



CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

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

June 12, 2019

Honorable Luke A. Bronin, Mayor

Dear Mayor Bronin:

Please find attached the following ordinance and resolutions that were passed at a regular meeting of the Court of Common Council on June 10, 2019. I have duly certified these documents and respectfully send them to you for your review.


John V. Bazzano, City Clerk

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CITY OF HARTFORD
CLERK'S OFFICE



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Dear Mayor Bronin:

Please find attached the following ordinance and resolutions that were passed at a regular meeting of the Court of Common Council on June 10, 2019. I have duly certified these documents and respectfully send them to you for your review.


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Court of Common Council

9

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550 MAIN STREET
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Glendowlyn L. H. Thames, Council President
James Sánchez, Majority Leader
John Q. Gale, Assistant Majority Leader
Wildaliz Bermúdez, Minority Leader

Thomas J. Clarke II Councilman
Larry Deutsch, Councilman
Claudine Fox, Councilwoman
Maly D. Rosado, Councilwoman
rJo Winch, Councilwoman

John V. Bazzano, Town and City Clerk

June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The Planning & Zoning Commission (the "Commission") is charged with developing and making recommendations on City plans; and

WHEREAS, The Commission met on March 12, 2019 and after a thorough review and a public hearing unanimously recommended that the Court of Common Council adopt as a formal City plan the City of Hartford Bicycle Master Plan; and

WHEREAS, The City of Hartford Bicycle Master Plan reflects significant effort by many stakeholders to develop a common vision for an interconnected bike network across Hartford neighborhoods; now, therefore, be it

RESOLVED, That the Court of Common Council hereby adopts as a formal City plan the City of Hartford Bicycle Master Plan.

Attest:


John V. Bazzano
City Clerk

Court of Common Council

12

CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103



Glendowlyn L. H. Thames, Council President
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rJo Winch, Councilwoman

June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The City of Hartford owns two vacant parcels at 70 & 76 Edwards Street (collectively, the "Property"); and

WHEREAS, Edwards Street Housing, LLC (the "Developer") desires to purchase the Property for the construction of a residential development consisting of six residential units housed in three owner-occupied two-family homes (2 homes at 70 Edwards and 1 home at 76 Edwards); and

WHEREAS, Each residential unit will be approximately 1,225 square feet (2,450 square feet total for both floors) and consist of three bedrooms, bathroom, kitchen, dining area and living room. The first-floor plan will incorporate a second full bathroom, with access to a full basement that will house the laundry facilities; and

WHEREAS, The development is being financed through a combination of City of Hartford H.O.M.E. funds, rebates from the Connecticut Energy Efficiency Fund for meeting energy efficiency requirements, and construction financing from Capital for Change, Inc.; and

WHEREAS, The Property was investigated for environmental conditions and certain remediation activities were conducted through grant funding from the United States Environmental Protection Agency; and

WHEREAS, The proposed conveyance price is Fifteen Thousand Dollars (\$15,000) and is reflective of the Developer's assumption of any additional environmental remediation and/or monitoring expenses post disposition; and

WHEREAS, The Developer has experience constructing similar projects and has been successful with the completion of several residential projects within the City of Hartford. The conveyance of the Property to the Developer will result in three additional two-family owner-occupied homes in the Clay Arsenal neighborhood; now, therefore, be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor to enter into a purchase and sale agreement with Edwards Street Housing, LLC for the purposes set forth above subject to the above terms and conditions and such other terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interest of the city; and be it further

RESOLVED, That the Mayor is hereby 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 to effectuate the above transaction; and be it further

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

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the 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.

Attest:


John V. Bazzano
City Clerk

Court of Common Council

13

CITY OF HARTFORD
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June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The Connecticut Department of Transportation has initiated a planning process for the replacement of the I-84 viaduct in Hartford; and

WHEREAS, As part of the planning process, the City has initiated its own studies of the ways in which development opportunities can be maximized; and

WHEREAS, The Capital Gateway Transit Oriented Development Concept Plan presents a vision for maximizing development potential presented by the I-84 project; and

WHEREAS, The Planning & Zoning Commission (the "Commission") is charged with developing and making recommendations on City plans; and


WHEREAS, The Commission met on March 12, 2019 and after a thorough review and a public hearing recommended that the Court of Common Council adopt as a formal City plan the Capital Gateway Transit-Oriented Development Concept Plan; and

