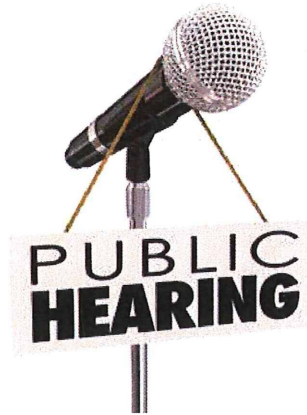


# COURT OF COMMON COUNCIL



## NOTICE & AGENDA PACKAGE

**MONDAY APRIL 20, 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



PUBLIC HEARING NOTICE  
**MONDAY, APRIL 20, 2020**  
7:00 p.m.

**LEBRÓN, MICTOM, ROSADO, ROSSETTI AND SANCHEZ** WILL REPRESENT THE COUNCIL AT A VIRTUAL PUBLIC HEARING TO BE HELD AT 7:00 P.M., **MONDAY, APRIL 20 2020**

1. ORDINANCE AMENDING CHAPTER 2, APPOINTMENTS OF DEPARTMENTS HEADS REQUIREMENTS, SECTION 850 RESIDENCY REQUIREMENTS OF THE MUNICIPAL CODE. **(MAYOR BRONIN)**
2. RESOLUTION REQUESTING TO SUPERIMPOSE THE NAME OF PEARLINE GREENE AT THE INTERSECTION OF BROOK STREET AND ALBANY AVENUE TO THE INTERSECTION OF BROOK STREET AND GUILFORD STREET TO BE DISPLAYED AS PEARLINE GREENE WAY. **(MAJORITY LEADER CLARKE II) (COUNCILWOMAN ROSSETTI) (COUNCILWOMAN SURGEON)**
3. ORDINANCE MAKING GENERAL FUND APPROPRIATIONS TO REFLECT PROJECT COSTS RELATIVE TO PUBLIC IMPROVEMENTS IN THE BETANCES EARLY READING LAB SCHOOL. **(MAYOR BRONIN)**
4. ORDINANCE MAKING GENERAL FUND APPROPRIATIONS TO REFLECT PROJECT COSTS RELATIVE TO PUBLIC IMPROVEMENTS IN THE IN THE E.B KENNELLY SCHOOL. **(MAYOR BRONIN)**
5. ORDINANCE MAKING GENERAL FUND APPROPRIATIONS TO REFLECT PROJECT COSTS RELATIVE TO PUBLIC IMPROVEMENTS IN THE WISH ELEMENTARY SCHOOL. **(MAYOR BRONIN)**
6. RESOLUTION THAT WOULD AUTHORIZE THE APPROVAL OF A FIFTY YEAR LAND LEASE OF CITY PROPERTY TO 7 SUMMITS REALTY, LLC FOR 1135, 1137H & 1161 ALBANY AVENUE, AND 425 & 426 WOODLAND STREET. **(MAYOR BRONIN)**

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

ATTEST:

Noel F. McGregor, Jr.  
CITY CLERK





**Luke A. Bronin**  
**Mayor**

March 9, 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: Revision to Residency Requirement**

Dear Council President Rosado,

Attached for your consideration is an ordinance that would revise Chapter 2, Section 850 of the Municipal Code of the City of Hartford, commonly known as the residency requirement. As you know, while state law bars a residency requirement for union employees, our current residency requirement applies to all Council and Mayoral appointees and unclassified employees of the City.

The ordinance change before you would create a mechanism by which that requirement can be waived for certain employees, with a 10% decrease in maximum salary for any employee for whom the requirement is waived. Please note that the ordinance before you does not allow the residency requirement to be waived for the Chief Operating Officer, the Fire Chief, the Chief of Police, or the Corporation Counsel.

The purpose of the residency requirement is to help ensure City leaders are connected to and invested in the community. We all share that desire and that goal. However, as an administration, we have seen that there can be an unintended consequence to the residency requirement as currently constituted: some candidates who have deep ties to Hartford, but whose families have moved to surrounding communities, are effectively dismissed from contention for leadership roles because it is not practical for them to sell their homes and move their families just a few miles. In some cases, the residency requirement as currently constituted actually makes it easier to recruit someone from out of state, with no ties to Hartford, than it does to recruit someone who lives, for example, in Bloomfield or Windsor, and has strong connections to Hartford.

