



**OFFICE OF THE CITY CLERK  
CITY OF HARTFORD  
HARTFORD, CONNECTICUT**



**PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 19, 2019  
7:00 p.m.**

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

OFFICE OF THE CITY CLERK  
HARTFORD, CONNECTICUT

PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 19, 2019  
7:00 p.m.

COUNCILPERSONS CLARKE II, ROSADO, DEUTSCH, GALE AND FOX WILL REPRESENT THE COUNCIL AT A PUBLIC HEARING TO BE HELD IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 7:00 P.M., TUESDAY FEBRUARY 19, 2019.

1. RESOLUTION AUTHORIZING THE CITY OF HARTFORD TO SELL A PORTION OF THE BURR SCHOOL SITE AT THE CORNER OF MEADOW AND LEDYARD STREETS TO THE BOYS AND GIRLS CLUBS OF HARTFORD FOR ONE DOLLAR AND TO SIGN ANY EASEMENTS REQUIRED BY UTILITY PROVIDERS.

Referred to the Operations, Management, Budget and Government Accountability Committee

2. RESOLUTION FOR CONSIDERATION BY THE COURT OF COMMON COUNCIL (THE "COUNCIL") WHICH WOULD AUTHORIZE THE CITY OF HARTFORD ("CITY") TO ENTER INTO A DEVELOPMENT AGREEMENT AND GROUND LEASE WITH THE DEVELOPMENT TEAM OF SPINNAKER REAL ESTATE PARTNERS, LLC AND FREEMAN COMPANIES (THE "DEVELOPER") FOR THE DEVELOPMENT OF TWO LAND ASSEMBLAGES AT THE NORTHWEST AND SOUTHWEST CORNERS OF PARK AND MAIN STREETS.

Referred to the Operations, Management, Budget and Government Accountability Committee

3. ORDINANCE AMENDING DIVISION 9D, CHAPTER 2, ARTICLE 5, SECTION 2-293(B) OF THE HARTFORD FILM, VIDEO, DIGITAL, MEDIA AND SOCIAL MEDIA COMMISSION OF THE MUNICIPAL CODE OF HARTFORD.

Referred to the Legislative Affairs Committee

4. ORDINANCE AMENDING CHAPTER 32, ARTICLE I, OF THE MUNICIPAL CODE TO ESTABLISH A TAX PAYMENT DEFERRAL PROGRAM FOR FEDERAL EMPLOYEES WORKING WITHOUT PAY OR ON FURLOUGH.

Referred to the Legislative Affairs Committee

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

ATTEST:

JOHN V. BAZZANO  
CITY CLERK

For more information on committee meeting dates please contact the following:

- A regular meeting of the Operations, Management, Budget and Government Accountability Committee will be held on the third Monday of each month at 5:30 P.M. in the Council Chambers.

Carolynn Harris (860) 757-9570  
[Carolynn.Harris@hartford.gov](mailto:Carolynn.Harris@hartford.gov)

Kevin L. Murray 860-757-9563  
[Kevin.murray@hartford.gov](mailto:Kevin.murray@hartford.gov)

- A regular Legislative Affairs Committee meeting will be held on the second Wednesday of each month at 5:30 P.M. in the Council Chambers.

Melanie Moure 860-757-9563  
[Melanie.Moure@hartford.gov](mailto:Melanie.Moure@hartford.gov)



ITEM # 1 ON AGENDA

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

February 13, 2019

Honorable Glendowlyn L.H. Thames, Council President and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**Re: Sale of Property to Boys and Girls Clubs of Hartford**

Dear Council President Thames,

Attached for your consideration is a resolution that would authorize the City of Hartford to sell a portion of the Burr School site at the corner of Meadow and Ledyard Streets to the Boys and Girls Clubs of Hartford for one dollar. The Boys and Girls Clubs will build a recreation center for children, which will be the fifth Club center in Hartford. My office has been working with the Boys and Girls Clubs on this new project for approximately one year. During that time, the Boys and Girls Clubs has met with community stakeholders including the Maple Avenue Revitalization Group and students, parents, and teachers of Burr School.

The Board of Education has already passed a resolution to relinquish control of an area on site that is to be specifically determined by the Superintendent and the City of Hartford, because the current property is larger than necessary to operate the school.

This proposed resolution will also authorize the City to sign any easements required by utility providers on the remaining school property or in the streets as needed for construction of the recreation center.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "L. 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:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 13, 2019

**WHEREAS**, The City of Hartford owns property located at 388 and 400 Wethersfield Avenue, which is the location of the Burr School; and

**WHEREAS**, the Boys and Girls Clubs of Hartford has expressed interest in acquiring the southeastern corner of the Burr School site, now consisting of open space, for construction of a recreation center for children; and

**WHEREAS**, the Board of Education has resolved to relinquish control of a portion of the school property not needed for the school and has authorized the Superintendent to work with the City administration to determine the boundaries of the area to be available for the Boys and Girls Clubs of Hartford; now therefore be it

**RESOLVED**, that the Mayor is authorized to work with the Superintendent to determine the boundaries of the site and to sell such property to the Boys and Girls Clubs of Hartford, or its designee, for one dollar; and be it further

**RESOLVED**, that the Mayor is authorized to execute any and all manner of documents and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interest of the City in order to sell such property; and be it further

**RESOLVED** that the Mayor is authorized to execute utility easements in the remaining Burr School property or in the adjoining streets, and execute any contracts or other documents as may be necessary and proper to facilitate construction of the recreation center; 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 any 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 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.