WHEREAS, The Capital Gateway Transit-Oriented Development Concept Plan reflects a vision for maximizing the development potential presented by the I-84 project, particularly in the areas between Flower Street and the downtown train station, and weaving together Asylum Hill, Frog Hollow, and Downtown; and

WHEREAS, Plan is intended to guide federal, State, and City decision-makers by identifying preferred infrastructure design elements, setting forth a development vision for the area, and suggesting implementation strategies (including financing solutions); now, therefore, be it

RESOLVED, That the Court of Common Council hereby adopts as a formal City plan the City of Hartford Capital Gateway Transit-Oriented Development Concept Plan.

Attest:



John V. Bazzano
City Clerk

Court of Common Council

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CITY OF HARTFORD
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June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The Connecticut Neighborhood Assistance Act (NAA) is a tax credit program of the Department of Revenue Services (DRS) under Chapter 228a of the Connecticut General Statutes (C.G.S., 12-631 - 12-638), and

WHEREAS, A tax credit equal to 100% of the cash invested is available to business firms that invest in energy conservation projects, and

WHEREAS, A tax credit equal to 60% of the cash invested is available to business firms that contribute cash to programs that provide community-based alcoholism prevention or treatment, neighborhood assistance, job training, education, community services, crime prevention, construction or rehabilitation of dwelling units for families of low and moderate income, funding for open space acquisitions, child day care facilities and services, and any other program which serves persons at least 75% of whom are at an income level not exceeding 150% of the poverty level for the preceding year, and

WHEREAS, In 2018, sixty-five (65) approved proposals from Hartford were delivered to DRS under the NAA, 31 of which received business investment totaling \$ 1,263,960.31, and

WHEREAS, The City of Hartford serves as a liaison to DRS for this program and is responsible for the collection of NAA proposals and submittal to DRS by June 30, 2019, and

WHEREAS, Sixty-seven (67) proposals for the 2019 NAA Program have been collected from Hartford applicants, as follows:

| | AGENCY/ORGANIZATION | PROGRAM/PROJECT | REQUEST |
|----|--|--|----------------|
| 1 | ActUp Theater, Inc. | ActUp Performing Arts Program | 100,000.00 |
| 2 | Ancient Burying Ground Association | Ancient Burying Ground Lighting and Main Street | 150,000.00 |
| 3 | Antiquarian & Landmarks Society (The), DBA Connecticut Landmarks (CTL) | Green Lighting at the Butler-McCook House | 30,000.00 |
| 4 | Blue Hills Civic Association, Inc. | Blue Hills Employment and Skills Training | 150,000.00 |
| 5 | Boys & Girls Clubs of Hartford | Academic Success Initiative | 100,000.00 |
| 6 | Bushnell Park Foundation, Inc. | Bushnell Park Pump House Energy Efficient Upgrades | 150,000.00 |
| 7 | Capital Community College Foundation, Inc. | Capital Community College (CCC) Early Childhood Center | 50,000.00 |
| 8 | Capital Workforce Partners | Education and Employment Collaborative | 150,000.00 |
| 9 | Catholic Charities, Inc./ Archdiocese of Hartford | Developmental Disabilities Services Program | 150,000.00 |
| 10 | Catholic Charities/Catholic Family Services | Second Step Program | 150,000.00 |
| 11 | Center for Children's Advocacy | Advocacy for Vulnerable Children and Youth | 10,000.00 |
| 12 | Center for Latino Progress | Energy Efficient Alternative Transportation | 15,000.00 |
| 13 | Charter Oak Cultural Center | Beat of the Street | 150,000.00 |
| 14 | Charter Oak Temple Restoration Association, Inc. / DBA Charter Oak Cultural Center | Charter Oak Cultural Youth Arts Institute | 50,000.00 |
| 15 | Charter Oak Temple Restoration Association, Inc. / DBA Charter Oak Cultural Center | Charter Oak Cultural Center Mechanical Systems Upgrade | 100,000.00 |
| 16 | Chrysalis Center, Inc. | Phelps Village Energy Conservation Program | 150,000.00 |
| 17 | City of Hartford | Climate Stewardship Initiative | 150,000.00 |
| 18 | Community Renewal Team, Inc. | Crisis Housing for the Homeless Youth | 150,000.00 |
| 19 | Community Renewal Team, Inc. | Vocational English as a Second Language | 150,000.00 |
| 20 | Connecticut Forum (The) | Connecticut Forum & Youth Forum (The) | 150,000.00 |
| 21 | Connecticut Immigrant and Refugee Coalition | Job Training and ESL for Immigrants and Refugees | 150,000.00 |

