

AGENDA
MEETING OF THE COURT OF COMMON COUNCIL
May 29, 2018
Approve the minutes for the meeting of April 23, 2018 & May 14, 2018

ACTION TAKEN

BUDGET FOR 2017-2018

1. MAYOR BRONIN, concerning the Adoption of the 2018-2019 Budget as amended.

COMMUNICATIONS

2. MAYOR BRONIN, with accompanying resolution authorizing the City of Hartford to accept a grant from the United Way of Central and Northeastern Connecticut for operating expenses of the Stewart B. McKinney Homeless Shelter.
3. MAYOR BRONIN, with accompanying resolution authorizing the City of Hartford to accept a donation from the Metropolitan District (MDC) for expenses associated to a book distribution event to be held at Parker memorial Family Center on June 9, 2018.
4. MAYOR BRONIN, with accompanying resolution authorizing the City of Hartford to accept a grant from the United Way of Connecticut to be use by the Hartford Department of Families, Children, Youth & Recreation (DFCYR).
5. MAYOR BRONIN, with accompanying resolution authorizing the City of Hartford to sell 367, 393 and 424 Homestead Avenue to Crop One Holdings and authorization for a tax fixing agreements for both real estate and personal property taxes.

HEARING DATE - Monday, June 18, 2018

6. MAYOR BRONIN, with accompanying resolution authorizing the City of Hartford to enter into a ten-year tax abatement agreement with Tuscan Brotherhood Homes II, Inform rental housing units at 40 -89 Montville Street.
7. MAYOR BRONIN, with accompanying resolution authorizing the execution of an agreement between the City of Hartford and the Hartford Fire Insurance Company to install, operate and maintain certain emergency equipment on the roof of the building.

FOR ACTION

8. Resolution with accompanying report concerning the policy of City of Hartford to support and offer benefit plans with equitable, universal, affordable, and preventative health care in its labor, service, and procurement contracts and avoid HDHP - HAS plans which put health and lives at higher risk while failing to show long term benefits for residents and taxpayers through these harmful methods.
9. Substitute Ordinance creating a Registry of Owners of Residential Rental Property Amending Chapter 18, Section 150 of the Hartford Municipal Code.
10. Substitute ordinance amending Chapter 2A - Pensions, Section 2A-5, Section 2A-6, and Section 2A-25 of the Hartford Municipal Code.
11. Ordinance amending Chapter 2, Section 2-850 concerning Residency Requirements of the Municipal Code.
12. Ordinance amending Chapter 29, Article I, to add Section 29-18 relating to the Use of Unmanned Aerial Vehicles by the Hartford Police Department, of the Municipal Code.
13. Resolution concerning the appointment of Victor Luna, Jr. to the Court of Common Council established Charter Revision Commission.
14. Ordinance amending Chapter 2, Article VI, Division 4, Section 2-352 concerning compensation for nonunion and unclassified executive service classification of the Hartford Municipal Code.
15. Resolution with accompanying report requesting that the Administration reevaluates the speed limits on all city streets and the Department of Public works (DPW) works with the office of The State Traffic Administration (OSTA) for the purpose of reducing the speed limits on our most compact streets and to work with OSTA to designate "Pedestrian Priority" streets (Pratt Street, Front Street) with special limits not to exceed 10mph.

16. Ordinance amending Chapter 26 - Parks and Recreation, Article II-Conduct and Use Regulated of the Municipal Code.
17. Resolution authorizing the City to enter into an abatement agreement with Overlook Village Associates II, LLC for rental units being develop at 421 Granby Street.

Attest:

John V. Bazzano
City Clerk



ITEM# 1 ON AGENDA

Luke A. Bronin
Mayor

May 18, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

TOWN & CITY CLERK
HARTFORD
2018 MAY 18 PM 5:37
John B. Breyer

RE: FY2019 Budget

Dear Council President Thames and Members of the Court of Common Council:

Please find attached the amended budget for Fiscal Year 2019 with the revised Appropriations Ordinance by department, which implement the City of Hartford's General Fund Budget for Fiscal Year 2019. I have received and reviewed the Financial Resolutions adopted by the Council on May 17, 2018, transmitted to me by the Town and City Clerk's Office. Pursuant to Chapter X, Section 5(c) and Chapter IV, Section 7(c) of the Hartford City Charter, I hereby accept the Financial Resolutions approved by Council.

In accordance with the attached resolution of the Municipal Accountability Review Board subcommittee, I have adjusted the General Fund revenues from \$567,306,087 to \$570,041,106, a net increase of \$2,735,019. The revisions to the General Fund revenues reflect a \$3.735 million increase in municipal aid based on the enacted State Budget, which is offset by a \$1.0 million reduction in General Property Tax revenues for Prior Year Levy as agreed to in consultation with the MARB. The above-noted Appropriations Ordinance for Council action on May 29, 2018, appropriates the net \$2.7 million increase into the following departments: \$2.1 million to Debt and Other Capital for the City's pay-go Capital Improvement Program and \$635,019 to Sundry: Non-Operating for Contingency. These actions are consistent with the City's Municipal Recovery Plan and have already been approved by the MARB subcommittee for Hartford.

With the modifications noted above, the Appropriations Ordinance authorizes a total General Fund expenditure appropriation of \$570,041,106, with a tax levy of 45 mills for motor vehicles and 74.29 mills for remaining property types.

Sincerely,

A handwritten signature in dark ink, appearing to read "Luke A. Bronin".

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

**Introduced
by:
HEADING
AND
PURPOSE**

SUBSTITUTE

Mayor Luke A. Bronin

GENERAL FUND APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING JULY 1, 2018

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

May 29, 2018

BE IT ORDAINED BY THE COURT OF COMMON COUNCIL OF THE CITY OF HARTFORD:

Section 1. The following appropriations for Fiscal Year beginning July 1, 2018 are hereby made in the General Fund

General Government:	<u>Appropriation</u>
Mayor's Office	797,134
Court of Common Council	506,800
City Treasurer	558,509
Registrars of Voters	377,365
Corporation Counsel	1,544,801
Town and City Clerk	794,739
Internal Audit	507,132
Office of Chief Operating Officer	811,006
Metro Hartford Innovation Services	3,174,113
Finance	3,866,529
Human Resources	1,246,526
Office of Management and Budget	1,013,945
Families, Children, Youth & Recreation	[3,292,778] <u>3,392,778</u>
Total General Government	[18,491,377] <u>18,591,377</u>
Public Safety:	
Fire	33,267,580
Police	46,473,493
Emergency Services and Telecommunications	3,824,904
Total Public Safety	83,565,977
Infrastructure	
Public Works	[13,822,330] <u>13,922,330</u>
Development Services	
Development Services	4,157,700

(continued)

Health and Human Services

Health and Human Services 5,028,529

Benefits and Insurances

Benefits and Insurances [93,818,869] 93,793,869

Debt Service and Other Capital

Debt Service and Other Capital 17,423,430

Non-Operating Department Expenditures:

Non-Operating Department Expenditures [40,939,687] 41,399,706

Municipal Total [275,147,899] 277,882,918

Total Education 284,008,188

Hartford Public Library Total 8,150,000

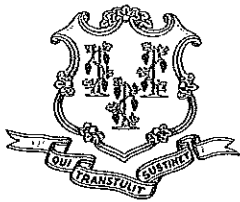
General Fund Total [567,306,087] 570,041,106

Leigh A. Ralls, Director of Finance

ATTEST

Luke A. Bronin
Mayor

John V. Bazzano
Town and City Clerk



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

STATE OF CONNECTICUT

MUNICIPAL ACCOUNTABILITY REVIEW BOARD

Motions passed by Hartford Committee of the Municipal Accountability Review Board on

May 18, 2018

1. **Motion:** The Committee recommends to the full Municipal Accountability Review Board, with respect to the City's annual budget for Fiscal Year 2019, that it approve the State aid and property tax collection revenue amounts as presented in the Mayor's Recommended Budget for Fiscal Year 2019, with the following exceptions: 1) the Mayor's Recommended Budget amounts for State revenues shall be amended, as appropriate, to reflect SB 543 as adopted by the State General Assembly and 2) the amount included for Prior Year Levies related to property taxes shall be reduced by \$1.0 million.

The motion was made by Larry Wilson and seconded by Mark Waxenberg.

The motion carried unanimously.

2. **Motion:** The Committee recommends to the full Municipal Accountability Review Board (MARB) that it approve, as the City's annual budget for Fiscal Year 2019, the Mayor's Proposed Budget for Fiscal Year 2019, as it may be amended by adjustments made on May 17, 2018 by the Common Council, provided that such annual budget is amended to reflect the State revenue and property tax collection amounts recommended by the Committee and approved by the full MARB and that any net increase associated with such approved amounts are appropriated to Pay-Go Capital Expenditures, Contingency, Fund Balance, or Pension.

The motion was made by Mark Waxenberg and seconded by Larry Wilson.

The motion carried with 4 votes in support of the motion (Secretary Ben Barnes, Larry Wilson, Mark Waxenberg, and Patrick Eagan), and 1 vote against (Bart Shuldman) it.

TOWN & CITY CLERK
HARTFORD
2018 MAY 18 PM 5:38
John Eagan

Introduced by: Mayor Luke A. Bronin

**READING
AND
PURPOSE**

**AN ORDINANCE CONCERNING THE TAX LEVY FOR THE FISCAL YEAR
BEGINNING JULY 1, 2018**

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

April 16, 2018

**BE IT ORDAINED BY THE COURT OF COMMON COUNCIL OF THE CITY OF
HARTFORD THAT:**

On the City October 1, 2017 Grand List, there be and is hereby granted a tax of seventy-four with 0.29 of a mill (74.29) mills on the dollar to be levied upon the ratable estate within the City of Hartford of the inhabitants of said City and all others liable to pay taxes therein, including all estates situated or taxable within the territory added to the limits of the City by any Acts or Resolutions of the General Assembly heretofore passed except that pursuant to Section 12-71e of the Connecticut General Statutes for the assessment year commencing October 1, 2017, is hereby granted a tax of forty-five mills on the dollar to be levied upon motor vehicles within the City of Hartford. Said taxes shall become due on July first, two thousand eighteen (July 1, 2018) and payable on said date in whole or in equal semi-annual installments from that date, namely: July first, two thousand eighteen (July 1, 2018) and January first, two thousand nineteen (January 1, 2019), except as otherwise provided in Section 32-18 Tax Relief for the Elderly of the Municipal Code, and except that any tax not in excess of one hundred dollars shall be due and payable in full on the first day of July, two thousand eighteen (July 1, 2018). If any installment of such tax shall not be paid on or before the first day of the month next succeeding that in which it shall be due and payable, the whole or such part of such installment as is unpaid shall thereupon be delinquent and shall be subject to the addition of interest at the rate and in the manner provided for in the General Statutes of the State of Connecticut. The total amount of any such tax may be paid at the time when the first installment thereof shall be payable.

Leigh Ann Ralls, Director of Finance

ATTEST:

Luke A. Bronin
Mayor

John V. Bazzano
Town and City Clerk

SUBSTITUTE

Introduced
by:

Luke A. Bronin, Mayor

HEADING AND PURPOSE

AN ORDINANCE MAKING GENERAL FUND APPROPRIATIONS FOR THE PLANNING, DESIGN, ACQUISITION AND CONSTRUCTION OF VARIOUS PUBLIC IMPROVEMENTS AND EQUIPMENT AGGREGATING [\$53,599,951] \$35,599,951.