In addition, almost all employees subject to the residency requirement are appointees, and therefore have much less job security than our other employees. Finally, for department heads in particular, we recruit individuals with very specific expertise, who are highly qualified in particular areas of municipal government. That limits the candidate pool to begin with, and the residency requirement as currently constituted puts us at a competitive disadvantage. While some of our peer cities also have residency requirements, few, if any, apply to such a wide range of employees as Hartford's.

I strongly believe that we should encourage and incentivize residency, as this change seeks to do. I do not believe that the current inflexible requirement benefits our city or our community in the way in which it was originally intended.

I look forward to discussing this proposal with you and working together to ensure that we are delivering the best possible service to our residents. Thank you for your consideration.

Thank you for your consideration.

Respectfully submitted,

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: Mayor Luke A. Bronin

HEADING  
AND  
PURPOSE

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

COUNCIL,

COURT OF COMMON

CITY OF HARTFORD

March 9, 2020

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

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

- (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

- (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.

- (C) Notwithstanding the provisions of subsection (A) above, the Mayor, after providing a written justification to the Council, may waive the requirement for bona fide residence in the City of Hartford, provided that (1) such requirement shall never be waived for the positions of Chief Operating Officer, Fire Chief, Chief of Police and Corporation Counsel, and (2) the maximum salary for any employee for whom the residency requirement is waived shall be reduced by ten percent (10%) from that set forth in the applicable pay scale.

This ordinance shall take effect upon adoption.



**INTRODUCED BY:**  
**Majority Leader TJ Clarke II**  
**Councilwoman Marilyn Rossetti**  
**Councilwoman Shirley Surgeon**

**COURT OF COMMON COUNCIL**  
**City of Hartford, March 9, 2020**

**WHEREAS**, Born in Myersville, Mississippi on April 23, 1928, Pearline Greene migrated to Connecticut at a young age in search of opportunities and a positive environment in which to raise a family; and

**WHEREAS**, As such, she found her way to Hartford in 1945 and rented rooms in boarding houses until she was able to purchase her home at 192 Brook Street in the mid-1950s. It is this house that became the gateway to the north that many of her 13 brothers and sisters (and their families) used as a starting point as they, too, migrated to Connecticut in search of better opportunities compared to what was being afforded to them in the south. As more family came to Connecticut, Ms. Greene purchased a second multi-family house on Mather Street to aid them in getting a positive start in the Hartford area; and

**WHEREAS**, Not being one who waits for others to make things happen, Ms. Greene found that it was important to play an active role in the community that she lived. As such, she became active in the Pliny Street Block Association as well as the Clay-Arsenal Neighborhood Association. Through these groups, she aimed to improve the quality of life for the residents of these neighborhoods; and

**WHEREAS**, Ms. Greene also advocated for Civil Rights and was active in the NAACP and the Progressive Democratic Women's Club. Through these organizations she fought for equality when it came to educational opportunities as well as employment. In doing so, she became keenly aware of the political process and began working with elected officials to make continuous improvements within the City of Hartford; and

**WHEREAS**, Pearline Greene not only recruited countless residents to register to vote, but would often give people rides to the polls, invite them to various community meetings, and served as a resource as she helped them to get their needs met. This eventually led her to run for political office where she was elected to Hartford's Democratic Town Committee alongside political legends such as Boce Barlow, Ella Cromwell, Wilbur Smith, and Abraham Giles (to name a few); and

**WHEREAS**, She was re-elected numerous times and was active with Hartford's Democratic Town Committee for over 20 years until her retirement in 1992. Through the years she assisted with the election of New England's first African-American Mayor, Thirman L. Milner, as well as Hartford's first African-American female Mayor, Carrie Saxon Perry; and

**WHEREAS**, In addition to her work on the local level, Ms. Greene also served as a licensed foster-care provider with the State of Connecticut Department of Children and Families. In this role, she opened her home to countless children who were in State custody. Many of the children remained in contact with her even after being returned to their families or being placed in permanent living situations. Through her work in the foster care system, she was recognized in

1999 as an Outstanding Foster Parent and was asked to serve as a mentor/buddy for new foster parents who came into the system; and

**WHEREAS**, In addition to her work with the foster care system, Ms. Greene had an affinity for those who were less fortunate and she went out of her way to make life better for them. As such, in the early 1980s she was instrumental in assisting with the opening of My Sister's Place on Pliny Street. My Sister's Place is a home for homeless women with children. Additionally, Ms. Greene frequently visited the sick and shut-in and would bring her highly sought-after homemade soup, cornbread, and "friendship" cake; and