| | | | |
|----|---|---|------------|
| 22 | Connecticut Institute for the Blind, DBA Oak Hill | Oak Hill - New England Assistive Technology | 150,000.00 |
| 23 | Connecticut Public Broadcasting, Inc. (Connecticut Public) | Energy Efficient Lighting Improvements | 70,000.00 |
| 24 | Connecticut Science Center, Inc. | Photo Voltaic Solar Power System | 150,000.00 |
| 25 | Covenant Preparatory School | Equitable Quality Education for Middle School Boys in the Hartford Region | 150,000.00 |
| 26 | Easter Seals Connecticut, Inc. | Easterseals Camp Hemlocks | 50,000.00 |
| 27 | Girl Scouts of Connecticut | Girl Scout Leadership Experience | 100,000.00 |
| 28 | Glory Chapel International | Road to Success | 150,000.00 |
| 29 | Greater Hartford Chamber of Commerce Foundation | Street Light Efficiency Project | 150,000.00 |
| 30 | Hands on Hartford, Inc. | Powerhouse Apartments | 48,421.00 |
| 31 | Harriet Beecher Stowe Center | Carriage House/Visitor Center HVAC Upgrades | 25,000.00 |
| 32 | Hartford Area Habitat for Humanity | 2019 Hartford Habitat - Energy Conservation Program | 150,000.00 |
| 33 | Hartford Artisans Weaving Center | Roof Renovation and Lighting Energy Updates | 143,002.72 |
| 34 | Hartford Business Improvement District | Solarize Downtown Bus Shelters | 75,000.00 |
| 35 | Hartford Business Improvement District | Main Street Lighting | 75,000.00 |
| 36 | Hartford Knights Youth Organization, Inc. | KNIGHTS for ENERGY for YOUTH Program (KEY) | 150,000.00 |
| 37 | Hartford Knights Youth Organization, Inc. | Therapeutic Mentoring for At-Risk Youth | 150,000.00 |
| 38 | Hartford NAF Foundation, Inc. | Early College Experience Project | 150,000.00 |
| 39 | Hartford Performs | Hartford Performs | 150,000.00 |
| 40 | Hartford Public Library | College Now! | 150,000.00 |
| 41 | Hartford Symphony Orchestra, Inc. | Music Education in Hartford Schools | 150,000.00 |
| 42 | Hartford's Camp Courant | 2019 Camp Courant Youth Development Program | 150,000.00 |
| 43 | Horace Bushnell Congregate Homes (HBCH) | HBCH Healthy Living Meal Program | 150,000.00 |
| 44 | Horace Bushnell Congregate Homes | HBCH Energy Saver | 150,000.00 |
| 45 | Horace Bushnell Memorial Hall Corporation | Bushnell Energy Conservation Projects | 150,000.00 |
| 46 | Intercommunity, Inc. | Recovery House Improvement Initiative | 150,000.00 |
| 47 | International Hartford LTD. | Immigrant Enterprise Support | 30,000.00 |