COURT OF COMMON COUNCIL,
CITY OF HARTFORD
May 17, 2018

BE IT ORDAINED BY THE COURT OF COMMON COUNCIL OF THE CITY OF HARTFORD:

Section 1. The sum of [\$53,599,951] \$35,599,951 is hereby appropriated by the City of Hartford, Connecticut (the "City") in the General Fund for the planning, design, acquisition and construction of the various public improvements and equipment hereinafter listed (as more fully described in the narrative description of such improvements and equipment in the City of Hartford CIP Project Commentary dated April 16, 2018), including legal, administrative and related costs (the "Projects"), said appropriation to be inclusive of any and all Federal and State grants-in-aid:

PUBLIC SAFETY:

Citywide Mobile and Portable Radio Replacement Project	\$3,224,590
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PUBLIC WORKS:

City Hall Fire Code Compliance - Emergency Lighting & Fire Alarms	800,000
Citywide ADA Improvements	2,600,000
Citywide Roof Replacement	400,000
Streetlight Poles and Fixtures	200,000
Maple & Jefferson Traffic Signalization	1,054,566
Roundabout at Albany High and Main Streets	32,905
Traffic Signalization	2,000,000

DEVELOPMENT:

Bartholomew Avenue Streetscape	100,000
Main Street Streetscape	1,700,000
Redevelopment, Planning & Economic Development	500,000

EDUCATIONAL FACILITIES:

Martin Luther King Jr. Elementary School Renovation	[40,000,000]	<u>17,000,000</u>
Weaver High School Lease Payments		987,890
<u>Bulkeley BOE Administrative Offices</u>		<u>5,000,000</u>

TOTAL	[\$53,599,951]	<u>\$35,599,951</u>
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Section 2. The estimated useful life of the Projects is not less than twenty years. The total estimated cost of the Projects is[\$53,599,951] \$35,599,951. The cost of the Projects is expected to be defrayed from State and Federal grants.

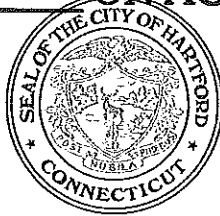
Section 3. The balance of any appropriation not needed to meet the cost of any Project authorized hereby may be transferred by resolution of the Common Council to meet the actual cost of any other capital project of the City (including Projects authorized hereby and capital projects authorized by prior or future capital ordinances) for which an appropriation has been adopted; provided that the aggregate amount of the appropriation authorized pursuant to such transfer shall not be increased.

Section 4. The Mayor is hereby authorized to spend a sum not to exceed the aforesaid appropriation for the purposes set forth herein, and the Mayor is specifically authorized to make, execute and deliver any contract or contracts, and any other documents necessary or convenient to complete a Project authorized herein and the financing thereof.

Section 5. The Mayor and City Treasurer, in the name of the City, are hereby authorized to, and if any such action shall heretofore have been taken, such action is hereby ratified and confirmed, (a) publish such notices, hold such hearings, make such representations and agreements, and take such other actions as shall be necessary, (b) make, execute and deliver all such additional and supplemental documents, (c) appoint any other consultants or professionals as required and (d) do and perform such acts and take such actions as may be necessary or required for the consummation of the transactions provided for and contemplated by this ordinance.

Section 6. The Mayor is authorized in the name and on behalf of the City to apply for and accept any and all Federal and State grants-in-aid for any of the Projects and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith to contract in the name of the City with engineers, contractors and others.

ITEM # 2 ON AGENDA



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Grant for McKinney Shelter

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford to accept a grant of \$35,900 from the United Way of Central and Northeastern Connecticut to be used for utilities and other operating expenses of the City-owned Stewart B. McKinney Homeless Shelter.

The 78-bed McKinney Shelter is operated by the Community Renewal Team (CRT) and offers overnight beds, dinner, breakfast, and showers for homeless men who are 18 years and older. Preference may be given to Hartford residents. Medical screening and immunization is provided and case managers assist individuals to access drug and alcohol treatment, employment services, and housing and make referrals to other services. A single stay can last up to 90 days with the possibility of an extension. A day program for men with medical needs also operates at the shelter.

These grant funds were provided to the United Way by the Federal Emergency Management Agency (FEMA) through FEMA's Phase 33 Emergency Food and Shelter Program (EFSP). The United Way then makes grants to municipalities in their service area for the purpose of meeting the needs of the homeless and food insecure. I recommend approval of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, May 29, 2018

WHEREAS, The City of Hartford has been awarded a grant of \$35,900 by the United Way of Central and Northeastern Connecticut through the Phase 33, Emergency Food and Shelter Program (EFSP) grant funds provided by the Federal Emergency Management Agency (FEMA), and

WHEREAS, The City of Hartford proposes to use these grant funds to pay utilities and other costs of the operations of the City-owned Stewart B McKinney Homeless Shelter which provides temporary housing, breakfast, dinner, showers, and case management services to up to 78 men who are 18 years and older, now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to accept \$35,900 in Phase 33 EFSP grant funds from the United Way of Central and Northeastern Connecticut, such funds to be used to pay utilities and other costs of operation of the McKinney Shelter, 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.

ITEM # 3 ON AGENDA



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Donation by MDC

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford to accept a donation of \$1,875 from the Metropolitan District (MDC) to be used for expenses associated with a book distribution event to be held at Parker Memorial Family Center on June 9, 2018.

Research shows that early literacy exposure and skills can have a profound impact on the number of preschool children entering kindergarten with age-appropriate skills in language literacy, the number of 3rd graders meeting or exceeding grade level in language arts, and high school graduation rates. As part of its responsibilities, the Department of Families, Children, Youth and Recreation (DFCY&R) carries out activities designed to increase awareness of the importance of early literacy and how it can be supported and provides learning opportunities for families and professionals around the issue of literacy.

As part of this commitment, DFCY&R is partnering with First Book, ESPN, Disney, Catholic Charities, Hartford Foundation, and the Hartford Public Library to sponsor the 40K Book Giveaway on June 9. 40,000 free books will be distributed to Hartford educators, service providers, families, and children in order to support reading at home and support teachers in their efforts to build fundamental reading skills. We anticipate that 300-500 individuals will participate. Each child and family will have an opportunity to build their own home library from the books they receive.

Since this event is being held on June 9th, we respectfully ask that the Council act on the resolution at your meeting of May 29, 2018 without referral to committee.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, May 29, 2018

WHEREAS, The Department of Families, Children, Youth and Recreation (DFCYR) is committed to increasing awareness of the importance of early literacy and how it can be supported and to providing learning opportunities for families and professionals, and

WHEREAS, As part of its focus on literacy, DFCYR is partnering with First Book, ESPN, Disney, Catholic Charities, Hartford Foundation for Public Giving, and the Hartford Public Library to host the 40K Book Giveaway on June 9, 2018 at Parker Memorial Family Center, and

WHEREAS, At the Giveaway, 40,000 books will be distributed free of charge to families, children, educators, and service providers, and

WHEREAS, the Metropolitan District (MDC) has committed to donating \$1,875 to DFCYR to be used for expenses associated with the 40K Book Giveaway, now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to accept a donation of \$1,875 from the MDC for the above purposes, and be it further

RESOLVED, That the Mayor is authorized to accept such further sums as may be donated by the MDC for the same program and the same purposes.

ITEM # 4 ON AGENDA



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Family Child Care Network Grant

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford to accept a grant of \$42,750 from the United Way of Connecticut, Inc. to be used for phase 1 of expanding and enhancing the network of family child care providers overseen by the Hartford Department of Families, Children, Youth & Recreation (DFCYR). The funding is received by United Way from the Connecticut Office of Early Childhood.

Throughout Hartford and Connecticut much of the child care available to parents is provided by individuals who operate small home-based child care businesses. They are an especially important source of care for infants and toddlers. These providers face many challenges, including the inability to benefit from the supports, resources, and professional development available to those working in center-based programs. To overcome these challenges, DFCYR established the Family Child Care Provider Network which currently has 48 members.

The new grant will help build on the work currently being done by DFCYR and will expand the number of providers participating in the Network by at least 40 and will also expand the services available. Through the Network providers can develop a collective voice and increase their knowledge by connecting with others and having access to workshops. Among the areas to be enhanced are communication with families, parent engagement, and coaching for providers.

The grant of \$42,750 will cover activities carried out in May and June of 2018 (phase 1) including on-site coaching, purchase of technology for providers and parents, program and meeting supplies, and workshop presenters. Additional funds will be provided by United Way for phase 2 of the project, which will take place from July 1, 2018 through June 30, 2019 and will grow the size and effectiveness of the Network. The United Way will advise the City of the amount of additional funding on or about June 30, 2018.

Given the need for expenditure of the grant funds before the end of the FY18 fiscal year, I respectfully request that the Council act on the attached resolution at your meeting of May 29, 2018. Thank you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, May 29, 2018

WHEREAS, Much of the child care available to parents, especially for infants and toddlers, is provided by individuals who operate small home-based child care businesses and the Family Child Care Provider Network, operated by the Department of Families, Children, Youth & Recreation, addresses the needs of these providers by providing workshops, educational materials, support, and opportunities to connect with each other; and

WHEREAS, The United Way of Connecticut, Inc. (United Way) has notified the City of Hartford of its willingness and commitment to enter into a Memorandum of Agreement with the City to provide funding for the period May 21, 2018 through June 30, 2019 for the expansion and enhancement of the Family Child Care Provider Network; and

WHEREAS, The United Way has further notified the City that grant funds in the amount of \$42,750 will be made available for activities undertaken in May and June of 2018 and that the United Way will advise the City, by June 30, 2018, of the amount of grant funding to be received for the period beginning July 1, 2018 and ending June 30, 2019; and

WHEREAS, This grant funding is received by United Way from the Connecticut Office of Early Childhood and then granted to municipalities; and

WHEREAS, The grant funding provided by United Way will allow the City to expand both the number of providers served and to enhance and increase the support services offered, now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to accept, from United Way, the grant funding described above including \$42,750 for the period May 21, through June 30, 2018 and the unspecified amount of funds to be used for the period July 1, 2018 through June 30, to be used for enhancement and expansion of the Family Child Care Provider Network; 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 purposes, and for the same contract period, and be it further

RESOLVED, That the Mayor is further authorized to execute the Memorandum of Agreement with United Way of Connecticut and any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City 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.

ITEM # 5 ON AGENDA



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Homestead Avenue Property: Sale and Tax Fixing Agreements

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford ("City") to sell 367, 393 and 424 Homestead Avenue (collectively, the "Property") to Crop One Holdings, Inc. ("Crop One"), and authorizing the execution of tax fixing agreements with Crop One for both real estate and personal property taxes.

Crop One provides local, fresh and sustainably produced food through vertical hydroponic farming. They use custom-engineered hydroponic systems to grow their produce indoors, substituting 320 square feet growing units for up to 19 acres of farmland. The growing units consume 1/2500th of the amount of water that typical field-based farming consumes. Crop One cultivates their own seedlings free of pests and pathogens, in a soil-less medium and grows them to full height in nutrient infused water. No pesticides, herbicides or fungicides are used. Their produce is grown and shipped within a hyper-local radius of less than 100 miles, allowing them to offer produce within 24 hours of harvest. They currently operate a farm in Millis, Massachusetts, have 9 farms in their pipeline, and hope to expand to 25 farms across the United States.

