

COURT OF COMMON COUNCIL



NOTICE & AGENDA PACKAGE

MONDAY AUGUST 17, 2020

7:00 p.m.



**CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103**



OFFICE OF THE TOWN AND CITY CLERK
CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT



VIRTUAL PUBLIC HEARING NOTICE
MONDAY, AUGUST 17, 2020
7:00 p.m.

Hartford Public Access Television, www.hpatv.org or channel 96 for Comcast/Xfinity customers

SANCHEZ, SURGEON, BERMUDEZ, CLARKE II, AND GALE WILL REPRESENT THE COUNCIL AT A VIRTUAL PUBLIC HEARING TO BE HELD AT 7:00 P.M., **MONDAY, AUGUST 17, 2020**

1. ORDINANCE MAKING GENERAL FUND APPROPRIATIONS TO REFLECT PROJECT COSTS RELATIVE TO PUBLIC IMPROVEMENTS IN THE MARTIN LUTHER KING SCHOOL.
2. RESOLUTION BY THE COURT OF COMMON COUNCIL REQUESTING TO REMOVE THE NAME OF COLUMBUS BOULEVARD AND RENAME IT DR. FRANK T. SIMPSON BOULEVARD, NAMED AFTER ONE OF HARTFORD'S HISTORIC CIVIL RIGHTS CHAMPIONS.
3. RESOLUTION WHICH WOULD AUTHORIZE THE TRANSFER OF SEVEN (7) CITY-OWNED PROPERTIES TO THE HARTFORD LAND BANK.
4. RESOLUTION WHICH WOULD AUTHORIZE THE ACQUISITION OF PROPERTY LOCATED AT 522 & 532 ANN UCCELLO STREET (THE "PROPERTIES") FROM HOUSE OF BREAD, INC.

COPIES OF THE ORDINANCES ARE ON FILE IN THE OFFICE OF THE TOWN AND CITY CLERK FOR PUBLIC INSPECTION.

ATTEST:

NOEL F. MCGREGOR, JR.
CITY CLERK

To sign up to speak please reach out to David Grant (860) 757-9738, david.grant@hartford.gov.



ITEM# 1 ON AGENDA

Luke A. Bronin
Mayor

August 10, 2020

Honorable, Maly D. Rosado Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Martin Luther King School – Project No. 064-0310RNV

Dear Council President Rosado,

Attached for your consideration is an ordinance reconciling the budget for the Martin Luther King School Project No. 064-0310 RNV (the project) with the current scope and anticipated costs. The ordinance authorizes an additional \$3,462,345 for the project, reflecting a total revised project cost of \$111,462,345.

As you may know, the State of Connecticut has approved a 95% reimbursement rate for eligible costs for this project. The State of Connecticut, through the Office of School Construction Grants & Review, has authorized the increase and the Board of Education has requested that an appropriation ordinance be adopted to reflect the additional funding.

City staff and staff at the Board of Education are available at your convenience to provide additional information and answer any questions you may have.

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:

Introduced by: Luke A. Bronin, Mayor

HEADING
AND
PURPOSE

**AN ORDINANCE MAKING GENERAL FUND APPROPRIATIONS TO REFLECT
PROJECT COSTS RELATIVE TO PUBLIC IMPROVEMENTS IN THE MARTIN
LUTHER KING SCHOOL**

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

August 10, 2020

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

Section 1. As authorized by the State of Connecticut, the sum of \$3,462,345.00 is hereby appropriated by the City of Hartford, Connecticut (the "City") in the General Fund in support of public improvements in the Martin Luther King School Project No. 064-0310 RNV (the "Project"), which additional sum will increase the project costs in the Project to be \$111,462,345.00.

Section 2. The estimated useful life of the Project is not less than twenty years. The total estimated cost of the Project is \$111,462,345.00. The cost of the Project is expected to be defrayed from State and Federal grants for a full renovation at 95% reimbursement rate.

Section 3. The balance of any appropriation not needed to meet the cost of the Project authorized hereby may be transferred by resolution of the Court of Common Council to meet the actual cost of any other capital project of the City (including the Project 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 the 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 the Project 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.

Leigh Ann Rawls, Director of Finance
ATTEST:

Luke A. Bronin, Mayor

Noel F. McGregor, Town & City Clerk

This ordinance shall take effect upon adoption.