| | | | |
|----|---|--|-----------------------|
| 48 | IQuilt Partnership | Bushnell Park, Pump House | 150,000.00 |
| 49 | KNOX, Inc. | Trees for Hartford Neighborhoods | 150,000.00 |
| 50 | Mark Twain House & Museum (The) | Mark Twain House & Museum Lighting & Appliance Upgrade Project | 150,000.00 |
| 51 | Northside Institutions Neighborhood Alliance, Inc. (NAA) | 2019 Hartford Heritage Homes | 150,000.00 |
| 52 | Open Hearth Association (The) | Energy Improvements for Emergency Homeless Shelter for Men | 40,000.00 |
| 53 | Organized Parents Make a Difference, Inc. | OPMAD After School | 150,000.00 |
| 54 | PARTNERS Foundation, Inc. | PARTNERS (Partners in Arts and Education Revitalizing Schools) | 150,000.00 |
| 55 | Philips Metropolitan Christian Methodist Episcopal (CME) Church | Phillips Energy Conservation and Public Safety Project | 150,000.00 |
| 56 | Preventive Medicine Center, Inc. | ACCESS: Education/Outreach Program | 150,000.00 |
| 57 | Riverfront Recapture, Inc. | Boathouse Air Conditioning System Upgrade | 82,500.00 |
| 58 | San Juan Center, Inc. | Rehabilitation and Façade Improvement | 86,000.00 |
| 59 | San Juan Elderly Housing, Inc. | Passive Recreational Spaces | 25,000.00 |
| 60 | Sheldon Oak Central, Inc. | Energy Conservation Improvements in North End | 103,500.00 |
| 61 | Sons of Thunder Coalition, Inc. | Sons of Energy | 150,000.00 |
| 62 | Sons of Thunder Coalition, Inc. | Sons of Thunder: Self-Empowerment Programs | 150,000.00 |
| 63 | Southside Institutions Neighborhood Alliance, Inc. (SINA) | Cityscape Homes | 150,000.00 |
| 64 | Urban League of Greater Hartford | Solar Energy System and HVAC Upgrade Project Phase III | 150,000.00 |
| 65 | Village for Families & Children (The) | Removal and Replacement of Seven Boilers | 150,000.00 |
| 66 | Walk in the Light Church of God, Inc. | Domestic Violence & Hunger Community Outreach | 150,000.00 |
| 67 | YWCA Hartford Region, Inc. | YWCA Emergency Shelter Program | 70,000.00 |
| | | TOTAL | \$8,078,423.72 |

and

WHEREAS, DRS requires the governing body of each municipality to approve the submission of the NAA applications to DRS for its review and approval, and

WHEREAS, Proposals must be approved and submitted to DRS before its June 30, 2019, deadline, now, therefore, be it

RESOLVED, That the Court of Common Council authorizes the Mayor to submit the program proposals as listed on this resolution, all of which are eligible under the 2019 Neighborhood Assistance Act, to the State of Connecticut Department of Revenue Services by June 30, 2019, and be it further

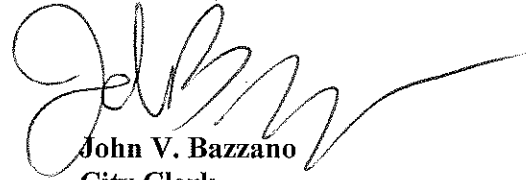
RESOLVED, That the Court of Common Council designates the Mayor as the City's authorized representative and further authorizes him to take all steps necessary to implement the NAA program, and be it further

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

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

Attest:



John V. Bazzano
City Clerk

Court of Common Council

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550 MAIN STREET
HARTFORD, CONNECTICUT 06103



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John V. Bazzano, Town and City Clerk

Thomas J. Clarke II Councilman
Larry Deutsch, Councilman
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Maly D. Rosado, Councilwoman
rJo Winch, Councilwoman

June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The City of Hartford ("City") owns 32 parcels of land north of the City's Downtown district that have been aggregated into four distinct clusters identified as Parcels A-D on the attached Parcel Key Map (the "DoNo Site"); and

WHEREAS, In November 2017, the City issued a Request for Proposals ("RFP") seeking qualified developers to develop the DoNo Site into a mixed-use development, and RMS Companies ("RMS"), a real estate development firm based in Stamford, CT, was the sole respondent to the RFP; and

WHEREAS, The plans proposed by RMS call for a holistic transformation of the DoNo Site commencing with the development of the vacant parcel located at 1212 Main Street ("Parcel C"); and

WHEREAS, Parcel C would be developed to include an approximately 200,000 SF mixed-use building with 200 residential units and 11,000 SF of retail/community/flex space, and a structured parking garage containing approximately 250 parking spaces; and

WHEREAS, The development of Parcel C would proceed under a development agreement with the City that would contain an option to develop other DoNo site parcels upon the successful completion of Parcel C, affordable/workforce housing requirements with rents between 80%-120% AMI, and MWBE hiring and living wage mandates; and

WHEREAS, The total projected cost of the development of Parcel C is \$46M, with financing consisting of an \$8.5M loan from the Capital Region Development Authority, construction financing, private equity and a City of Hartford HOME fund commitment toward the construction of ten affordable units; and

WHEREAS, Post construction, RMS would lease Parcel C from the City through a long-term ground lease with bi-annual PILOT payments to the City throughout the lease term; and