Crop One will be investing approximately \$6 million to build the hydroponic facility and approximately \$10.5 million in equipment. Once constructed, the development will bring 75 new jobs to Hartford. Crop One has committed to hiring Hartford residents for at least 25% of its direct labor workforce with a goal of up to 40%.

Accordingly, Crop One is seeking to acquire the Property on Homestead Avenue from the City for \$250,000 in order to construct its hydroponic facility. The Property, comprising approximately 3.5 acres, is heavily blighted and is undergoing an environmental abatement, with all structures slated for demolition this Spring. These activities are being funded through a \$1.9 million State Brownfields Grant.

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

To ensure that Crop One's expansion into Hartford is economically viable, two tax assessment fixing agreements are proposed. The first is a tax assessment fixing agreement (TAF) under C.G.S. Sec. 12-65b ("RE-TAF Agreement") which is proposed for the real estate taxes. The second is a tax assessment fixing agreement under C.G.S. Sec. 12-65h ("PP-TAF Agreement") which is proposed for the personal property taxes.

Both TAF Agreements will commence once the improvements are fully constructed on the Property and a Certificate of Occupancy is issued. At that point, the assessment on the Property and on the Personal Property will continue to reflect the value prior to the improvements.

Any increase to the assessment of real estate attributable to the improvements will be reduced in accordance with the following schedule:

Year	% of increased assessment reduced
1	100
2	100
3	100
4	100
5	100
6	80
7	60
8	40
9	20
10	0

The proposed PP-TAF Agreement would reduce the personal property assessment in accordance with the following schedule:

Year	% of increased assessment reduced
1	70%
2	70%
3	50%
4	50%
5	30%

Crop One will put back in productive use approximately 3.5 acres of blighted property, create 75 new jobs, and make locally sourced fresh produce available to Hartford and surrounding communities. The City recommends the sale of the Property to Crop One for \$250,000.00, and the execution of the tax assessment fixing Agreements to secure the financial viability of the Crop One venture in Hartford. Both Agreements, as proposed herein, were approved by the City's Committee on Abatement of Taxes and Assessments on May 16, 2018.

Respectfully submitted,



Luke A. Bronin
Mayor

INTRODUCED BY:

Luke A. Bronin

COURT OF COMMON COUNCIL

City of Hartford, May 29, 2018

WHEREAS, Crop One Holdings, Inc. ("Crop One") provides local, fresh and sustainably produced food through vertical hydroponic farming, using custom-engineered hydroponic systems to grow their produce indoors, and

WHEREAS, Crop One would like to operate a hydroponic farm in Hartford and is seeking to acquire, and the City is willing to sell, the City-owned properties at 367, 393 and 424 Homestead Avenue (collectively, the "Property") for \$250,000 to construct a hydroponic facility, and

WHEREAS, Crop One will invest approximately \$6 million in development of the Property and approximately \$10.5 million in acquisition of equipment, will create 75 new jobs, and has committed to hiring Hartford residents for at least 25% of its direct labor force, and

WHEREAS, To ensure that Crop One's expansion into Hartford is economically viable, two tax assessment fixing agreements are proposed: a real estate tax assessment fixing agreement ("RE-TAF Agreement") (authorized under C.G.S. Sec. 12-65b) and a personal property tax assessment fixing agreement ("PP-TAF Agreement") (authorized under C.G.S. Sec. 12-65h), and

WHEREAS, Both Agreements will commence once the improvements are fully constructed on the Property and a Certificate of Occupancy is issued, at which point the assessment on the Property and on the Personal Property will continue to reflect the value prior to the improvements, and

WHEREAS, Any increase to the assessment of real estate attributable to the improvements will be reduced in accordance with the following schedule:

Year	% of increased assessment reduced
1	100
2	100
3	100
4	100
5	100
6	80
7	60
8	40
9	20
10	0

and

WHEREAS, The proposed PP-TAF Agreement would reduce the personal property assessment in accordance with the following schedule:

Year	% of increased assessment reduced
1	70%
2	70%
3	50%
4	50%
5	30%

now, therefore, be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor to enter into a Purchase and Sales Agreement with Crop One, or an affiliated entity established for such purpose for the sale of the Property, for a purchase price of Two Hundred Fifty Thousand and no/100 (\$250,000.00), and be it further

RESOLVED, That the Mayor is hereby authorized to execute the above-referenced tax assessment fixing agreements in accordance with the above terms, 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 interest 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 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 agreement and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Tuscan Homes Tax Abatement

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford to enter into a ten-year tax abatement agreement with Tuscan Brotherhood Homes II, Inc. for rental housing units located at 40 – 89 Montville Street, also known as Tuscan Homes.

Tuscan Homes is a 170-unit apartment complex located in the Northeast Neighborhood on two parcels of land and comprised of multiple garden style apartment buildings that provide affordable housing to elderly and disabled residents. The complex offers a diverse unit mix of studios and one- and two-bedroom units and provides affordable housing to individuals who are elderly and/or disabled. The complex contains a community room and a Hartford police substation is located on-site.

Prior to 2013, each of the two parcels was owned by a separate entity and both parcels had tax-abatement agreements in place: one through the City of Hartford's Affordable Housing Tax Abatement Program and one through the State of Connecticut's Reimbursement Tax Abatement Program. A refinancing in 2013 generated \$2,441,305 for repairs and capital improvements and resulted in a merger of the ownership entities as well as ineligibility for the State tax abatement program.

It is the intent of Tuscan Brotherhood Homes II, Inc. to continue its modernization and rehabilitation plan, while maintaining an affordable rent schedule under C.G.S. 8-202 and HUD National Housing Act Section 202 Supportive Housing for the Elderly. Based on the financial information provided by Tuscan Brotherhood Homes II, Inc. the project continues to demonstrate a need for tax relief in order to keep the units affordable. Therefore, I respectfully recommend approval of a new 10-year, 40% tax abatement, retroactive to July 1, 2014. The attached resolution outlines the terms and conditions of the abatement agreement. In addition to regular annual inspections, the City reserves the right to inspect any unit at any time at its discretion.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be "L. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, May 29, 2018

WHEREAS, Tuscan Brotherhood Homes II, Inc., a Connecticut Corporation, owns and operates 120 units of affordable rental housing located at 40-89 Montville Street, (parcel # 284-120-023) as well as 50 units of affordable housing located at 21 Tower Avenue (parcel #284-120-131) in the Northeast Neighborhood, collectively known as Tuscan Homes, and

WHEREAS, This housing complex previously had a tax abatement agreement through the State of Connecticut's Reimbursement Tax Abatement Program which expired in 2012, but In 2013, a refinance transaction and merger caused an ownership and name change, which change precluded the renewal of the expired tax abatement with the State of Connecticut due to a moratorium imposed by the state on any new properties/program participants, and

WHEREAS, Tuscan Brotherhood Homes II, Inc. seeks tax relief from the City of Hartford by way of a new tax abatement agreement, and

WHEREAS, The staff of the Housing Division of the Department of Development Services has negotiated a City Tax Abatement Agreement that will ensure the continued affordability of the units and a continuation of repairs and improvements to said residential units and common areas, and

WHEREAS, On March 23, 2018, the City's Committee on Abatement of Taxes and Assessments approved a ten-year, 40% tax abatement, retroactive to July 1, 2014 for Tuscan Brotherhood Homes II, Inc., now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Tax Abatement Agreement (the "Agreement") with Tuscan Brotherhood Homes II, Inc., an entity established for the purpose of operating and maintaining the affordability and structural integrity of the subject development, under the following conditions:

- An abatement of forty percent (40%) of the assessed annual taxes shall be effective and retroactive to the 2014 Fiscal Year,
- The term shall not exceed 10 years,
- Abatement amount shall be subject to Grand Levy increases,
- Tuscan Brotherhood Homes II, Inc. shall make \$465,000 in capital improvement and repairs to the 120 units over the next five years as detailed in the Capital Needs Assessment (CNA), commencing no later than the first anniversary of this agreement,
- Units shall remain affordable for the duration of the tax abatement period,
- Upon any future sale or refinance, payment shall be made to the City of Hartford of 10% of the net sales proceeds, or equity recapture, not to exceed the total of abated taxes,

- The tax abatement agreement shall be non-assignable, non-transferable without written consent of the Mayor of the City of Hartford or the Committee on Abatement of Taxes and Assessment,
- The property will be subject to annual inspections performed by the Housing Division,
- The City, at its discretion and with proper notice, reserves the right to inspect the property at any time,
- The Housing Division reserves the right to have the property inspected by any and all other Enforcement Divisions as part of its inspection regimen, including but not limited to License and Inspections and the Fire Marshall's Office,
- In the event of termination by the City for breach of any obligation, except for cessation of operation due to acts beyond the control of the project's ownership/management, full taxes shall be due to the City from the date of such termination, 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 implement 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.

ITEM # 7 ON AGENDA



Luke A. Bronin
Mayor

May 29, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Agreement with The Hartford

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the execution of an agreement between the City and the Hartford Fire Insurance Company (The Hartford) to allow the City of Hartford to install, operate and maintain certain emergency equipment on the roof of the Hartford's Tower Building, located at 690 Asylum Avenue. Equipment includes antennas, security and surveillance cameras, a micro dish, a weather station, and radio equipment.

Approximately 20 years ago, the City performed a total replacement of its Public Safety Radio system. The replacement system was designed with two separate and independent transmitter sites and one of these was located on the Tower Building. (The second site was initially 777 Main and is currently 280 Trumbull Street.) The Hartford has provided the space for more than 20 years at no charge on the basis of a "handshake agreement". Recently, the Town of West Hartford inquired of the City whether space was available on the Tower Building to accommodate equipment for their new radio system upgrade. Space is available and the Town of West Hartford has agreed to make significant upgrades to the electrical supply, back-up power system, and the HVAC systems in the facility, all at no cost to the City.

