOLUTION was passed.

**WHEREAS**, Being the voice of the taxpayers, residents and electors, the Court of Common Council should be continually kept abreast of the departmental affairs for the City of Hartford; now, therefore, be it

**RESOLVED**, In order for the Court of Common Council to be fully engaged in inter-departmental activities we hereby requests quarterly reports from the office of the Chief Operating Officer concerning updates from all departments currently under the supervision of the Chief Operating officer (COO); and be it further

**RESOLVED**, The reports should include, but not limited to, financial recommendations and projections from the Chief Operating Officer (COO) and these reports should be submitted to the respective Council committees but not limited to all Council Members.

Attest:

  
John V. Bazzano  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, The Land Value Tax (LVT) is an economic concept, with the basic idea of taxing land at a higher rate than buildings and other improvements to the land; and

**WHEREAS**, The LVT goals are to provide tax relief for developed commercial and residential parcels, development incentives for non-residential parcels, and to recoup the increase in land values created by government investment in infrastructure, transportation, public safety, schools, etc.; and

**WHEREAS**, Under the current tax structure, the city of Hartford taxes land and improvements at equal rates (74.29 mills) according to their taxable values based on assessments ratios of 32% for residential parcels up to three units and 70% for commercial/industrial and multi-family properties (four units and up); and

**WHEREAS**, 70% of real property tax revenues are from building/improvements and 30% from land; and

**WHEREAS**, In general this acknowledged as a disincentive to redevelop older commercial and multi-family properties (four and up) or indeed build new construction without costly subsidies and abatements; and


**WHEREAS**, Research has suggested moving toward a LVT provides several benefits which include:

- provides market incentive to develop land quickly rather than speculate;
- increases tax burden on blighted and abandoned properties creating an incentive for action;

- promotes density in the urban core which supports neighborhood commercial corridors (encouraging upstairs redevelopment);
- encourages homeowners to show improvements (and obtain permits) with less fear of taxes spiking up;
- lowers the tax burden on poorer residents (it is a very progressive tax);
- decreases urban sprawl, disinvestment and depopulation of neighborhoods to name a few; now therefore, be it

**RESOLVED**, That the Hartford Court of Common Council work with the Mayor and his administration and engage with the Center for the Study of Economics who has in-depth experience with research and implementation of LVT programs to determine the feasibility of Hartford moving toward a LVT by targeting designated areas with a defined neighborhood study along with researching options for stronger tax policy with regard to vacant/blighted parcels.

**Attest:**

  
**John V. Bazzano**  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SUBSTITUTE RESOLUTION was passed.

**WHEREAS,** A working group made of property owners, business owners, and other stakeholders have been meeting regularly to discuss how to leverage the recent investment of \$980,000 of capital improvements on Pratt Street; and

**WHEREAS,** There is an opportunity to create a vibrant commercial corridor that is suited for outdoor retail and dining, live music, pop-up retail and more; and

**WHEREAS,** Short-term parking options are needed for customers of Pratt Street businesses; and

**WHEREAS,** The Pratt Street Pilot would give the City the opportunity to investigate the potential benefits of tying a specific new revenue streams to the commercial corridors that generate them; now, be it

**RESOLVED,** That the City of Hartford create the Pratt Street Pilot in which the revenue from paid transient parking installed on Pratt Street be specifically designated to fund visible street activation and tangible streetscape beautification, that can be directly tied back to parking revenue through the use of subtle plaques or other similar signage; and, be it further

**RESOLVED,** That this revenue will be transferred to the City on a quarterly basis by the Hartford Parking Authority and isolated in a City account restricted for these purposes; and, be it further

**RESOLVED,** That the City work in collaboration with the Hartford Parking Authority, the Hartford Business Improvement District, Business for Downtown Hartford, Pratt Street property

owners, merchants, and other parties to apply the funds to achieve the agreed upon purposes; and, be it further

**RESOLVED**, That the City will work with Pratt Street stakeholders to develop a system for measuring and quantifying the results of the Pratt Street Pilot; and be it further

**RESOLVED**, That the Pratt Street Pilot will be effective for one year after passage and that a vote may be taken by Council to continue the initiative for a time period to be determined; and, be it further

**RESOLVED**, That City of Hartford will work with merchant associations and neighborhood revitalization zones and use the results of this initiative to explore expanding the project into commercial corridors in the City.