WHEREAS, The specific terms of the development agreement and ground lease with RMS is more particularly set forth in the attached term sheet; and

WHEREAS, The proposed development agreement and ground lease will result in the development of an underutilized parcel at a prominent and heavily traversed intersection, produce additional workforce housing units, and create long-term revenue to the City in the form of PILOT payments; now, therefore, be it


RESOLVED, That the Court of Common Council hereby authorizes the Mayor, subject to review and approval of a Term Sheet for the project, to enter into a development agreement and ground lease with RMS Companies or its designee; and be it further

RESOLVED, That the Mayor is hereby authorized to execute any and all manner of other documents, including any utility easement that may be required, 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 transaction, upon approval of the Term Sheet; 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 agreements 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 agreements and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:



John V. Bazzano
City Clerk

Court of Common Council

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June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

WHEREAS, The Sportsman's Athletic Club has been in existence in Hartford since 1963 by a group of cricket enthusiasts, located at 2976 Main Street, the West Indian Social Club has been in existence in Hartford since 1950 located at 3340 Main Street, and the New England District Grand Lodge #1 has been in existence in Hartford since 1967 located at 3363 Main Street; and

WHEREAS, This year is the 57th West Indian Celebration week in the City of Hartford; and

WHEREAS, The West Indian week celebration will occur August 4, 2019 thru August 10, 2019; and

WHEREAS, During this week of celebration the Sportsman's Athletic Club, the West Indian Social Club, and the New England District Grand Lodge #1 will host part of their events outdoors on their property; and

WHEREAS, The Sportsman's Athletic Club, the West Indian Social Club, and the New England District Grand Lodge #1 makes this request annually to continue their traditions; now therefore, be it

RESOLVED, That the Court of Common Council authorizes the Sportsman's Athletic Club, the West Indian Social Club, and the New England District Grand Lodge #1 to utilize their outdoor sound systems on the following dates and times in recognition and celebration during the

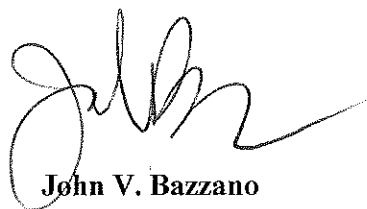
West Indian Celebration week in the City of Hartford:

- Tuesday, August 6, 2019 from 8:00 p.m. - 12:00 a.m.
- Friday, August 9, 2019 from 8:00 p.m. -1:00 a.m.
- Saturday, August 10, 2019 8:00 p.m. -1:00 a.m.; and be if further

RESOLVED, That the outdoor sound system speakers shall be pointed toward east as outlined in the City's noise ordinance which is subject to permit from the Hartford Police Department; and be if further

RESOLVED, That this resolution applies only to the Sportsman's Athletic Club located at 2976 Main Street, the West Indian Club located at 3340 Main Street, and the New England District Grand Lodge #1 located at 3363 Main Street, Hartford, Connecticut, on the dates indicated above and all other business, homes, residential units, and vendors are subject to the noise ordinance without exceptions.

Attest:



John V. Bazzano
City Clerk

Court of Common Council

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John V. Bazzano, Town and City Clerk

June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

RESOLVED, That the Court of Common Council encourages the administration to request the CT Conference of Municipalities to conduct a survey or report on findings on municipalities that have surface parking lot annual registration fees.

Attest:


John V. Bazzano
City Clerk

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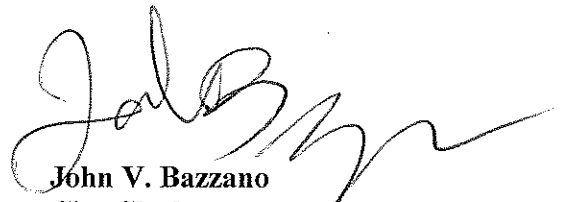
John V. Bazzano, Town and City Clerk

June 12, 2019

This is to certify that at a meeting of the Court of Common Council, June 10, 2019, the following RESOLUTION was passed.

RESOLVED, Pursuant to Chapter VIII, Section 3 of the City Charter, The Court of Common Council hereby approves settlement of the Marrero, Maria, Admin. of the Estate of Ernesto Morales vs. Officer William Cote and City of Hartford, et al matter for \$275,000.

Attest:


John V. Bazzano
City Clerk