In discussions with The Hartford, the management team requested that a formal agreement be developed to address concerns relating to health, safety, infrastructure, Federal licensing (FCC/FAA), and aesthetic appearance. The City and The Hartford, in concert with West Hartford, have reached an agreement whereby the rent will be \$1.00 per year and West Hartford and Hartford will each pay for their share of electricity consumption. The initial term of the agreement will be ten years with the option to renew for an additional ten years. Staff of the Department of Emergency Services & Telecommunications will be available to assist you in your review of this matter.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, May 29, 2018

WHEREAS, For approximately twenty years, the City of Hartford (the "City") has been using space on the roof of the building known as the "Tower Building" at 690 Asylum Avenue in Hartford (the "Building") for operation and maintenance of certain emergency communications equipment associated with the City's public safety radio system (the "Operations"); and

WHEREAS, The Building is owned by Hartford Fire Insurance Company (the "Owner"); and

WHEREAS, The City wishes to continue to conduct the Operations on the roof of the Building and the Owner is willing to allow the City to do so under a roof antenna agreement (the "Agreement"); and

WHEREAS, The initial term of the Agreement shall be ten (10) years with an option to renew for an additional ten (10) years; and

WHEREAS, The City will pay rent in the amount of one dollar (\$1.00) per year and will also pay its share of electricity consumption, now, therefore, be it

RESOLVED, That the Mayor is hereby empowered and authorized to execute and deliver the Agreement upon and subject to the terms outlined above and such other terms and conditions as 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 empowered and authorized to execute and deliver any and all manner of documents and take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to further and/or effectuate the Agreement; 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 Mayor executing such documents and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Court of Common Council

CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103



REPORT

Glendowlyn L. H. Thames, Council President
Julio A. Concepción, Majority Leader
John Q. Gale, Assistant Majority Leader
Wildaliz Bermúdez, Minority Leader

John V. Bazzano, Town and City Clerk

Thomas J. Clarke II Councilman
Cynthia R. Jennings, Councilwoman
James Sánchez, Councilman
Larry Deutsch, Councilman
rJo Winch, Councilwoman

April 23, 2018

Honorable Glendowlyn L. H. Thames, Council
City of Hartford
550 Main Street, Suite 208
Hartford, Ct 06103

Dear Council President and Members of the Court of Common Council:

The Labor, Education, Workforce, & Youth Development Committee held a special meeting on Tuesday, April 10, 2018, 6:00 p.m. in the Council Chambers to discuss the following:

Present: Chairwoman Winch, Councilman Deutsch, and Councilman Sanchez

Meeting Agenda:

- I. Call to Order at 6:28 p.m.
- II. Referred Item:
 1. RESOLUTION CONCERNING THE POLICY OF CITY OF HARTFORD TO SUPPORT AND OFFER BENEFIT PLANS WITH EQUITABLE, UNIVERSAL, AFFORDABLE, AND PREVENTATIVE HEALTH CARE IN ITS LABOR, SERVICE, AND PROCUREMENT CONTRACTS AND AVOID HDHP - HAS PLANS WHICH PUT HEALTH AND LIVES AT HIGHER RISK WHILE FAILING TO SHOW LONG TERM BENEFITS FOR RESIDENTS AND

**TAXPAYERS THROUGH THESE HARMFUL METHODS. (COUNCILMAN DEUTSCH)
ITEM #17 ON THE MARCH 12TH AGENDA.**

- Motion made by Councilman Sanchez (Second: Councilman Deutsch) to send this item back to the full body with a favorable report.
- Roll Call Vote: 3 – Yes, 0 – No, 0 – Absent, 0 – Abstain.
- Motion Carries.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "RJo Winch". The signature is stylized with a large, looping "R" and a cursive "Winch".

Councilwoman RJo Winch
Labor, Education, Workforce, & Youth Development Committee

INTRODUCED BY
Councilperson Larry Deutsch

COURT OF COMMON COUNCIL
March 12, 2018

WHEREAS, it has been found through numerous research studies and city experience that change to High Deductible Health Plans with Health Savings Accounts (HDHP/HSA) results in delay or unaffordability of essential health care, and

WHEREAS, such policies in labor contracts or other benefit packages applied to city employees, their families, and other workers or individuals leads to more unaffordable and missed essential health care and higher risk to their health and lives, and

WHEREAS, this higher risk has a discriminatory impact on health of families and individuals with lower income and in minority communities, and

WHEREAS, labor, service, and procurement contracts with these types of 'insurance' impede health care with higher costs and deductibles for working families and individuals while also failing to bring promised long-term 'cost-savings' for cities and other employers who use them, therefore be it

RESOLVED, that it is the policy of the City of Hartford to support and offer benefit plans with equitable, universal, affordable, and preventive health care in its labor, service, and procurement contracts and avoid HDHP - HSA plans which put health and lives at higher risk while failing to show long term benefits for residents and taxpayers through these harmful methods.

Introduced by: Council President Thomas J. Clarke II

SUBSTITUTE

**HEADING
AND
PURPOSE**

AN ORDINANCE CREATING A REGISTRY OF OWNERS OF RESIDENTIAL RENTAL PROPERTY AMENDING CHAPTER 18, SECTION 150 OF THE HARTFORD MUNICIPAL CODE

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

November 14, 2016

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 18, Section 150, of the Municipal Code of the City of Hartford be amended as follows:

18-150. Registration of owners of residential rental property.

(a) Purpose. The City of Hartford is committed to protecting the safety, health and welfare of its residents, to eliminating housing deterioration and blight, and to protecting the public from unsafe structures. To that end, the City has adopted ordinances and has performed regulation, inspections and code enforcement concerning the operation and condition of property within its borders. This ordinance requires registrations and disclosure of contacts the City may use to observe due process in notifying owners of conditions on their property. The City will use the registration in the enforcement of housing, building and fire safety codes, for regular or emergency enforcement action and in the interest of public safety in securing or demolishing buildings or relocating people.

(b) Definitions.

For purposes of this ordinance, "Owner" shall mean any natural person who is the record owner of the property, or if the property is owned by a business entity, "Owner" shall mean an officer, manager or member of such entity, and in the case of a trust, a trustee.

For purposes of this ordinance, "contact information" shall include the name, email address, telephone numbers, business and residential address.

18-151. Registration.

(a) Registration required. It shall be unlawful for owners of certain residential rental property located within the City of Hartford to rent such property without registering with the Division of

Licenses and Inspection. Upon adoption of this ordinance the Division of Licenses and Inspections shall notify Owners of the requirements of this ordinance. Failure to receive such notice shall not waive its requirements. Owners shall register using such forms as are provided by the Division of Licenses and Inspections, within sixty days from the effective date of this ordinance. Violation shall be subject to the penalties set out in Section 1-4 of the Municipal Code.

(b) Exempt Owners. The Housing Authority of the City, owners of properties with fewer than three units, and owners of licensed rooming houses, hotels, motels, condominiums, elderly housing, and student dormitories, shall be exempt from the requirements of this ordinance.

(c) Fees. Owners shall pay a fee upon registration. The fee for initial registration upon adoption of this ordinance, or upon a change of ownership, shall be fifty dollars for up to five residential rental units existing at the rental property, plus twenty dollars for every additional unit. After the initial fee in the first year of registration for a particular owner, the annual renewal fee for that owner shall be twenty dollars for the first five units plus twenty dollars for each additional unit. The fees shall apply whether or not the units are occupied.

(d) Term and renewal. Registrations made after the effective date of this ordinance and prior to June 30, 2017 shall expire on June 30, 2018. Thereafter, registrations shall be effective for one year, beginning on July 1, 2018 and expiring on June 30 of each year. Registrations must be renewed annually.

Registrations shall not be transferable. Upon a change of ownership, the new owner shall register within thirty days after taking title to the property.

18-152. Required information. The registration shall require the following information:

- (a) The property address and tax assessor's parcel identification number for the property.
- (b) The number of rental units on the property.
- (c) Owner's name and mailing address.
- (d) Owner's contact information, which shall include residential and business mailing address, telephone number and email address. If the owner is not a natural person, the Owner shall provide the same contact information for each officer, member or manager of any business entity, or in the case of a trust, the contact information for each trustee.
- (e) The contact information of a responsible adult residing in Connecticut, or a company doing business in Connecticut, who or which is and shall be responsible for the care, management and maintenance of the property and is authorized to accept legal process and notices on behalf of the owner if the owner resides or has its principal place of business outside of Connecticut.
- (f) The name and contact information of any person holding a mortgage on the property.
- (g) The name and contact information of the Owner's insurer of the property. The Owner must notify the City in the event of a change or cancellation of insurance on the property.
- (h) The registration form shall be signed by the owner, who shall certify that all the information offered in the registration is true and correct to the best of his or her knowledge and belief, so that any willfully false statement will be subject to penalty under the law for the making of a false statement.
- (i) Proof of insurance including the name of the insurance company, address, business telephone number of the insurance provider along with a copy of the insurance policy,

along with proof of the insurance coverage amount for both liability and fire, that covers at a minimum the value of the property.

This ordinance shall take effect upon adoption.



ITEM# 10 ON AGENDA

Luke A. Bronin
Mayor

June 12, 2017

Honorable Thomas J. Clarke II, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Defined Contribution Plan

Dear Council President Clarke:

Attached, for your consideration, please find an ordinance establishing the defined contribution pension plan design and other requirements for all non-union employees hired on or after July 1, 2017. The Court of Common Council authorized the development of this plan by ordinance dated January 23, 2017.

The attached ordinance includes the following design elements:

<i>Employee contribution:</i>	Not less than 3.0%
<i>Employer contribution:</i>	Not less than 3.0% with matching of employee contribution not-to-exceed 7.0%
<i>Employee vesting:</i>	Year one: 0%
	Year two: 20%
	Year three: 50%
	Year four: 80%
	Year five: 100%

Non-union employees hired on or after July 1, 2017 will have the option to participate in this defined contribution plan, as they do with the current defined benefit plan. Employees who choose to participate will be required to contribute a minimum of 3% of their salary to the plan with the ability to increase their contribution to the maximum amount allowed by the Internal Revenue Service. The City will match the employee's contribution up to a maximum of 7%. The defined contribution plan participants will gain a vested interest in the contributions of both the employee and the City in accordance with the schedule shown above.

As you are aware, the Pension Commission is required to administer all of the City's retirement plans and, in accordance with this requirement, will administer this defined contribution plan. The City Treasurer and members of my Administration are available to assist you in reviewing this ordinance.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

SUBSTITUTE FOR ITEM #12

Introduced by:

Mayor Luke A. Bronin

HEADING AND PURPOSE

AN ORDINANCE AMENDING CHAPTER 2A - PENSIONS, SECTION 2A-5 AND CREATING NEW SECTIONS 2A-45, 2A-46, AND 2A-47 OF THE HARTFORD MUNICIPAL CODE

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

September 11, 2017

Be It Hereby Ordained by the Court of Common Council of the City of Hartford that Chapter 2A, Section 2A-5 of the Municipal Code of Hartford be amended as follows and that Sections 2A-45, 2A-46 and 2A-47 be added as follows:

Article I. General Provisions

Sec. 2A-5. - Definitions.

As used in this chapter, the following terms shall have the meanings ascribed thereto below, unless, and then only to the extent, a subsequent definition specifically provides for a different meaning with respect to any such term within the context of a particular section or subsection.