INTRODUCED BY:
Majority Leader T.J. Clarke II
Councilwoman Shirley Surgeon

COURT OF COMMON COUNCIL
City of Hartford, August 10, 2020

WHEREAS, Dr. Frank T. Simpson was born in Florence, Alabama. After graduating from Tougaloo College in Mississippi, he came to Hartford in 1929. Dr. Simpson is also a deceased member of Alpha Phi Alpha Fraternity Inc. Beta Sigma Lambda Chapter of Greater Hartford founded in 1940. He began his civil rights activities in Hartford as a social worker for the Independent Social Worker, a North Hartford agency; and

WHEREAS, In 1944 he was the first paid employee of the fledgling state Commission on Human Rights and Opportunities. For fifteen years, he served as Executive Director of the commission, the first state civil rights commission in the United States; and

WHEREAS, Among his accomplishments were the opening of an astronomical construction union for African American workers and the hiring of the first African American saleswomen by downtown Hartford department stores; and

WHEREAS, Dr. Simpson traveled widely throughout the country, advocating desegregation as a consultant to state governments and educational institutions. In 1960 he became an executive assistant to the state welfare commissioner. In 1959 the United Negro College Fund gave him its meritorious service award in recognition of his efforts on behalf of higher education for African Americans as the chairman of the fund. In 1966 he was the first African American to receive an extraordinary citation of merit from the Hartford Seminary Foundation Alumni Association. He was also honored by the Lions Club of Hartford, the Prince Hall Masonic Chapter of New England; and

WHEREAS, For over 20 years, the Dr. Frank T. Simpson scholarship through the Beta Sigma Lambda Educational Foundation Inc. has given over \$75,000 in scholarship to Greater Hartford high school seniors attending college in the Fall. These young adults have distinguished themselves through their passionate commitment to their communities and in their high schools. Dr. Frank T. Simpson scholarship mission supports African American students in their pursuits of higher education, enabling them to attain their fullest potential as individuals, enjoy rewarding and fulfilling lives, and contribute to global peace and prosperity; and

WHEREAS, In honor of his legacy, Hartford has jointly named Dr. Frank T. Simpson-Waverly Elementary School after him and another long-time neighborhood resident and the first employee of Connecticut's first civil rights agency. The school is located in Northeast Hartford; and

WHEREAS, The Dr. Frank T. Simpson House is a historic house at 27 Keney Terrace in Hartford, Connecticut. Built-in 1913, it is an excellent local example of Tudor Revival and was the home of Frank T. Simpson, a leading figure in Connecticut's civil rights movement of the mid-20th century; now be it

RESOLVED, That the Court of Common Council remove the name of Columbus Boulevard and rename it **Dr. Frank T. Simpson Boulevard**, named after one of Hartford's historic civil rights champions.



ITEM# 3 ON AGENDA

Luke A. Bronin
Mayor

August 10, 2020

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Transfer of Various City Owned Properties to the Hartford Land Bank

Dear Council President Rosado,

I have attached as an agenda item for the August 10, 2020 Council meeting, a resolution which would authorize the transfer of seven (7) City Owned properties to the Hartford Land Bank. These properties were identified in partnership with Hartford Land Bank. Five of the properties were acquired via the tax deed sale which was held on April 26, 2019. Each property owner had an additional six-month redemption period. The parcels officially became City Owned Properties on October 29, 2019. These 5 properties are: 61 Charlotte Street; 128 Edgewood Street; 471 Garden Street; 196 Homestead Avenue and 78 Martin Street. The other two properties 103 Earle Street and 59 Magnolia were acquired by the City in previous tax deed sales and were officially transferred to the City on September 3, 2013 and January 9, 2015 respectively.

On August 15, 2017 the City of Hartford Court of Common Council approved via Certified Resolution the establishment of the Hartford Land Bank program as a tool to combat and prevent contagious blight that can sweep across urban neighborhoods and to better repurpose abandoned properties by replacing antiquated systems of tax foreclosure and property disposition. The Hartford Land Bank, Inc. registered as a 501(C)(3) Domestic Non-Profit Corporation on September 12, 2017

This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z).

I respectfully recommend adoption of the proposed resolution.

