



# CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

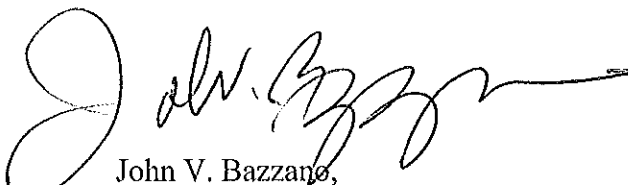
JOHN V. BAZZANO  
TOWN & CITY CLERK  
REGISTRAR OF VITAL STATISTICS

January 29, 2013

Honorable Pedro E. Segarra, Mayor

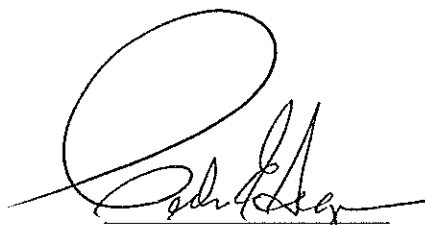
Dear Mayor Segarra:

Please find attached the following resolutions that were passed at a regular meeting of the Court of Common Council on January 28, 2013. I have duly certified these documents and respectfully send them to you for your review.



John V. Bazzano,  
Town and City Clerk

Approve	1/30/2013
Veto	



Pedro E. Segarra, Mayor

# Court of Common Council

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Shawn T. Wooden, Council President  
Alexander Aponte, Majority Leader  
Larry Deutsch, Minority Leader

John V. Bazzano, Town and City Clerk

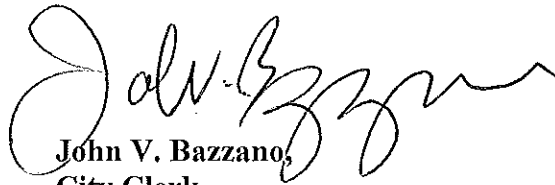
Kyle K. Anderson, Councilman  
Joel Cruz, Jr., Councilman  
Raúl De Jesús, Jr., Councilman  
Cynthia R. Jennings, Councilwoman  
Kenneth H. Kennedy, Jr., Councilman  
David MacDonald, Councilman

January 29, 2013

This is to certify that at a meeting of the Court of Common Council, January 28, 2013, the following RESOLUTION was passed.

**Resolved,** Pursuant to Chapter VIII, Section 3 of the Hartford City Charter, the Court of Common Council hereby approves settlement of the workers' compensation claim of Ronnie Williams for \$75,000.00.

Attest:

  
John V. Bazzano,  
City Clerk.

# Court of Common Council

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January 29, 2013

This is to certify that at a meeting of the Court of Common Council, January 28, 2013, the following RESOLUTION was passed.

**Whereas**, The City of Hartford, in partnership with the Hartford Housing Authority, the Dutch Point Homeownership, LLC (the "Townhomes Developer") and the other single purpose entities formed to develop the Dutch Point rental housing, supported the revitalization of the former Dutch Point Colony public housing project, with a development plan to fully transform the obsolete high-density development into a low-density mixed-income community offering affordable rental and homeownership housing, and

**Whereas**, On November 25, 2002, the Court of Common Council passed a Resolution committing \$7,440,000 in HOME, CDBG, UDAG and CCEDA funds for the revitalization of the Dutch Point project and, on December 22, 2003, the Court of Common Council approved a Planned Residential Development (PRD) to facilitate the Dutch Point revitalization plan, and

**Whereas**, In order to provide affordable and sustainable homeownership housing at Dutch Point it was anticipated that real property taxes would be reduced for low-income and moderate-income homebuyers, and

**Whereas**, The Townhomes Developer has developed residential townhouses for mixed-income owners at the property located at 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 69, 71, 73, 75, 77, and 79 Osten Boulevard (the "Property") and proposes to convert the property located at 23, 33, 68, and 76 Osten Boulevard and 94, 100, 110, and 122 Stonington Street into residential townhouses with the following unit addresses: 23-31, 33-41, and 66-80 Osten Boulevard and 94-98, 100-108, 110-116, and 122-130 Stonington Street for mixed-income owners, and

**Whereas**, The Property (also known as the "The Townhomes at Dutch Point"), a residential condominium organized pursuant to the Declaration of The Townhomes at Dutch Point, as may be amended from time to time, is in the Dutch Point community development area, which is included in the City of Hartford's community development plan entitled One City, One

Plan: Plan of Conservation and Development 2020 (the "POCD 2020"), adopted by the Hartford City Council on June 3, 2010, and reissued in June 2011, and

**Whereas**, The Townhomes Developer, in working with the City on the proposal to redevelop the Property, has committed to constructing a maximum of 58 homeownership housing units, and

**Whereas**, A minimum of twenty seven (27) of the Property's units will be reserved for low-income buyers whose annual household income is less than or equal to 80% of the Hartford area median income as determined by the United States Department of Housing and Urban Development ("Low-income Buyers"), a minimum of thirteen (13) of the units will be reserved for moderate-income buyers whose annual household income is greater than 80% and less than or equal to 120% of the Hartford area median income as determined by the United States Department of Housing and Urban Development ("Moderate-income Buyers"), and up to eighteen (18) of the units will be sold at market prices with no income restrictions required of the buyers, and