- (1) " *Actual service* " shall consist, for purposes of establishing both vested (i.e. nonforfeitable) rights to, and eligibility to receive, any benefits provided herein which are conditioned upon the completion of such service, of the following:
 - a. Any period or periods during which a member provided service to the city, library or board by working a full time schedule and for which a member has contributed the requisite portions of his or her earnings to the fund;
 - b. Any of those periods referenced in subsections (1)b.1 through 5 below, during which a member provided service to the city, library or board by working anything less than a full time schedule, and for which a member has contributed the requisite portions of his or her earnings to the fund, including:
 1. Periods of employment in a position in the unclassified service of the city for which the member has timely elected to receive credit for such service pursuant to the provisions of Ordinance Number 50-98;
 2. Periods of employment with the city during which a member worked at least twenty (20) hours a week and was represented for collective bargaining purposes by the Municipal Lawyers Association;
 3. Periods of employment during which a member is, or was, classified as a part time professional employee of the library;
 4. Periods of employment during which a member is, or was, classified as a part time employee of the board; and
 5. Periods of employment after returning from maternity or paternity leave, so long

5. Periods of employment after returning from maternity or paternity leave, so long as the member worked a full time schedule immediately prior to such leave and subsequently returned to full time employment, provided that the member was eligible for, and timely elected to receive, credit for such service pursuant to the provisions of Ordinance No. 18-03.
 - c. Any period or periods of qualified USERRA service as defined in section 2A-7, regardless of whether a member has purchased or otherwise elected to receive USERRA credit pursuant to section 2A-7(d); and
 - d. Any period or periods during which an employee received weekly payments representing income replacement under the Workers' Compensation Act.
- (2) A member's " *basic weekly pay* " shall mean the gross wages that a member would be paid per week based upon the rate of pay used to calculate the lump sum amounts paid to a member on account of accrued vacation and sick time upon his or her termination of employment.
- (3) A " *break-in-service* " results from any absence, without pay, which lasts more than ninety (90) consecutive days, unless:
- a. The break-in-service is longer than the period of the employee's prior service, and the member applies for, and is granted, a leave of absence, by the Hartford Court of Common Council;
 - b. The break-in-service is equal to or less than the period of the employee's prior service, and the member applies for, and is granted, a leave of absence by the Pension Commission, provided that an employee whose request for a leave of absence has been denied by the Pension Commission shall have the right, within thirty (30) days of the denial, to apply to the Court of Common Council, which shall make a de novo determination of the employee's request for a leave of absence;
 - c. The absence is caused by a disability that routinely requires the regular attendance of a physician;
 - d. The member was receiving weekly payments representing income replacement under the Worker's Compensation Act during the period of absence; or
 - e. The absence resulted from the member's provision of qualified USERRA service as defined in section 2A-7(a), and, after completing that service, the member returned immediately to city, library or board employment.
- (4) " *Continuous service* " shall refer to any period of actual service that is not interrupted by a break-in-service.
- (5) " *Creditable accrued sick time* " shall mean that period of time commencing with the member's effective date of retirement, for which such member would continue to receive his or her basic weekly pay if such member were to receive amounts paid thereto for accrued sick time upon his or her termination of employment on a weekly basis, as opposed to in a lump sum, without regard to whether any days in such time period are or have been designated holidays for active employees.
- (6) " *Creditable accrued vacation time* " shall mean that period of time between the day following a member's last day of work and the date upon which such member's last day of work would have occurred had such member remained an active employee and received payments for his or her accrued vacation on a weekly basis, as opposed to a lump sum basis, both dates inclusive.
- (7) " *Creditable accrued vacation and sick time* " shall mean the sum of a member's

creditable accrued vacation time and creditable accrued sick time.

- (8) " *Creditable actual service* " shall include all actual service except: (1) periods of qualified USERRA service for which the member has not purchased or received USERRA credit pursuant to section 2A-7(d); and (2) periods of absence in excess of ninety (90) days, even if such absences do not constitute a break in service for purposes of determining continuity of service, if during such absence the member was receiving neither weekly payments representing income replacement under the Workers' Compensation Act nor earnings from which employee contributions are properly deducted pursuant to the provisions of this chapter.
- (9) A member's " *date of retirement* " shall be established by an application signed by both the member's appointing officer and either the mayor (or his or her designee), or the superintendent of schools (or his or her designee) for employees of the board of education. Payment of a member's retirement allowance shall be subject to the approval of the pension commission as to the member's eligibility and the amount of his or her allowance.
- (10) *Employee references.* For purposes of this chapter, the following terms shall be utilized in referencing employees.
- a. " *NBU-GG employees* " shall refer to those nonbargaining unit general government employees of the city who are not: (a) sworn police officers or firefighters, (b) board employees, or (c) library employees[, who are members of the fund.]
 - 1. " *Pre-2011 NBU-GG employees* " shall refer to those NBU-GG employees whose initial date of hire with the City is before January 1, 2011, who are members of the fund.
 - 2. " *Post-2011 NBU-GG employees* " shall refer to those NBU-GG employees whose initial date of hire with the City is on or after January 1, 2011, but before September 11, 2017, who are members of the fund.
 - 3. " *Post-2017 NBU-GG employees* " shall refer to those NBU-GG employees whose initial date of hire with the City is on or after July 1, 2017, who shall not be eligible to be members of the fund.
 - b. " *CWA employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by the Communication Workers of America.
 - c. " *CHPEA employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by the City of Hartford Professional Employees' Association.
 - 1. " *Pre-1997 CHPEA employees* " shall refer to those CHPEA employees who were hired into the CHPEA bargaining unit before October 1, 1997.
 - 2. " *Post-1997 CHPEA employees* " shall refer to those CHPEA employees hired into the bargaining unit on or after October 1, 1997 but before June 23, 2003.
 - 3. " *2003 CHPEA employees* " shall refer to those CHPEA employees whose initial date of employment with the city is on or after June 23, 2003.
 - d. " *HMEA employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by the Hartford Municipal Employees' Association ("HMEA").
 - 1. " *Post-2003 HMEA employees* " shall refer to those HMEA employees whose

initial date of hire with the city is on or after July 1, 2003.

2. "*Pre-2003 HMEA employees*" shall refer to those HMEA employees whose initial date of hire with the city is before July 1, 2003.
3. "*ISD HMEA employees*" shall refer to those members of the fund to whom all of the following criteria apply:
 - (i) Where HMEA employees, employed in the city's former Information Services Department ("ISD"), immediately prior to their layoff or retirement from city employment;
 - (ii) Whose job duties in the ISD were transferred to the city's Metro Hartford Information Services Department ("MHIS");
 - (iii) Were not offered comparable employment in MHIS within twenty-four (24) months following their layoff or retirement;
 - (iv) Whose last day worked with the city due to subsection (ii), above was between the dates of July 1, 2002 and May 30, 2003; and
 - (v) Are currently receiving a retirement allowance from the fund as of June 9, 2008, the date on which the court of common council adopted a resolution affirming the terms of a settlement agreement between HMEA and the city.
- e. "*MLA employees*" shall refer to those employee members of the fund who are represented for collective bargaining purposes by the City of Hartford Municipal Lawyers' Association.
- f. "*NBU-P/F employees*" shall refer to those employee members of the fund who are sworn police officers not represented for collective bargaining purposes by the Hartford Police Union and those employee members of the fund who are firefighters who are not represented for collective bargaining purposes by Local 760, International Association of Firefighters.
 1. "*Pre-1997 NBU-P/F employees*" shall refer to those NBU-P/F employees who were employed as sworn police officers or firefighters before December 31, 1996.
 2. "*Post-1997 NBU-P/F employees*" shall refer to those NBU-P/F employees who were employed as sworn police officers or firefighters on or after December 31, 1996 but before January 1, 2011.
 3. "*2011 NBU-P/F employees*" shall refer to those NBU-P/F employees whose initial date of hire with the City is on or after January 1, 2011.
- g. "*HPU sworn officers*" shall refer to those employee members of the Fund who are sworn police officers represented for collective bargaining purposes by the Hartford Police Union.
 1. "*Post-1999 HPU sworn officers*" shall refer to those HPU sworn officers hired after July 1, 1999.
 2. "*Pre-1999 HPU sworn officers*" shall refer to those HPU sworn officers hired on or before July 1, 1999.
- h. "*HPU non-sworn employees*" shall refer to those employee members of the Fund who are not sworn police officers but are represented for collective bargaining purposes by the Hartford Police Union.
- i. "*Local 760 employees*" shall refer to those employee members of the Fund who are

represented for collective bargaining purposes by Local 760, International Association of Firefighters.

1. " *Post-2003 Local 760 employees* " shall refer to those Local 760 employees hired into the bargaining unit on or after July 1, 2003.
 2. " *Pre-2003 Local 760 employees* " shall refer to those Local 760 employees hired into the bargaining unit before July 1, 2003.
 - j. " *SCGA employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by the School Crossing Guards' Association.
 - k. " *NBU-HPL employees* " shall refer to those nonbargaining unit employees of the library who are members of the fund.
 - l. " *Local 1716-HPL employees* " shall refer to those employees of the library who are represented for collective bargaining purposes by Local 1716 who are members of the fund.
 - m. " *NBU-BOE employees* " shall refer to those nonbargaining unit employees of the board who are members of the fund.
 - n. " *Local 78 employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 78, Hartford Schools Support Supervisors.
 - o. " *Local 82 employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 82, Hartford Education Support Personnel.
 - p. " *Local 818 employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 818, Building and Grounds Supervisors.
 - q. " *Local 1018A/B employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 1018A/B, Hartford Federation of School Health Professionals who are members of the fund.
 - r. " *Local 1018C employees* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 1018C, Hartford Federation of School Secretaries.
 - s. " *Local 1018D employees* " shall refer to those employee members of the Fund who are represented for collective bargaining purposes by Local 1018D, Hartford Federation of Corridor Supervisors.
 - t. " *Local 2221 employees* " shall refer to those employee members of the Fund who are represented for collective bargaining purposes by Local 2221, Hartford Federation of Paraprofessionals.
 - u. " *HFCDA-BOE* " shall refer to those employee members of the fund who are represented for collective bargaining purposes by Local 1018F, AFT, AFL-CIO.
- (11) A member's " *effective date of retirement* " shall be the day after the period of time following such member's last day of work which is equal to his or her creditable accrued vacation time.
- (12) A member's " *final average pay* " shall be based upon his or her gross earnings only to the extent that: (1) the provisions of this chapter specifically provide for his or her final average pay to be calculated in that manner; and (2) such final average pay is calculated

in accordance with subsection (14). Unless, and then only to the extent, this chapter provides that a member's final average pay is to be based upon his or her gross earnings over a stated period of time, a member's final average pay shall not include any amounts paid to such member upon or by reason of his or her termination of employment either for accrued sick time or as a severance payment.

(13) The "*final average pay period*" for each member shall mean those total number of such member's final years of service from which some subset thereof is to be used for purposes of determining such member's final average pay. Thus, for example, if a member is entitled to have his or her pension benefit calculated on the basis of his or her highest two (2) of his or her last five (5) years of gross earnings, then such member's final average pay period is such five (5) year period. Except as otherwise provided in subsection (14) below, a member's final average pay period shall end on the day prior to his or her effective date of retirement.

(14) Commencing on August 1, 1993, a member's "*gross earnings*" with respect to any year of service shall mean and include all amounts payable by the city directly to such member for services rendered by such member to the city (including, but not limited to, any and all of its agencies, commissions, boards, offices and departments) within such time period which amounts shall include, but not necessarily be limited to, such member's basic salary, payments for or in lieu of overtime, longevity pay, and retroactive pay increases, as and to the extent each is attributable to such services, but, except as provided in this subsection below, shall not include either any amounts paid for services rendered in some other time period or any payments made to a member upon and by reason of his or her termination of employment (including, but not limited to any and all severance payments and lump sum payments for accrued vacation and sick time).

Calculation of gross earnings. Commencing on August 1, 1993, any member whose final average pay is based upon his or her gross earnings over a stated period of time shall have his or her gross earnings adjusted to account for any lump sum payments made to such member for accrued vacation and sick time upon his or her termination of employment by, and only by, adjusting such member's final average pay period such that the last day of that period corresponds to what such member's last day of work would have been had such member continued to work beyond his or her actual last day of work for that period of time equal to his or her creditable accrued vacation and sick time; providing however, that nothing herein shall be construed to permit or require the adjustment of the length of time included within a member's final average pay period. Thus, expressed as a formula, and subject to the foregoing provisos, a member whose final average pay is based on gross earnings shall have his or her final average pay period adjusted as follows:

Last day of final average pay period	=	Last day of work	+	Creditable accrued vacation and sick time
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(15) Commencing on August 1, 1993, a member's "*last day of work*" prior to retirement shall be that date designated by the city as the last day on which he or she was expected to provide services to the city, which, in any case, shall not include any period of time that an employee is carried on the city's books and records as an employee to account for the lump sum payment of accrued vacation time to such member in connection with his or her termination of employment with the city. A member's bona fide absence from

work on any date under and in accordance with the city's personnel rules and/or such member's collective bargaining agreement, as applicable, shall not be considered a basis for determining that such member was not expected to provide services to the city on such date.

