

Court of Common Council



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

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

John V. Bazzano, Town and City Clerk

Kyle K. Anderson, Councilman
Luis E. Cotto, Councilperson
Raúl De Jesús, Jr., Councilman
Cynthia R. Jennings, Councilwoman
Kenneth H. Kennedy, Jr., Councilman
David MacDonald, Councilman

February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed.

WHEREAS, Hartford Hospital is engaged in the construction of a forty million dollar (\$40,000,000) employee parking facility and wellness center at 500 Hudson Street and has selected Downes Construction Company as the contractor for the project; and

WHEREAS, The facility is located in the Main-John-Hudson Redevelopment Project area and Downes has requested the use of 22-38 Park Street and 14-16 John Street (Premises), owned by the Hartford Redevelopment Agency and located in the Main-John-Hudson Street Project area, for temporary equipment storage and construction worker parking during the construction of Hartford Hospital's employee parking facility and wellness center; and

WHEREAS, The Hartford Redevelopment Agency, at their meeting of January 12, 2012, approved the license agreement and has requested that the Court of Common Council authorize the execution of said license agreement; now, therefore, be it

RESOLVED, The Court of Common Council hereby approves the execution of a license agreement with Downes Construction Company, LLC for access to and use of the Premises on the following terms: (1) said license agreement shall provide for a rent of \$2,193 per month from February 15, 2012 through January 31, 2013 and (2) the term of the license agreement will be for twelve (12) months; 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.

Attest:

A handwritten signature in black ink, appearing to read 'John V. Bazzano', written in a cursive style.

**John V. Bazzano,
City Clerk.**

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February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed.

WHEREAS, Pursuant to Section 9-15 of the Hartford Municipal Code, the Court of Common Council shall set the fees to be charged by the Department of Licenses and Inspections for building, heating, plumbing, refrigeration, sprinkler, electrical, elevator and demolition permits; and

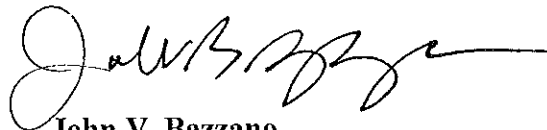
WHEREAS, It is believed that a reduction in permit fees is likely to encourage development in Hartford, thereby promoting growth and building the grand list; now, therefore, be it

RESOLVED, That for one year, from April 1, 2012 through March 31, 2013, the permit fees charged by the Department of Licenses and Inspections shall be, as follows:

- (a) Building Permits. Permits for building plumbing, electrical, heating, sprinkler, refrigeration, and elevator fees shall be \$22.00 per \$1,000.00 value of construction or fraction thereof, plus the State of Connecticut mandated education fee, presently 0.26¢ per \$1,000.00, as adjusted.
- (b) Demolition Permits. Demolition permit fees for properties on which construction will begin within one year of the start of demolition shall be \$12.50 per \$1,000.00, or fraction thereof, of the cost of the demolition activities. (No State of Connecticut education fee applies to demolition permit fees.) If after one year from the start of demolition, no new construction has begun, then the portion of the waived demolition fee, which would be \$9.50 per \$1,000.00 of the cost of demolition activities or fraction thereof, shall be due and payable.

- (c) LEED Gold Certified buildings. Building permit fees only (not including heating plumbing, refrigeration, sprinkler, electrical, and elevator permit fees) for a building that complies with the U. S. Green Building Council's LEED Gold Certification shall be \$20.00 plus the State education fee of 0.26¢ per \$1,000.00 of value of construction or fraction thereof. If after final certification, the building does not perform to Gold Certification, then the balance of the total fees that were waived, which would be \$2.00 per \$1,000.00 of construction value or fraction thereof, shall become due and payable.
- (d) Buildings with identical floors. Where identical plans with minimal changes are used on multiple floors of a building, the permit fees for building, plumbing, electrical, heating, sprinkler, refrigeration and elevator fees shall be \$22.00 per \$1,000.00 of construction value or fraction thereof, for the first floor, \$17.00 per \$1,000.00 of construction value or fraction thereof for the second floor, and \$12.00 per \$1,000.00 of construction value or fraction thereof, for the third floor and any additional floors, plus the State education fee of 0.26¢ per \$1,000.00 of value of construction or fraction thereof.