**WHEREAS**, Being a member of Metropolitan A.M.E. Zion Church, Ms. Greene was very active by serving as President of the Deaconess Board, Treasurer of the Usher Board, Assistant Class Leader, and Member of the Courtesy/Hospitality Ministry. Additionally, she served as Treasurer of the Trellis Temple #663 I.B.P.O.E. of W. Because of her staunch stance on education, the organization has named an educational scholarship in her honor; and

**WHEREAS**, In 2014, Pearline Greene passed away leaving behind an outstanding legacy and memories left with her four daughters, seven grandchildren, seven great-grandchildren, several foster sons/daughters, countless family and friends; now, therefore, be it

**RESOLVED**, That the Court of Common Council superimpose the name of Pearline Greene at the intersection of Brook Street and Albany Avenue to the intersection of Brook Street and Guilford Street to be displayed as Pearline Greene Way.





**Luke A. Bronin**  
Mayor

April 13, 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: Betances Early Reading Lab**

Dear Council President Rosado,

Attached for your consideration is an ordinance appropriating \$39,257,939 for the planning, design, and construction of renovations and improvements to Betances Early Reading Lab.

During the July 2019 Special Session, the State of Connecticut General Assembly, through Bill No. 1210 – Section 11, authorized the City of Hartford to use the reimbursement rate of 95% for any school building project related to the implementation of the District Model for Excellence Restructuring Recommendations and School Closures approved by the Board of Education for the Hartford School District on January 23, 2018, provided that that City of Hartford files an application for such school building project prior to June 30, 2022.

Before moving forward, the Board of Education has requested that an appropriation ordinance be adopted in order to be able to apply for a State Construction Grant.

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  
BETANCES EARLY READING LAB SCHOOL**

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

April 13, 2020

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

**Section 1.** The sum of **\$39,257,939.00** is hereby appropriated by the City of Hartford, Connecticut (the "City") in the General Fund in support of public improvements in the Betances Early Reading Lab School (the "Project"), with the estimated project costs in the Project to be **\$39,257,939.00**.

**Section 2.** The estimated useful life of the Project is not less than twenty years. The total estimated cost of the Project is **\$39,257,939.00**. 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.

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**Leigh Ann Rawls, Director of Finance**

**ATTEST:**

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**Luke A. Bronin, Mayor**

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**Noel F. McGregor, Town & City Clerk**

This ordinance shall take effect upon adoption.



**Luke A. Bronin**  
Mayor

April 13, 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: E.B. Kennelly School**

Dear Council President Rosado,

Attached for your consideration is an ordinance appropriating \$44,908,493 for the planning, design, and construction of renovations and improvements to E.B. Kennelly School.

During the July 2019 Special Session, the State of Connecticut General Assembly, through Bill No. 1210 – Section 11, authorized the City of Hartford to use the reimbursement rate of 95% for any school building project related to the implementation of the District Model for Excellence Restructuring Recommendations and School Closures approved by the Board of Education for the Hartford School District on January 23, 2018, provided that that City of Hartford files an application for such school building project prior to June 30, 2022.

Before moving forward, the Board of Education has requested that an appropriation ordinance be adopted in order to be able to apply for a State Construction Grant.

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 E.B  
KENNELLY SCHOOL**

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

April 13, 2020

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

**Section 1.** The sum of \$44,908,493.00 is hereby appropriated by the City of Hartford, Connecticut (the "City") in the General Fund in support of public improvements in the E.B. Kennelly School (the "Project"), with the estimated project costs in the Project to be \$44,908,493.00.

**Section 2.** The estimated useful life of the Project is not less than twenty years. The total estimated cost of the Project is \$44,908,493.00. 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.

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**Leigh Ann Rawls, Director of Finance**  
**ATTEST:**

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**Luke A. Bronin, Mayor**

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**Noel F. McGregor Town & City Clerk**

This ordinance shall take effect upon adoption.





**Luke A. Bronin**  
**Mayor**

ITEM# 5 ON AGENDA

April 13, 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: Wish Elementary School**

Dear Council President Rosado,

Attached for your consideration is an ordinance appropriating \$45,424,024 for the planning, design, and construction of renovations and improvements to Wish Elementary School.