(16) "*Member*" shall mean an individual who, by virtue of his or her employment with the city, library or board:

- a. Is, or was, eligible to participate in the fund;
- b. Has in fact participated in the fund by satisfying applicable employee contributions; and
- c. Is either: (1) receiving an allowance provided hereunder; (2) eligible to receive an allowance provided hereunder at some future date certain; (3) continuing to provide employee contributions to the fund as provided hereunder; or (4) no longer providing employee contributions but has not withdrawn such contributions pursuant to the terms hereof.

(17) "*Qualified surviving spouse*" shall mean the surviving spouse of a member who shall have been married to the member prior to his or her retirement, which, for purposes of this definition only, shall be deemed to mean the date of termination of active employment, including any service attributable to creditable accrued vacation time.

(18) "401(a) Plan Participants" shall refer to all Post-2017 NBU-GG employees who elect to contribute to the City's 401(a) plan, pursuant to Section 2A-46.

NEW) Section 2A-45. – Section 401(a) Plan Established

There is hereby established a City of Hartford Section 401(a) Defined Contribution Plan ("401(a) Plan"). Post-2017 NBU-GG employees are not eligible to be members of the MERF, but may, upon hire, elect to participate in the City's 401(a) plan.

(NEW) Section 2A-46. – Contributions

(a) Internal Revenue Code Section 414(h) Pick-up Contributions. The 401(a) Plan will contain a pick-up contribution provision as defined under section 414(h) of the Internal Revenue Code subject to and in accordance with the terms set forth in this subsection. The purpose of this provision is to enable pick-up contributions to the plan to be made in such a manner that the value of such contributions are neither subject to the payment of federal income taxes until such contributions are distributed to such employees, nor withholding of such taxes when such contributions are made to the extent permitted by the Internal Revenue Code. The pick-up contributions of those members who are expressly identified as "401(a) Plan Participants" shall be governed by subsections (a) and (b) of this section.

- a. Post-2017 NBU-GG employees shall elect, within thirty days of the date of hire whether to:
 - a. make a one-time irrevocable election to not participate in the 401(a) Plan; or
 - b. elect for the City to make pick-up contributions in an amount which must be a

minimum of three percent (3.0%) of the 401(a) Plan Participant's base rate of pay ("Pay"). The election to participate and the percentage amount of pick-up contributions, if applicable, is irrevocable and cannot thereafter be changed during the term of that individual's employment as a NBU-GG employee.

- b. The city shall pick up and deposit to the 401(a) Plan all 401(a) Plan Participants' pick-up contributions, as elected by the 401(a) Plan Participant, in accordance with paragraph (i) of this subsection. Nothing herein shall relieve any 401(a) Plan Participant from any obligation to make pick-up contributions to the 401(a) Plan, it being the intent and effect hereof instead, that the city shall deposit each 401(a) plan participant's pick-up contributions to the 401(a) Plan in lieu of such employee making such contributions.
- c. In consideration of the city picking up such pick-up contributions, 401(a) Plan Participants shall have their Pay reduced by an amount equal to the contributions so picked up by the city.

(b) City Contributions. The city shall pay on into the designated account, on an annual basis, an amount equal to the proportion of pay contributed by each 401(a) Plan Participant, provided that the city contribution shall not exceed seven percent (7.0%) of the base rate of pay the 401(a) Plan Participant.

(NEW) Section 2A-47. – Vesting

- (a) A 401(a) Plan Participant's rights to and/or interests in the city contributions, as set forth in Section 2A-46 (b), vest upon completion of the following schedule of continuous years of service, regardless of age:

<u>Year one (1):</u>	<u>zero percent (0.0%)</u>
<u>Year two (2):</u>	<u>twenty percent (20.0%)</u>
<u>Year three (3):</u>	<u>fifty percent (50.0%)</u>
<u>Year four (4):</u>	<u>eighty percent (80.0%)</u>
<u>Year five (5):</u>	<u>one hundred percent (100.0%)</u>

This ordinance shall take effect upon adoption.

Introduced by:

THOMAS J. CLARK II

ITEM#

ON AGENDA

HEADING
AND
PURPOSE

AN ORDINANCE AMENDING CHAPTER 2, SECTION 2-850 OF THE
HARTFORD MUNICIPAL CODE

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

December 11, 2017

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 2, Section 2-850, of the Municipal Code of the City of Hartford be amended as follows:

Sec. 2-850. - Residency requirements.

(A) All council and Mayor appointees and Unclassified Employees employed by the City, shall maintain a continuous residence in the City during the period of such appointment or employment. This section shall not apply to new employees or appointees during the first six (6) months of such employment or appointment. If such individual ceases to be a bona fide resident of the City once the residency has been established or fails to become a bona fide resident within six (6) months of the appointment or employment, the Council shall, by a vote of seven (7) members, send notice to the mayor that pursuant to the provisions of Chapter V, section 3(c) of the Hartford Charter, the office or position of the individual who has failed to remain a bona fide resident of Hartford shall thereupon become vacant, and such appointment or employment shall terminate.

Bona fide resident is defined as:

- (1) An employee who has a Hartford mailing address. A post office address does not qualify as a bona fide Hartford address;
- (2) Be a registered Hartford voter; [and]
- (3) If the employee owns a motor vehicle, said motor vehicle must be registered in the City of Hartford; and
- (4) An employee who reports a Hartford primary address on federal income tax filings.

(B) The provisions of subsection (A) above shall not apply to individuals who were employees and appointees at the time of the effective date of this section.

This ordinance shall take effect upon adoption.

Introduced by:

HEADING
AND
PURPOSE

ITEM# 12 ON AGENDA

Minority Leader Wildaliz Bermudez

AN ORDINANCE AMENDING CHAPTER 29 OF THE HARTFORD MUNICIPAL CODE.

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

January 22, 2018

Be It Hereby Ordained by the Court of Common Council of the City of Hartford:

That Chapter 29, Article I of the Municipal Code of the city of Hartford be amended, adding Section 29-18, as follows:

Section 29-18. Use of unmanned aerial vehicles by the Hartford department of police.

- (a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section:

Law enforcement officer means a member of the Hartford department of police, as described in section 29-1.

Unmanned aerial vehicle means any contrivance used or designed for navigation of or flight in air that is power-driven and operated without the possibility of direct human intervention from within or on the contrivance.

- (b) Except as provided in subsections (c) and (d) of this act or otherwise provided by law, no person, except a person performing his or her duties as a law enforcement officer, shall operate or use any computer software or other technology, including, but not limited to, an unmanned aerial vehicle, that allows a person, when not physically present, to release tear gas or any like or similar deleterious agent or to remotely control a deadly weapon, as defined in Chapter 950 Sec. 53a-3 of the general statutes, or an explosive or incendiary device, as defined in Chapter 943 Sec. 53-206b of the general statutes. Any person who violates this subsection may be issued a municipal citation. A person who is issued a citation shall be subject to a fine of one thousand dollars (\$ 1,000). Any person issued a citation for violating this subsection may within ten (10) days of receipt of the citation, appeal in writing to a citation hearing officer in accordance with section 1-5. This subsection shall be enforced by the Hartford chief of police.
- (c) No person who, as part of his or her duties as a law enforcement officer, operates an unmanned aerial vehicle, shall operate any such vehicle if such vehicle is equipped with tear gas or any like or similar deleterious agent or a deadly weapon, as defined in Chapter 950 Sec. 53a-3 of the Connecticut General Statutes, including, but not limited to, any explosive or incendiary device, as defined in Chapter 943 Sec. 53-206b of the Connecticut General Statutes. The provisions of this subsection shall not apply to a person who, as part of his or her duties as a law enforcement officer, operates an unmanned aerial vehicle that is equipped with explosive detection, detonation or disposal equipment, provided such law enforcement officer is authorized by the federal or state government to detect, detonate and dispose of explosives and is engaged in

such detection, detonation or disposal.

(d) No law enforcement officer shall operate an unmanned aerial vehicle, unless:

(1) A judge of the Superior Court or judge trial referee has issued a warrant in accordance with Chapter 959 Sec. 54-33a of the Connecticut General Statutes authorizing the use of an unmanned aerial vehicle;

(2) The individual who will be the subject of the information collected by the operation of an unmanned aerial vehicle has given advance written consent to such operation, provided such individual is on property that is not owned or operated by a governmental entity that is open for public use, including, but not limited to, parks, streets or sidewalks;

(3) The owner of the property that will be the subject of the information collected by the operation of an unmanned aerial vehicle has given advance written consent to such operation;

(4) The law enforcement officer has probable cause to believe that a criminal offense has been, is being or will be committed and exigent circumstances exist that make it unreasonable for the law enforcement officer to obtain a warrant authorizing the use of an unmanned aerial vehicle;

(5) The operation is pursuant to training activities conducted by the law enforcement officer while on land owned or leased by the federal or state government and does not occur in an area that is substantially populated; or

(6) The operation is used to reconstruct or document a specific crime or accident scene.

(e) An individual or privately owned property shall be considered to be the subject of information collected by the operation of an unmanned aerial vehicle if the information allows the identity of the person or the privately owned property to be ascertained or if the law enforcement officer operating the unmanned aerial vehicle acknowledges such individual or such property was the subject of the information.

(f) Information that was collected through the operation of an unmanned aerial vehicle that concerns an individual or privately owned property that was the subject of a warrant may be retained pursuant to the warrant.

(g) Information that was collected through the operation of an unmanned aerial vehicle pursuant to subdivision (2) or (3) of subsection (d) of this section that concerns an individual or privately owned property may be retained pursuant to the terms specified in such advance written consent.

(h) (1) Information that was collected through the operation of an unmanned aerial vehicle pursuant to subdivision (4), (5) or (6) of subsection (d) of this section that concerns an individual or privately owned property shall be reviewed by the Hartford department of police not later than thirty days from the date of collection. The collected information shall be destroyed or modified pursuant to subdivision (2) of this subsection or retained pursuant to subdivision (3) of this subsection.

(2) If such information allows the identity of an individual or privately owned property to be ascertained and there is no probable cause to believe that an offense was committed by the individual or on the property, the Hartford department of police (A) shall destroy such information not later than forty-eight hours after such review, or (B) shall permanently modify such information so that the identity of such individual or such property cannot be ascertained, and, after such modification, may retain the modified information for a period of not more than five years from the date of

collection and, after such retention, shall destroy the modified information.

(3) If such information allows the identity of an individual or privately owned property to be ascertained and there is probable cause to believe that an offense was committed by the individual or on the property, the Hartford department of police may retain such information for a period of not more than five years from the date of collection and, after such retention, shall destroy such information, except that, if a warrant is issued in accordance with Chapter 959 Sec. 54-33a of the Connecticut General Statutes of the general statutes based in part on such information, such information may be retained pursuant to the warrant.

(4) No information subject to the provisions of this subsection that is not destroyed, modified or retained in accordance with subdivision (2) or (3) of this subsection, shall be admitted into evidence or otherwise considered by any court or agency, body or committee of this state or any political subdivision thereof.

(i) (1) Not later than ninety days after the Court of Common Council of the City of Hartford's adoption of this section, the Hartford department of police shall adopt and maintain a written policy that meets or exceeds the policies set forth in this section.