Attest:

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

**John V. Bazzano,
City Clerk.**

Court of Common Council

16 & 22



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February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed.

WHEREAS, Underwood Elderly housing complex, located at 25 Laurel Street in the Frog Hollow Neighborhood, is owned by AIMCO Real Estate (AIMCO) of Denver, Colorado, and currently provides 136 units of affordable housing; and

WHEREAS, AIMCO has offered to sell the complex to 25 Laurel Street Associates Limited Partnership; and

WHEREAS, The sale has been discussed with HUD and has received tentative approval subject to the submission of final documents, including a tax abatement agreement; and

WHEREAS, The Underwood Elderly complex has an existing 40 year Tax Abatement Agreement that is scheduled to expire in 2022 and the purchaser has requested a new 30 year Tax Abatement Agreement as part of the acquisition financing structure; and

WHEREAS, The staff of Development Services, Housing and Property Management Division has negotiated new terms for the Tax Abatement Agreement that will guarantee the continued affordability of the units for the duration of the abatement, will pay full taxes for one year following the sale, and will significantly increase the annual per-unit Payment in Lieu of Taxes (PILOT) to the City; and

WHEREAS, The City's Tax Abatement Committee has approved the proposed Tax Abatement Agreement for the Underwood Elderly complex; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Tax Abatement Agreement with 25 Laurel Street Associates Limited Partnership, or a related entity established for the purpose of such acquisition, subject to the acquisition of said development and the following conditions:

- The term shall not exceed 30 years.
- There shall be payment of one full year of taxes paid prior to the commencement of the abatement.
- PILOT payments shall increase from \$300/unit/year to \$600/unit/year.
- PILOT shall increase by 2%/year in years where Grand Levy increases.
- PILOT shall decrease by 1%/year in years where Grand Levy decreases
- Minimum of \$3000 in improvements shall be completed within 3 years of acquisition.
- Units shall remain affordable for the duration of the tax abatement period.
- Original amenities shall be maintained and/or improved.
- Upon any future sale or refinance, 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; 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.

Attest:



**John V. Bazzano,
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Court of Common Council

18 & 20



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February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed.

WHEREAS, Capitol Towers elderly housing complex, located at 470 Broad Street in the Frog Hollow Neighborhood, is owned by Capitol Towers, Inc. an affiliate of Emanuel Lutheran Church, and currently provides 144 units of affordable housing; and

WHEREAS, Capitol Towers, Inc. has offered to sell the complex to Capitol Towers RHF Partners Limited Partnership (an affiliate of Retirement Housing Foundation); and

WHEREAS, Capitol Towers has an existing 40 year Tax Abatement Agreement that is scheduled to expire in 2013; and

WHEREAS, Capitol Towers RHF Partners Limited Partnership has requested a new 30 year Tax Abatement Agreement as part of the acquisition financing structure; and

WHEREAS, The staff of Development Services Housing and Property Management Division has negotiated new terms for the Tax Abatement Agreement that will guarantee the continued affordability of the units for the duration of the abatement, will pay full taxes for one year following the sale, and will significantly increase the annual per-unit Payment in Lieu of Taxes (PILOT) to the City; and

WHEREAS, The City's Tax Abatement Committee has approved the proposed Tax Abatement Agreement for Capitol Towers; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Tax Abatement Agreement with Capitol Towers RHF Partners Limited Partnership, or a related entity established for the purpose of such acquisition, subject to the acquisition of said development and the following conditions:

- The term shall not exceed 30 years.


- There shall be payment of one full year of taxes paid prior to the commencement of the abatement.
- PILOT payments shall increase from \$450/unit/year to \$600/unit/year.
- PILOT shall increase by 2%/year in years where Grand Levy increases.
- PILOT shall decrease by 1%/year in years where Grand Levy decreases.
- Minimum of \$3000 in improvements shall be completed within 3 years of acquisition.
- Units shall remain affordable for the duration of the tax abatement period.
- Original amenities shall be maintained and/or improved.
- Upon any future sale or refinance, 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; 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.