**Whereas**, The Property, as proposed, meets the requirements for granting a sixteen year (16) tax assessment fixing agreement, pursuant to C.G.S. Sec. 12-65, now, therefore, be it

**Resolved**, That the Mayor is hereby authorized to enter into and execute a tax assessment fixing agreement with Dutch Point Homeownership, LLC or its successors or assigns, to fix the tax assessments on the Property's units sold to Low-income Buyers and Moderate-income Buyers for the purposes set forth above, upon and subject to the following terms and conditions and such other terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interests of the City:

- a) For the grand list year during which a unit is conveyed from the Townhomes Developer to a Low-income Buyer or Moderate-income Buyer and recorded on the Hartford Land Records, the fair market value assigned to the unit for assessment purposes will be set at the net amount of the contract sales price - less the sum of federal, state and local public subsidy that has been provided to the homebuyer for the purpose of filling, at least a portion of, the unit's affordability gap (the "Net Amount"). For purposes of this Agreement, an "Affordability Gap" is the difference between the contract sales price and the buyer's purchase mortgage. For purposes of this Agreement, a "Purchase Mortgage" is a mortgage loan obtained from a financial institution for the sole purpose of purchasing the unit and such mortgage is in first lien position in the Hartford Land Records. The assessment will be adjusted as of the conveyance date to the Low-income or Moderate-income buyer.
- b) For units sold to Low-income Buyers and Moderate-income Buyers prior to October 1, 2011, the October 1, 2011 assessments will be fixed based on a fair market value set at the Net Amount as described in section a) above.
- c) Commencing with the October 1, 2027 Grand List, the assessed values of the units originally sold to Low-income Buyers and Moderate-income Buyers will rise to match the assessed values of units originally sold at fair market value without income restrictions on the buyers.
- d) If during the implementation of any revaluation conducted pursuant to CGS. Sec. 12-62, the indicated fair market value of any unit originally sold to a Low-income Buyer

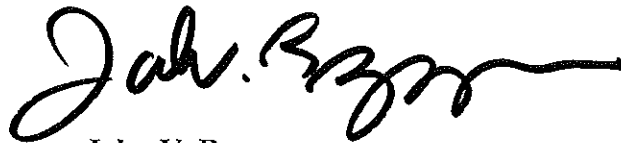
or Moderate-income Buyer falls below the buyer's original Net Amount, the value assigned to the unit will be reset at the lesser value estimated at the time of aforesaid revaluation, and be it further

**Resolved**, That the Mayor is hereby further 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 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 tax assessment fixing 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 tax assessment fixing agreement and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:

A handwritten signature in black ink, appearing to read "John V. Bazzano", with a long, sweeping horizontal flourish extending to the right.

John V. Bazzano,  
City Clerk.

# Court of Common Council

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January 29, 2013

This is to certify that at a meeting of the Court of Common Council, January 28, 2013, the following RESOLUTION was passed.

**Whereas,** The cost of city automobile taxes and insurance rates are very high for city residents, leading to the loss of city revenue though false addresses as well as much higher "risk based" insurance rates, and

**Whereas,** Thousands of commuters from outside the city enter each day leading to increase accidents and insurance rates and need for services, now, therefore, be it

**Resolved,** That the City of Hartford seeks state legislation to achieve an uniform statewide motor vehicle tax rate, not tied to city mill rate, and be it further

**Resolved,** That the City of Hartford seek state legislation to achieve a uniform tax and insurance rate with no discrimination by city, zip code etc.

Attest:

A handwritten signature in black ink, appearing to read "John V. Bazzano".

John V. Bazzano,  
City Clerk.

# Court of Common Council

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January 29, 2013

This is to certify that at a meeting of the Court of Common Council, January 28, 2013, the following RESOLUTION was passed.

**Resolved,** That Wordy Sampson is hereby appointed as Executive Assistant to Councilwoman Cynthia R. Jennings; and

**Resolved,** That Wordy Sampson shall serve in this capacity, or in another capacity with such duties as determined by Councilwoman Jennings and the Council President, until December 31, 2015 (unless terminated sooner by Councilwoman Jennings and the Council President); and

**Resolved,** That Wordy Sampson's bi-weekly salary shall be \$1,782.69.

Attest:

A handwritten signature in black ink that reads "John V. Bazzano".

John V. Bazzano,  
City Clerk.

# Court of Common Council

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January 29, 2013

This is to certify that at a meeting of the Court of Common Council, January 28, 2013, the following RESOLUTION was passed.

**Whereas**, the Northend Senior Center and the Southend Wellness Center wish to serve alcohol at their events; and

**Whereas**, Northend Senior Center will host their annual Super Bowl Party on February 3, 2013 where members and their guest will watch the football game and listen to music while enjoying refreshments. Staff will be on hand to assist; and

**Whereas**, the Southend Wellness Center will host their Special Golden Oldies Party on February 15, 2013 where members and their guests will dance and listen to music while enjoying refreshments. Staff will be on hand to assist; therefore, be it

**Resolved**, that Court of Common Council grants permission to the Northend Senior Center and the Southend Wellness Center to serve alcohol at the aforementioned events under the condition that the proper permits, if required, are obtained.

Attest:

John V. Bazzano,  
City Clerk.