(2) Not later than ninety days after the Court of Common Council of the City of Hartford's adoption of this section, the Hartford department of police shall promulgate an unmanned aerial vehicle incident report form, which shall include, but not be limited to, the collection of the following data: (1) The date the unmanned aerial vehicle was operated, (2) the type of such operation as categorized in the policy adopted pursuant to subsection (i) of this section, (3) the zip code or zip codes where the unmanned aerial vehicle was operated, (4) whether the unmanned aerial vehicle was operated pursuant to a warrant, (5) whether a property owner gave advance written consent to such operation, (6) whether the type of information collected through the operation of the unmanned aerial vehicle provided reasonable and articulable suspicion that a criminal offense was being committed, and (7) whether an arrest or arrests were made. The unmanned aerial vehicle incident report shall be completed each time an unmanned aerial vehicle is used by a law enforcement officer.

(j) Not later than January thirty-first of each year, the Hartford department of police shall prepare a report that includes, but need not be limited to: (1) The number of times the Hartford department of police operated an unmanned aerial vehicle in the preceding calendar year, (2) the type of such operation as categorized in the policy adopted pursuant to subsection (i) of this section, (3) the zip code or zip codes where the unmanned aerial vehicle was operated, (4) whether the unmanned aerial vehicle was operated pursuant to a warrant, (5) whether a property owner gave advance written consent to such operation, (6) the number of times the type of information collected through the operation of an unmanned aerial vehicle provided reasonable and articulable suspicion that a criminal offense was being committed, and (7) the number of times an arrest was made during or after the operation of an unmanned aerial vehicle in direct response to the operation of an unmanned aerial vehicle by a law enforcement officer. The Hartford department of police shall make such report available on the Hartford department of police's Internet web site not later than January thirty-first of each year.

(k) The Hartford department of police shall make any application to acquire surveillance technology, including, but not limited to, unmanned aerial vehicles, or to acquire funds to purchase surveillance technology, including but not limited to, unmanned aerial vehicles, available for review by the Court of Common Council of the City of Hartford and the public no less than thirty days prior to a public hearing on such application.

Such applications shall include, but not be limited to, applications to acquire surveillance technology from the program authorized by Section 1033 of the National Defense Authorization Act of 1997, and for funds under the Edward Byrne Memorial Justice Assistance Grant program to acquire surveillance technology. The Court of Common Council of the City of Hartford shall hold such public hearing not fewer than thirty days prior to the department's submission of the application and shall provide legal notice, published at least once not less than two weeks prior to such hearing in a newspaper having general circulation in the City of Hartford, of such hearing. Approval of the application by the Court of Common Council of the City of Hartford is required prior to submission of the application.

Ordinance shall take effect upon adoption.

ITEM# 13 ON AGENDA

INTRODUCED BY:
Councilwoman rJo Winch

COURT OF COMMON COUNCIL
City of Hartford, February 26, 2018

Resolved, That Victor Luna, Jr, 51 Anawan Street, Hartford, CT 06114, be appointed to the court of common council established charter revision commission.

Introduced by:

THOMAS J. CLARKE II, COUNCILMAN

ITEM#

141 ON AGENDA

HEADING
AND
PURPOSE

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE VI, DIVISION 4,
SECTION 2-352¹ OF THE HARTFORD MUNICIPAL CODE

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

February 13, 2018

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 2, Article VI, Division 4, Section 2-352, of the Municipal Code of the City of Hartford be amended as follows:

Sec. 2-352. - Compensation for nonunion and unclassified executive service classification.

(A) That there be a new nonunion and unclassified executive service, including elected officials, classification and compensation plan that is authorized under City Charter Chapters IV, V, and VII and new nonunion compensation plan for specified administrative series and public safety series classifications.

(B) The classification and compensation plans have been developed to expand the salary structure and ranges to accommodate future increments that may be necessary to recognize accomplishment, growth, recruitment and/or retainment of qualified individual for these positions.

(C) The compensation plan has been expanded to include four (4) additional classifications: Chief information officer, director of emergency services and telecommunications, director of families, children, youth, and recreation and the City Treasurer.

(D) Effective July 1, 2018, the positions of Fire Chief, Police Chief and City Treasurer shall be paid the same annual rate of pay, which rate shall be fixed and included in the annual budget as approved by the Court of Common Council.

Ordinance shall take effect upon adoption.

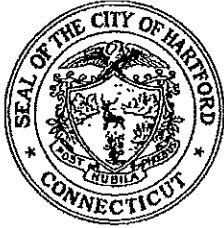
Court of Common Council

ITEM#

15

ON AGENDA

CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103



Glendowlyn L. H. Thames, Council President
Julio A. Concepción, Majority Leader
John Q. Gale, Assistant Majority Leader
Wildaliz Bermúdez, Minority Leader

John V. Bazzano, Town and City Clerk

Thomas J. Clarke II Councilman
Larry Deutsch, Councilman
Cynthia R. Jennings, Councilwoman
James Sánchez, Councilman
rJo Winch, Councilwoman

Report

April 23, 2018

Honorable Glendowlyn L. H. Thames, Council President
City of Hartford
550 Main Street, Room 208
Hartford, CT 06103

Dear Members of the Court of Common Council:

The Public Safety and Quality of Life (PS&QL) Committee held its regular scheduled meeting on April 17, 2018 at 5:30 pm in the Council Chambers to discuss the following referred item as reflected on the committee agenda.

Item #6

Resolution requesting that The Administration reevaluates the speed limits on all city streets and the Department of Public works (DPW) works with the office of The State Traffic Administration (OSTA) for the purpose of reducing the speed limits on our most compact streets and to work with OSTA to designate "Pedestrian Priority" streets (Prat Street, Front Street) with special limits not to exceed 10mph.

The following were present: Committee Co-Chairman Thomas J. Clarke, II, Co-Chairman Jimmy Sanchez, non-committee member Council President Glendowlyn L. H. Thames, non-committee council member, Assistant Majority Leader John Gale.

Also present were, Thea Montanez, Chief of Staff, Reginald D. Freeman, Fire Chief/Emergency Management Director and Interim Director of Public Works, Department of Development Services

Division of Housing, Thea Montanez, Chief of Staff to the Mayor. Ryan Pierce, Project Manager, Strategic Initiatives Department of Management, Budget and Grants, Alexandra Beaudoin, Special Assistant to the Chief of Staff & Intergovernmental Affairs, Faith Palmer, Assistant to the Chief Operating Officer and other concerned citizens, Jim Ford, Traffic Engineer DPW, Andrew Woods, Director of Hartford Communities That Care and members from the public.

Jim Ford accompanied by Chief Reginald Freeman concurrently spoke in depth after the previous item regarding said traffic calming, on item number 6 pertaining to speed reduction. The second map that was provided to Council illustrates the second part of the traffic calming initiative, which is posted speed limits throughout the city, making major push for 10mph areas, not preferred by state regulations but nevertheless warranted for some streets, 25mph, 30mph and 40pmh for respective streets.

A motion was made by Councilman Sanchez to postpone this item; Second by Councilman T.J. Clarke II.

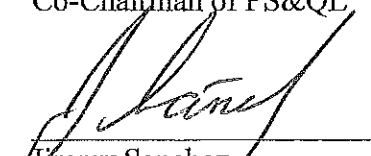
Vote Taken (2-0. 1Absent. Pass)

Councilman Thomas J. Clarke II: Yes
Councilman James Sanchez : Yes
Councilwoman Rjo Winch: Absent

Respectfully Submitted,



Thomas J. Clarke, II
Co-Chairman of PS&QL


Jimmy Sanchez
Co-Chairman of PS&QL

INTRODUCED BY:

Majority Leader Julio A. Concepción

Minority Leader Wildaliz Bermudez

Councilman James Sanchez

COURT OF COMMON COUNCIL

City of Hartford, November 13, 2017

WHEREAS, the Court of Common Council passed a Complete Streets ordinance in September of 2016 and;

WHEREAS, its purpose is to ensure that the all public rights of way are designed and operated to provide safe, accessible, connected means of transportation for all users including pedestrians and bicycle riders and;

WHEREAS, one its goals is to reduce the frequency and severity of vehicular, bicycle and pedestrian related crashes and;

WHEREAS, one strategy to combat the severity of these crashes is to reduce the speed limits in some of the city's most dense areas, now therefore be it;

RESOLVED, that the Court of Common Council request that the administration reevaluate the speed limits on all city streets, and be it further

RESOLVED, that the Department of Public Works (DPW) work with the Office of the State Traffic Administration (OSTA) for the purpose of reducing the speed limits on our most compact streets, and it be it further

RESOLVED, that DPW work with OSTA to designate "Pedestrian Priority" streets (Pratt Street, Front Street) with speed limits not to exceed 10 mph



ITEM# 16 ON AGENDA

Luke A. Bronin
Mayor

April 23, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Municipal Code Revisions: Chapter 26 – Parks and Recreation

Dear Council President Thames:

Attached for your consideration is an ordinance proposing revisions to Article II, Chapter 26 of the Hartford Municipal Code. Article II, Chapter 26 of the Hartford Municipal Code regulates the conduct in, and use of, parks and recreational facilities within the City of Hartford. The purpose of the revision is to name Dillon Stadium among the list of exceptions set forth in Section 26-41 which allow for the sale and consumption of alcoholic beverages in certain city-owned facilities and for certain purposes.

As part of the agreement that will bring professional soccer to Hartford, amending our current ordinances to allow the sale of alcohol at Dillon Stadium during professional sporting events and other events promoted by Hartford Sports Group (HSG) is an essential component of a formula for success.

It is important to note that the sale and consumption of alcohol is currently permitted, under certain conditions, at Bushnell, Keney, and Goodwin Parks, the Carousel Pavilion and Pump House Gallery in Bushnell Park, and the Elizabeth Park Pond House Restaurant, to name a few. Allowing for the sale and consumption of alcohol at the stadium will treat Dillon similarly to other city-owned assets where the sale and consumption of alcohol are currently allowed.

The proposed revision will require that appropriate liability insurance is retained and that the requisite municipal and state licenses and permits are obtained as a condition for the sale of alcohol at the stadium.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "LB", followed by a horizontal line.

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

Introduced by:

Mayor Luke A. Bronin

HEADING
AND
PURPOSE

AN ORDINANCE AMENDING CHAPTER 26 –PARKS AND RECREATION, ARTICLE II-
CONDUCT AND USE REGULATED OF THE MUNICIPAL CODE OF HARTFORD

COURT OF COMMON COUNCIL
CITY OF HARTFORD

April 23, 2018

**BE IT ORDAINED BY THE COURT OF COMMON COUNCIL OF THE CITY OF
HARTFORD:**

Sec. 26-41. - Alcoholic beverages prohibited generally; exceptions.

(a) *Definitions:*

"*Alcoholic beverage*" or "*alcoholic liquor*" includes all varieties of liquor defined in this section including alcohol, beer, spirits and wine and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer and capable of being consumed by a human being for beverage purposes.

"*Beer*" means a beverage obtained by alcoholic fermentation of an infusion or concoction of barley or other grain, malt and hops in water, and includes among other things beer, ale, stout, lager beer, porter and the like.

"*Bring your own beverage*" is a term which means that the owner of an establishment or host of an event will not be providing alcoholic beverages but that guests are welcome to bring their own if they choose.

"*Events*", for purposes of this section, shall mean any public or private function held on the grounds of a park, which may include the lawn area, clubhouse, pond house, recreational facility, pavilion, carousel or other amusement area of the park.