Attest:


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19 & 21



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February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed, as amended.

WHEREAS, Underwood Large Family housing complex, located at 100-110 Laurel Street in the Frog Hollow Neighborhood, is owned by AIMCO Real Estate (AIMCO) of Denver, Colorado, and currently provides 25 units of affordable housing; and

WHEREAS, AIMCO has offered to sell the complex to 100-110 Laurel Street Associates Limited Partnership; and

WHEREAS, The sale has been discussed with HUD and has received tentative approval subject to the submission of final documents, including a Tax Abatement Agreement; and

WHEREAS, The Underwood Large Family complex has an existing 40 year Tax Abatement Agreement that is scheduled to expire in 2022 and the purchaser has requested a new 30 year Tax Abatement Agreement as part of the acquisition financing structure; and

WHEREAS, The staff of Development Services, Housing and Property Management Division has negotiated new terms for the Tax Abatement Agreement that will guarantee the continued affordability of the units for the duration of the abatement, will pay full taxes for one year following the sale, and will significantly increase the annual per-unit Payment in Lieu of Taxes (PILOT) to the City; and

WHEREAS, The City's Tax Abatement Committee has approved the proposed Tax Abatement Agreement for the Underwood Large Family complex; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to enter into a Tax Abatement Agreement with 100-110 Laurel Street Associates Limited Partnership, or a related entity established for the purpose of such acquisition, subject to the acquisition of said development and the following conditions:

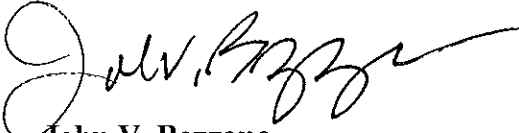
- The term shall not exceed 30 years.
- There shall be payment of one full year of taxes paid prior to the commencement of the abatement.
- PILOT payments shall increase from \$350/unit/year to \$650/unit/year.
- PILOT shall increase by 2%/year in years where Grand Levy increases.
- PILOT shall decrease by 1%/year in years where Grand Levy decreases.
- Minimum of \$6000 in improvements shall be completed within 3 years of acquisition.
- Units shall remain affordable for the duration of the tax abatement period.
- Original amenities shall be maintained and/or improved.
- Upon any future sale or refinance, 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; 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.

Attest:


John V. Bazzano,
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23



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February 15, 2012

This is to certify that at a meeting of the Court of Common Council, February 14, 2012, the following RESOLUTION was passed.

WHEREAS, The United States Department of Justice, Office of Justice Programs, Community Capacity Development Office (CCDO) awards grants to municipalities for the operation of Weed & Seed Programs; and

WHEREAS, The Upper Albany and Clay Arsenal neighborhoods of Hartford were recognized as an official Weed & Seed Site by the United States Department of Justice on June 1, 2005 and the City of Hartford has continually operated a Weed & Seed program in these neighborhoods since that date; and

WHEREAS, The Weed & Seed Program is a collaboration of City and Federal governments, the business community, and residents created for the purpose of improving the quality of life in the targeted neighborhoods; and

WHEREAS, By resolution dated August 23, 2010, the Mayor was authorized to accept the FY 2010 Weed & Seed Continuation Grant in the amount of \$157,000 from the Department of Justice; and

WHEREAS, The City wishes to contract with six nonprofit organizations to provide services to residents of Upper Albany and Clay Arsenal as part of the Weed & Seed Program; now, therefore, be it

RESOLVED, That the Mayor is authorized to enter into contracts with the following six vendors in the amounts noted:

- Artists Collective - \$20,000
- Christian Activities Council - \$15,363
- Catholic Charities - \$8,335
- Hartford Neighborhood Centers - \$17,137


- Upper Albany Main Street - \$7,665
 - University of Hartford - \$4,000
- 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 agreements 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.

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