Respectfully submitted,

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, August 10, 2020

WHEREAS, The Hartford Land Bank, Inc. registered as a 501(C)(3) Domestic Non-Profit Corporation on September 12, 2017; and

WHEREAS, For the purpose of facilitating the renovations

WHEREAS, The City has a portfolio of City owned properties that have been acquired via several methods including tax deed sales and foreclosure due to blight liens; and

WHEREAS, The City of Hartford held a tax deed sale on April 26, 2019, and acquired certain parcels of properties subject to a six-month redemption period; and

WHEREAS, the six-month redemption period has now expired and the City of Hartford now wishes to transfer certain individual parcels to the Hartford Land Bank, Inc., for the purposes of blight remediation and returning the properties to productive use consistent with neighborhood and community priorities and objectives; now, therefore, be it

RESOLVED, That the Court of Common Council hereby approves the transfer of the following parcels:

- 61 Charlotte Street
- 128 Edgewood Street
- 471 Garden Street
- 196 Homestead Avenue
- 78 Martin Street,
- 59 Magnolia Street,
- 103 Earle Street, and be it further

RESOLVED, That the Mayor is authorized to enter into a purchase and sale agreement with the Hartford Land Bank, Inc. or its successors or assigns for the purposes set forth above; and be it further

RESOLVED, That the Purchase Agreement shall (i) contain such other provisions regarding the conveyance as the Mayor and the Corporation Counsel deem necessary to protect the interests of the City and (ii) contain such provisions as are customary in real estate conveyances in Hartford County; 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 they and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

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



Luke A. Bronin
Mayor

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 Corporation Counsel.

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
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Luke A. Bronin
Mayor

ITEM# 4 ON AGENDA

August 10, 2020

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Acquisition of 522 & 532 Ann Uccello Street

Dear Council President Rosado,

Attached for your consideration is a resolution which would authorize the acquisition of property located at 522 & 532 Ann Uccello Street (the "Properties") from House of Bread, Inc. The parcels are currently classified as (NX) Neighborhood Mix. The proposed conveyance price is \$17,000. The acquisition price is based on appraisals that have been obtained by the City and subsequent negotiations with the owner of the property.

The City of Hartford is proposing to market these two parcels along with 1355 & 1359 Main Street for redevelopment. The Department of Development Services has determined that the acquisition of these two parcels is a key component of the project.

Development Services will collaborate with the local NRZ and other members of the community regarding their review, support and input on the project. Additionally, this acquisition will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z).

Thank you for your consideration.

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
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INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, August 10, 2020

WHEREAS, The City of Hartford (“City”) is seeking to acquire real property for the purpose of using such real property and other real property owned by the City of Hartford for the redevelopment of the “Salvin Block” Project (the “Project”) and

WHEREAS, The properties 522 Ann Uccello and 532 Ann Uccello (the “Subject Properties”) are owned by House of Bread Inc. (the “Seller”) and

WHEREAS, The acquisition of the Subject Properties by the City is necessary for the Project; and

WHEREAS, The result of negotiations between the parties over the past several months, Seller is willing to sell the Subject Properties to the City for a purchase price of \$17,000; and

WHEREAS, The City now desires to acquire pursuant the Subject Property from the Sellers for the above-reference purchase price; and

WHEREAS, The City has determined that it has sufficient funds to maintain the Subject Properties in advance of their redevelopment.

NOW, THEREFORE BE IT

RESOLVED, That the Mayor is authorized to enter into a Purchase Agreement with the Seller or an affiliated entity established for such purpose as the acquisition of the Property, and to execute the closing and to transfer title of the Property; and be it further

RESOLVED, That the Purchase Agreement shall (i) contain such other provisions regarding the conveyance as the Mayor and the Corporation Counsel deem necessary to protect the interests of the City and (ii) contain such provisions as are customary in real estate conveyances in Hartford County; and be it further

RESOLVED, That the Mayor is hereby authorized to enter into such other documents required by the Purchase Agreement, and to take any other actions (including, but not limited to, executing such other documents and entering into such other agreements) as are reasonably necessary to effectuate the sale of the Properties in accordance with the Purchase Agreement, whenever appropriate; 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 City fail to acquire the Subject Properties.

RESOLVED, That all approvals and authorization provided hereby are contingent upon, and only should 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 Corporation Counsel.