"*Golf course*" includes the area designated for play of the game of golf as well as the property adjoining and used in conjunction with said area, including the driving range area, practice green, club house, pro shop, restaurant, lounge, snack shop and any areas adjacent thereto, all of which make up the golf course.

"*Spirits*" means any beverage which contains alcohol obtained by distillation, and includes brandy, rum, whiskey, gin or other spirituous liquors when rectified, blended or otherwise mixed with alcohol or other substances.

"*Wine*" means any alcoholic beverage obtained by the fermentation of natural contents of fruit or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol, or other spirits, as above defined.

(b) *General prohibitions and exceptions:*

(1) It shall be unlawful for any person to have alcoholic beverages or to be intoxicated in any park, except that alcoholic beverages may be consumed under the following circumstances:

- a. Beer and wine only may be sold and consumed at any event held at Bushnell Park, excluding the Pump House Gallery and the Carousel Pavillion, provided that prior to the event, the proper permission has been obtained from the City to hold the event, the Council adopts a resolution approving such sale and consumption and the location

where said sale can take place within Bushnell Park, beverages are sold by a vendor licensed by the Bureau of Licenses and Inspections under a permit issued by the State of Connecticut Department of Consumer Protection, and proper proof of liquor liability insurance is provided to the Risk Manager for the City of Hartford, in an amount to be determined by said risk manager;

- b. Alcoholic beverages may be sold and consumed at the Carousel Pavilion in Bushnell Park, and adjacent secured areas within one hundred fifty (150) feet of the pavilion, at private functions during which the carousel is closed to the public, provided that prior to the event, the proper permission has been obtained from the City to hold the event, the Council adopts a resolution approving such sale and consumption and the location where said sale can take place within the pavilion, beverages are sold by a vendor licensed by the Bureau of Licenses and Inspections under a permit issued by the State of Connecticut Department of Consumer Protection, and proper proof of liquor liability insurance is provided to the Risk Manager for the City of Hartford, in an amount to be determined by said risk manager;
 - c. Alcoholic beverages may be sold and consumed in connection with restaurant or bar services at the Pump House Gallery in Bushnell Park or other events held at the Pump House Gallery provided that the operator or manager of said facility obtains proper liquor liability insurance and a state liquor license;
 - d. Service of alcoholic beverages shall be allowed in the Elizabeth Park Pond House Restaurant, which includes the outside patio area and auditorium, provided that the operator or manager of said facility obtains proper liquor liability insurance and state liquor licenses. For purposes of this subsection, "service of alcoholic beverages" shall mean the service of alcoholic beverages on a "bring your own beverage" basis in the restaurant for personal consumption with meals, and the service of wine and beer provided by the sponsoring person or entity at events in the auditorium;
 - e. Beer and wine may be sold and consumed at an event held at the Keney and Goodwin Parks, not including the golf courses, Metzner Center, Willie Ware Center, Hyland Center, Blue Hills Community Center, Pope Park Recreation Center, Kevin D. Anderson Center and any other park in the City of Hartford not mentioned herein provided that prior to the event, the proper permission has been obtained from the City to hold the event, the Council adopts a resolution approving such sale and consumption and the location where said sale can take place within said park or location, beverages are sold by a vendor licensed by the Bureau of Licenses and Inspections under a permit issued by the State of Connecticut Department of Consumer Protection, and proper proof of liquor liability insurance is provided to the Risk Manager for the City of Hartford, in an amount to be determined by said risk manager;
 - f. Alcoholic beverages may be sold and consumed at the Keney and Goodwin Park golf courses pursuant to any applicable provisions of this section and all provisions of section 26-42 of this chapter.
- (2) If a private individual sponsors an event at any of the locations specified in (b)(1)a. of this section, but not including Keney and Goodwin Park golf courses, the Pump House Gallery and the Elizabeth Park Pond House Restaurant and Auditorium, and intends to serve alcoholic beverages, free of cost, the sponsor shall not be required to obtain a permit from the state liquor control commission. Prior to the event, however, the sponsor must obtain (1) approval from the Council by way of resolution for the service of such beverages; and

- (2) proper liquor liability insurance approved by the City of Hartford Risk Manager. The service of such beverages may also be subject to any special and further requirements of the City;
- (3) The sale or service of alcoholic beverages at the Elizabeth Park Pond House Restaurant and Auditorium, the Pump House Gallery, and the Keney and Goodwin Park golf courses is contingent upon the operator or manager of these facilities obtaining proper liquor liability insurance and a state liquor license.
- (4) The provisions of Chapter 35 of the Code shall not apply to the sale and/or consumption of alcoholic beverages under the provisions of this section or section 26-42 of this chapter.
- (5) The sale and/or consumption of alcoholic beverages at events held in city parks pursuant to this and any other applicable section shall be subject to any further conditions and regulations required by the Mayor or the Council to promote public safety and welfare.
- (6) Alcoholic beverages may be sold and consumed within Dillon Stadium during professional sporting events or other events promoted by the ownership group of a professional sports franchise under an agreement for use of the Stadium, provided that the Operator or Manager of the Stadium, or a vendor licensed by the Division of Licenses and Inspections under a permit issued by the State of Connecticut Department of Consumer Protection, provides proper proof of liquor liability insurance to the Risk Manager for the City of Hartford, in amounts determined by said Risk Manager, and a state liquor license is obtained by the requisite entity.



ITEM# 17 ON AGENDA

Luke A. Bronin
Mayor

April 9, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Willow Creek Phase II, Tax Abatement

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the City of Hartford to enter into a 15-year tax abatement agreement with Overlook Village Associates II, LLC for rental housing units being developed at 421 Granby Street also known as Willow Creek Apartments.

Overlook Village Associates II, LLC ("Overlook") has entered into a 65-year lease agreement with the Housing Authority of the City of Hartford for redevelopment of a 10- acre parcel of the 61.5- acre site currently known as Chester A. Bowles Park. Upon completion, Willow Creek Apartments, Phase II will consist of 43 rental apartments, 38 affordable units and 5 market rate units within eleven (11), 2-3 story buildings providing a unit mix of flat and townhouse apartments in a variety of 1, 2, 3, and 4-bedroom units. The project will complement Phase I, currently under construction, and share its' amenities including the community building which will house a community room with a kitchenette, computer/business center, exercise facility, sitting area, and laundry facility. The total development budget is \$19,011,214.00 with a construction budget of \$13,915,149.00. Construction will commence in 2018 and be completed in late 2019. Overlook Village Associates II, LLC has committed to set aside 15% of the total construction project cost for certified Minority & Women Business Enterprises, assure that no less than 15% of total project work hours by trade will be worked by minority and or women trade workers, and assure that no less than 30% of total project work hours will be worked by Hartford residents.

Taxes on Willow Creek Apartments, Phase II are estimated at \$66,328.79 per year or \$1,542.53 per unit. Staff recommends and the developer has agreed to an annual tax payment of \$30,400.00 or \$800 per unit for the 38 affordable units from year 1 to 10 and a minimum annual tax payment of \$22,800.00 (\$600/unit) with a maximum tax payment of \$30,400.00 (\$800/unit) in years 11-15. The reason for the suggested range for payment in years 11-15 is to assure that the developer can meet the debt service coverage ratio requirements of the Low Income Housing Tax Credit Program, which the developers are utilizing to keep rents affordable to households at 25%, 50% and 80% of the Area Median Income. The developer will pay full taxes for the term of the abatement for the market rate units, estimated at \$7,712.65 year or \$1,542.53 per unit. The collective

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estimated tax payment is \$38,112.65 per year. The Tax Abatement Committee approved this abatement at their meeting held March 23, 2018.

The recommended abatement is identical to the abatement for Phase I, approved by City Council on March 13, 2017, with the exception that the developer will pay full tax on the five market rate units. I urge favorable action.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Luke A. Bronin', with a stylized flourish at the end.

Luke A. Bronin
Mayor

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, April 9, 2018

WHEREAS, Willow Creek Apartments, Phase II Rental is a 10-acre development which will include a total of 43 units consisting of 38 affordable residential units and five market rate residential units located on a parcel of land currently known as 421 Granby Street, (the "Property"), owned by the Housing Authority of the City of Hartford, (the "HACH"), proposed by Overlook Village Associate II, LLC; and

WHEREAS, Overlook Village Associates II, LLC will lease the land from the HACH for a term of 65 years and construction is to commence in the year 2018; and

WHEREAS, Overlook Village Associates II, LLC has submitted an application for a new tax abatement which documents the need for tax relief and the Tax Abatement Committee has recommended such an agreement; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Tax Abatement Agreement with Overlook Village Associates II, LLC for the Property, subject to the following conditions:

1. The term of the Agreement shall not exceed Fifteen (15) years from the date on which the first temporary certificate of occupancy (TCO) or permanent certificate of occupancy (CO) whichever is earlier issued on the property.
2. Developer will pay prorated real estate tax on any improvements that receives TCO or CO for the fiscal year such is issued during the construction phase.
3. Developer will pay eight hundred dollars (\$800.00) per unit per year for the 38 affordable units totaling of \$30,400.00 per year for the remainder of the initial ten (10) year term. From year 11-15 developer will pay the greater of six hundred dollars (\$600) per unit/year for a total of \$22,800.00 per year or any net operating income (NOI) that will result in a Debt Service Coverage Ratio higher than 1.15 but not to exceed \$800/unit. Developer will pay full tax for the five (5) market rate units estimated at \$1,542.53 per unit for the term of the abatement.
4. After the initial year, the unabated taxes shall be subject to a 2% increase per unit per year in each year the city upwardly adjusts the Grand Levy (e.g., the amount of revenue raised by property taxes in a fiscal year), with the 2% increases being effective July 1st of each year as applicable.
5. During the term of the abatement, all 38 units are to remain affordable as prescribed by the Low Income Housing Tax Credit Program. In the absence of a Deed or Mortgage Instrument defining affordability, the City of Hartford will determine affordability utilizing an established, transparent methodology.
6. Owner shall comply with all applicable laws, regulations, ordinances and codes of the United States, the State of Connecticut and the City of Hartford in the operation and management of the Premises.
7. The tax abatement agreement shall be non-assignable, non-transferable without written consent of the Mayor of the City of Hartford.

8. Notwithstanding anything to the contrary in this Agreement, City agrees that this Agreement shall automatically transfer and inure to the benefit of any party succeeding to the interest of the Owner under this Agreement. as a result of a foreclosure of a mortgage encumbering the Property or a transfer in lieu of foreclosure or realizing on a pledge or security interest of the equity interests in such Owner (including, without limitation, replacement of the managing member of such Owner), and if such transferee is a bank or other financial institution, such rights shall automatically transfer and inure to the benefit of any party immediately succeeding to the interest of such bank or other financial institution.
9. Upon any future sale or refinance, during the term of the abatement payment shall be made to the City of 10% of the net sales proceeds, or equity recapture, not to exceed the total of abated taxes.
10. During construction, Developer will comply with Article XII, Section 2-680 of the Hartford Municipal Code, Hartford Affirmative Action Plan / Equal Employment Opportunity which requires developer to set aside 15% of the total construction project cost for certified Minority & Women Business Enterprises, assure no less than 15% of total project work hours by trade will be worked by minority and or women trade workers, no less than 30% if total project work hours to be worked by Hartford Residents.
11. In the case of default, the City of Hartford shall retain the right to cancel the agreement and its remedy shall include the payment of abated taxes.

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 interest of the City in order to effectuate the above transition; 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.