During the July 2019 Special Session, the State of Connecticut General Assembly, through Bill No. 1210 – Section 11, authorized the City of Hartford to use the reimbursement rate of 95% for any school building project related to the implementation of the District Model for Excellence Restructuring Recommendations and School Closures approved by the Board of Education for the Hartford School District on January 23, 2018, provided that that City of Hartford files an application for such school building project prior to June 30, 2022.

Before moving forward, the Board of Education has requested that an appropriation ordinance be adopted in order to be able to apply for a State Construction Grant.

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 WISH  
ELEMENTARY SCHOOL**

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

April 13, 2020

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

**Section 1.** The sum of \$45,424,024.00 is hereby appropriated by the City of Hartford, Connecticut (the "City") in the General Fund in support of public improvements in the Wish Elementary School (the "Project"), with the estimated project costs in the Project to be \$45,424,024.00.

**Section 2.** The estimated useful life of the Project is not less than twenty years. The total estimated cost of the Project is \$45,424,024.00. 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.

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**Leigh Ann Rawls, Director of Finance**  
**ATTEST:**

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**Luke A. Bronin, Mayor**

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**Noel F. McGregor Town & City Clerk**

This ordinance shall take effect upon adoption.





**Luke A. Bronin**  
Mayor

March 9, 2020

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

**RE: Resolution Granting Approval of a Disposition Agreement for 7 Summits Realty, LLC for 1135, 1137H & 1161 Albany Avenue, and 425 & 426 Woodland Street in the Albany Avenue-Woodland Street Project Area**

Dear Council President Rosado,

Attached for your consideration is a resolution that would authorize the approval of a fifty year land lease of City property to 7 Summits Realty, LLC for 1135, 1137H & 1161 Albany Avenue, and 425 & 426 Woodland Street (collectively referred to as the "Property").

This project is a part of the redevelopment plan for the Albany Avenue-Woodland Street Project Area. As you may know, there was a Request for Proposals for the development of the Property published on February 1, 2019. The one proposal that was received in response was from 7 Summits Realty, LLC. 7 Summits Realty, LLC was selected as the Tentative Developer for the proposed project ("Project") on April 8, 2019.

The Albany and Woodland Place Project will be a mixture of Class A/B, office, retail and residential space located at the corner of Albany Avenue and Woodland Street. The property consists of approximately 40,000 square feet of office and retail space, and 40,000 square feet of residential space along with 170 parking spaces. Additional information regarding the Project is included in this package.

The Department of Development Services is happy to answer any questions that you may have. Thank you for your consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "LB", 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, March 9, 2020

**WHEREAS,** On February 1, 2019, The City of Hartford on behalf of the Hartford Redevelopment Agency (Agency) advertised a Request for Proposals for 1135, 1137H and 1161 Albany Avenue and 425 and 426 Woodland Street (the "Property") in the Albany-Woodland Street Project Area (the "RFP"); and

**WHEREAS,** The RFP was published, and proposals were due on April 3, 2019. One proposal was received from 7 Summits Realty, LLC.; and

**WHEREAS,** On April 18, 2019, 7 Summits Realty, LLC was selected by the City of Hartford on behalf of the Hartford Redevelopment Agency as the developer for the proposed project (the "Project"); and

**WHEREAS,** On January 30, 2020 at a Special Meeting of The Agency granted Initial Approval of a Disposition Agreement for 7 Summits Realty, LLC, thus granting approval to advance the Project to the Court of Common Council Approval Process; and

**WHEREAS,** the Project estimated at a cost of approximately \$21,500,000 will relocate approximately 70 office jobs and create an additional 100 new retail jobs in the Community; and

**NOW, THEREFORE, BE IT,**

**RESOLVED,** That the Mayor is hereby authorized to enter into and execute a ground lease agreement for the Property with 7 Summits Realty, LLC or its successors or assigns for the purposes set forth above, for a term of fifty (50) years for the consideration of One (1) Dollar and other valuable consideration, with an option to extend the term or acquire the Property at the termination of the lease term, and upon and subject to the above terms and conditions and such other terms and conditions that the Mayor, Executive Director of the Agency 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 documents, including easements or rights of way for utilities, and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

**RESOLVED,** That the Mayor is hereby authorized to enter into and execute a lease agreement with 7 Summits Realty, LLC or its successors or assigns upon and subject to the above terms and conditions and such other terms and conditions that the Mayor

and the Corporation Counsel may deem appropriate and in the best interest of the City; 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 execute the aforementioned lease agreement or other documents, or to take any of the other aforesaid actions; and be it further

**RESOLVED,**

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