**Attest:**



**John V. Bazzano**  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SUBSTITUTE RESOLUTION was passed.

**WHEREAS**, The Hartford Code of Ordinances mandatorily ("shall") requires council and mayoral appointees to maintain continuous residency pursuant to Sec. 2-850; and

**WHEREAS**, Continuous and/or accurate home residency in Hartford is a critical factor in making council or mayoral appointments to board and/or commissions that can last four or six years and for which Hartford residency is claimed during process of appointment as a City representative on a board or commission; and

**WHEREAS**, The Chief Operating Officer facilitated a Hartford Audit Commission 2016 residency investigation by obtaining residency affidavits from mayoral and council appointed employees, which are accepted and voted on October 2016 Audit Commission meeting; and

**WHEREAS**, The original adopted Council resolution called for inclusion as well of residency statements for Council or mayoral appointments to board or commission; now, therefore, be it

**RESOLVED**, That the Mayor's office shall include a signed place of residency affidavit along with resume when submitting any future proposed appointee to a board or commission for Council approval; and be it further

**RESOLVED**, That Hartford City Council will also obtain place of residency affidavits for all current Council or mayoral nominations to boards and/or commissions with the same established format.

Attest:

  
John V. Bazzano  
City Clerk



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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, The City has received a grant commitment letter from the Connecticut Department of Energy and Environmental Protection (DEEP) authorizing an allocation of \$5,000,000 for the City of Hartford to convert all of its streetlights to Light Emitting Diode (LED) lighting to conserve energy; and

**WHEREAS**, The Department of Public Works estimates the monthly electricity cost savings after the conversion at \$152,000 per month or \$1.8 million per year; and

**WHEREAS**, The extended service life of LED Technology will yield further savings over time, through reduced maintenance and bulb replacements; now, therefore, be it

**RESOLVED**, That the Court of Common hereby authorizes the Mayor to execute, with the State of Connecticut, a Personal Services Agreement for financial assistance in the amount of \$5.0 million to complete the conversion of City of Hartford streetlights to Light Emitting Diode (LED) lighting; and be it further


**RESOLVED**, That the Mayor is authorized to accept such further sums as may be additionally awarded by the grantor under the same program, for the same authorized contract period, and for the same purposes; and be it further

**RESOLVED**, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to receive, contract and expend the above referenced grant funds; and be it further

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

**RESOLVED**, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

**Attest:**

  
**John V. Bazzano**  
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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SUBSTITUTE RESOLUTION was passed.

**WHEREAS**, City commissions are a vital part of public participation in city governance;  
and

**WHEREAS**, Hartford Resident Lorenzo Blake submitted his application to be on the Hartford Civilian Review Board in November of 2016; now, therefore be it

**RESOLVED**, That the Council makes a favorable recommendation for the Mayor to consider Lorenzo Blake to be appointed to the Hartford Police Civilian Review Board Commission.

**Attest:**

  
John V. Bazzano  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SUBSTITUTE RESOLUTION was passed.

**WHEREAS**, In 1960, the United States government imposed an economic, commercial, and financial embargo against Cuba; and

**WHEREAS**, On December 17, 2014, U.S. President Barak Obama and Cuban President Raúl Castro agreed to reestablish diplomatic relations between the two countries; and

**WHEREAS**, Despite executive actions by President Obama easing certain regulations, the U.S. embargo continues to be in place as do restrictions on travel by U.S. citizens to Cuba; and

**WHEREAS**, Trade between the United States and Cuba benefits both countries, particularly in the areas of agriculture and medicine; and

**WHEREAS**, An end to the embargo would enable Hartford area enterprises to collaborate with Cuba's advanced bio-technical and medical research institutions in the areas of drug development, clinical tests, genetics, and medical devices, thus enhancing economic development and employment opportunities in our region; and

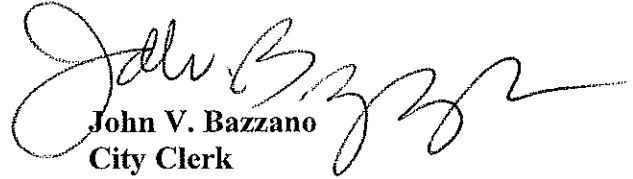
**WHEREAS**, On October 20, 2016, the Hartford City Council welcomed Miguel Fraga, first secretary of the newly opened Cuban Embassy in Washington, D.C., to our city; now, therefore, be it

**RESOLVED**, That the Hartford City Council urges President Trump to continue the policy initiated by President Obama to build a new, cooperative relationship between the United States and Cuba; and be it further

**RESOLVED**, That the Hartford City Council urges Congress and the President to immediately end all aspects of the United States' economic, commercial, and financial embargo against Cuba including restrictions on travel to Cuba by U.S; citizens; and be it further

**RESOLVED**, That copies of this resolution be sent to Congressman John Larson and Senators Richard Blumenthal and Christopher Murphy, and other appropriate officials.

**Attest:**

  
**John V. Bazzano**  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, The City of Hartford commissions are a vital part of public participation in city governance; and

**WHEREAS**, Our current City of Hartford process for commissions has produced numerous defunct commissions and does not have a defined path to appoint individuals in a timely manner; and

**WHEREAS**, Ensuring a robust commission system is of benefit to the city and its residents; and

**WHEREAS**, There are currently 30 commissions and of those, 134 commissioner terms have expired; now, therefore, be it

**RESOLVED**, That the Mayor's office will create a clear and objective system for deciding an applicant's worthiness of commission participation; and be it further

**RESOLVED**, That the Mayor's office will henceforth respond to the receipt of an application within 24 hours of receipt to alert the applicant that their application has been received; and be it further

**RESOLVED**, That within a period of 90 days a decision be made on the interested applicant, with a clear reason for support or denial, with a quarterly correspondence of such decisions made sent to the Court of Common Council; and be it further

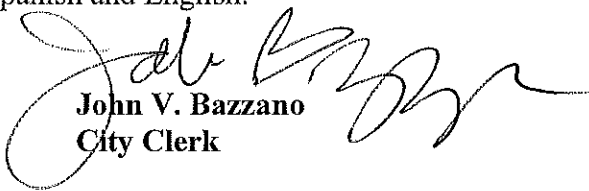
**RESOLVED**, That applicants will be processed as they are received and in a timely fashion specific to each applicant, not forcing one person to wait until others apply; and be it further

**RESOLVED**, That the Mayor's office will push forward any and all current applicants to a decision within 30 days of this resolution's passage; and be it further

**RESOLVED**, The Mayor's office create a digital system to receive and track all applications in a transparent manner that allows for residents to see the status of their application at all times; and be it further

**RESOLVED**, That all applications be available in both Spanish and English.

**Attest:**



**John V. Bazzano**  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, In 1990, the City of Hartford was deeded property at 704 Park Street, as an inducement for City assistance in financing the construction of a marketplace at that location and said land had an estimated value of \$60,000; and

**WHEREAS**, The City also owned 31 Lawrence Street and, in 1990, entered into a lease agreement with Park Street Market Associates Partnership (PSMA) for use of 704 Park Street and 31 Lawrence Street (collectively "the Property") for construction of El Mercado Marketplace ("El Mercado"), and a parking lot respectively; and

**WHEREAS**, The lease agreement required that PSMA make Payments in Lieu of Taxes (PILOT) to the City and \$248,910.58 is currently outstanding; and

**WHEREAS**, In March of 1990, the City also provided PSMA a 20-year loan in the amount of \$574,200 using Community Development Block Grant (CDBG) and Urban Development Action Grant (UDAG) funds and the Property is currently encumbered by the mortgage in the original principal amount; and

**WHEREAS**, The lease expired in 2010 and the current operator of El Mercado, Mr. Ramon Flores, has expressed his intent to exercise the option to purchase the properties as contemplated by the lease agreement and has requested forgiveness of the outstanding PILOT amount and a mortgage modification agreement; and

**WHEREAS**, An appraisal commissioned by the City and dated July 27, 2016 valued the land underlying the improvements at 704 Park Street at \$240,000, and valued 31 Lawrence Street at \$170,000; and



**WHEREAS,** The City is willing to credit the value of the land at 704 Park Street at the time it was conveyed to the City (\$60,000) from the present value (\$410,000), and sell both 704 Park Street and 31 Lawrence to Mr. Flores for \$350,000 in cash; and

**WHEREAS,** In order to ensure that El Mercado continues as a viable and successful operation on Park Street, the City will agree to write off the PILOT balance and subordinate the existing mortgage to financing to be obtained by Ramon Flores for purchase money and money for capital improvements and repairs at the time of closing on the sale; and

**WHEREAS,** The City and Ramon Flores are willing to execute a mortgage modification agreement which would allow for the forgiveness of said mortgage loan over a five-year period under the following conditions:

- i. No interest or principal payments will be made on said mortgage and twenty percent (20%) of the loan amount would be released on the first anniversary of the execution of the Modification Agreement, provided that the roof at 704 Park Street and the lot at 31 Lawrence Street are repaired, and
- ii. Twenty percent (20%) of the loan amount would be released each subsequent year on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> anniversary of the execution of the Modification Agreement, provided that 1) there are no outstanding taxes, municipal assessments or other monetary obligations owed to the City of Hartford; 2) the Property is maintained in "blight free" condition; 3) there are no health, safety or building code violations affecting the Property; and 4) the Property continues to meet the needs of the neighborhood as a local food market, and
- iii. If the owner must borrow additional funds to repair or maintain the premises in a "blight free" condition and insure no health, safety or building code violations affect the property, or to make any capital improvements to the property, the City agrees to further subordinate said mortgage to any such new financing;

now, therefore, be it

**RESOLVED,** That the Mayor is authorized to execute any and all manner of documents and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to sell the properties at 704 Park Street and 31 Lawrence Street to Ramon Flores for \$350,000 in accordance with the terms described herein; and be it further

**RESOLVED,** That the Mayor is authorized to execute any and all manner of documents and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to modify the mortgage agreement as set forth herein; 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.

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John V. Bazzano  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following SEVERED RESOLUTION was passed.

**WHEREAS**, The purpose of the Civilian Police Review Board (CPRB) is to hear complaints from the public of police misconduct and to make recommendations to the chief of Police and the Mayor, and

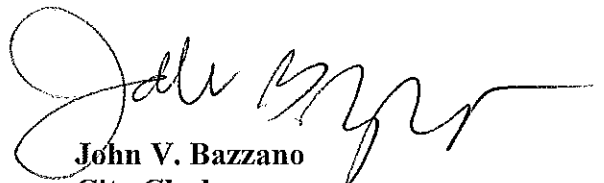
**WHEREAS**, The CPRB is composed of nine members and two alternates and the Mayor appoints eight regular members and the two alternates; and

**WHEREAS**, The Mayor has appointed Lisa C. Bennett and Miguelina Howell as members of the CPRB, now, therefore be it

**RESOLVED**, That the Court of Common Council hereby confirms the following appointments:

Lisa C. Bennett (R) 223 Tower Avenue, Hartford 06120  
For a term to expire on November 18, 2018  
Filling a vacancy

Attest:

  
John V. Bazzano  
City Clerk

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March 28, 2017

This is to certify that at a meeting of the Court of Common Council, March 27, 2017, the following RESOLUTION was passed.

**WHEREAS**, The Governor's proposed bill no. 7050 seeks to create a municipal finance and accountability board that is a complete circumvention of representative government; and

**WHEREAS**, The court of common council in an effort to exercise due diligence and to disseminate accurate information to our residents and stakeholders, hereby asks the Mayor and his administration to facilitate the Council body with clarification to HB 7050, which as it's presented, could be perceived as reckless and undemocratic; and

**WHEREAS**, This request for transparency and clarity is being made strongly on behalf of the residents of our fine city who strongly believes all options to avoid solvency for the capital city has not been exhausted, furthering the lack of trust by those who elected us; and

**WHEREAS**, As elected officials it is our undying duty to convey the true meaning of HB 7050 and provide proper interpretation to all city residents and stake holders, of all cultures and creed, the significant effect this bill would have on their lives and investments in this city and beyond; and

**WHEREAS**, Even as the court of common council and its members attempts to interpret the true meaning and effects of HB7050, we find it the burden of the Mayors administration to provide a detailed overview as to how HB7050 would put the city on a path of financial sustainability and ultimately to what extent will services and the livelihood of residents will be compromised; now therefore be it

**RESOLVED**, That the Court of Common Council request the administration to provide the Council with a detailed report on how HB 7050 impacts the residents, elected officials and the operations of the City of Hartford.

Attest:

  
John V. Bazzano  
City Clerk