ITEM # 2 ON AGENDA

Luke A. Bronin  
Mayor

January 28, 2019

Honorable Glendowlyn L.H. Thames, Council President and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Park and Main – Development Agreement and Ground Lease**

Dear Council President Thames:

Enclosed is a resolution for consideration by the Court of Common Council (the "Council") which would authorize the City of Hartford ("City") to enter into a development agreement and ground lease with the development team of Spinnaker Real Estate Partners, LLC and Freeman Companies (the "Developer") for the development of two land assemblages at the Northwest and Southwest corners of Park and Main Streets.

The Property, which overlooks the Barnard Park-South Green Trident, is a critical gateway to Park Street, as well as the South End and Frog Hollow neighborhoods. It consists of 13 parcels of vacant land comprising approximately 2.25 acres situated at 9, 11-17, 19-22, 23-29 and 38 Park Street, 89-97, 99-105, 109, 111, 115, 131 and 135 Main Street and 20 John Street (collectively, the "Property").

In November 2017, the City issued a Request for Proposals seeking qualified developers to develop the Property into a mixed-use development with active street uses on the ground floors and residential spaces above. The development team of Spinnaker Real Estate Partners, LLC of Norwalk and Freeman Companies of Hartford submitted a proposal and were ultimately selected as the preferred developer for the project.

The plans proposed by the Developer call for the construction of two residential buildings at the Property which would consist of a mix of studios, one-bedroom and two-bedroom units, along with other amenities. The project would proceed under a development agreement with the City that would contain a 20% workforce housing requirement with rents at 80%-120% AMI, and MWBE hiring and living wage mandates.

It is anticipated that the construction of the development will commence in the Spring and be completed by 2021. The Developer would then lease the Property from the City through a long-term ground lease with bi-annual PILOT payments to the City throughout the lease term.

The specific terms of the development agreement and ground lease with the Developer are more particularly set forth in a detailed term sheet that is forthcoming to Council.

The total projected cost of the project is \$26M. Financing for the project consists of an \$8.5M loan from the Capital Region Development Authority, with the balance being funded through construction financing and private equity. No City housing subsidies are being allocated to the project.

The approval of the proposed development agreement and ground lease will result in the development of two blighted corners 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.

Respectively submitted,

A handwritten signature in black 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:  
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL  
City of Hartford, January 28, 2019

**WHEREAS**, The City owns 13 parcels of vacant land comprising approximately 2.25 acres situated at 9, 11-17, 19-22, 23-29 and 38 Park Street, 89-97, 99-105, 109, 111, 115, 131 and 135 Main Street and 20 John Street (collectively, the "Property"); and

**WHEREAS**, In November 2017, the City issued a Request for Proposals seeking qualified developers to develop the Property into a mixed-use development with active street uses on the ground floors and residential spaces above; and

**WHEREAS**, The development team of Spinnaker Real Estate Partners, LLC of Norwalk and Freeman Companies of Hartford (the "Developer") submitted a proposal and were ultimately selected as the preferred developer for the project; and

**WHEREAS**, The plans proposed by the Developer call for the construction of two residential buildings at the Property which would consist of a mix of studios, one-bedroom and two-bedroom units, along with other amenities. The project would proceed under a development agreement with the City that would contain a 20% workforce housing requirement with rents at 80%-120% AML, and MWBE hiring and living wage mandates; and

**WHEREAS**, The total projected cost of the project is \$26M, with financing for the project consisting of an \$8.5M loan from the Capital Region Development Authority, construction financing and private equity; and

**WHEREAS**, Post construction, the Developer would lease the Property 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 the Developer are more particularly set forth in the attached term sheet; and

**WHEREAS**, The proposed development agreement and ground lease will result in the development of two blighted corners 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 the development team of Spinnaker Real Estate Partners, LLC and Freeman Companies; 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 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.

Replacement

ITEM#

3

ON AGENDA

Introduced  
by:

James Sanchez, Majority Leader

HEADING  
AND  
PURPOSE

AN ORDINANCE AMENDING DIVISION 9D, CHAPTER 2, ARTICLE 5, SECTION 2-293(b) OF THE HARTFORD FILM, VIDEO, DIGITAL, MEDIA AND SOCIAL MEDIA COMMISSION ORDINANCE OF THE MUNICIPAL CODE OF HARTFORD

COURT OF COMMON COUNCIL  
CITY OF HARTFORD

February 13, 2019

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

That Division 9D, Chapter 2, Article 5, Section 2-293(b) of the Hartford Film, Video, Digital, Media and Social Media Ordinance of the Municipal Code of Hartford is hereby amended to read as follows:

(b) There is established a Hartford Film, Video, Digital, Media and Social Media Commission (the "Commission"). The Mayors shall nominate all members of the Commission and submit nominations to the Court of the Common Council for approval in accordance with the applicable provisions of the Charter of the City of Hartford. The Commission shall consist of not less than five (5) nor more than nine (9) members (the "Members"). The Members shall be Hartford residents, or Hartford business owners who are not residents of Hartford but who have strong ties to Hartford, except that no more than three (3) [two (2)] Members may be non-Hartford residents[.] who are not Hartford business owners. Each Member shall be knowledgeable in any one (1) or more of the subject areas that are within the ambit of the Commission.

This ordinance, as amended above, shall take effect upon adoption.



ITEM#

4

ON AGENDA

Luke A. Bronin  
Mayor

January 28, 2019

Honorable Glendowlyn L.H. Thames, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**Re: Federal Worker Tax Deferral Ordinance**

Dear Council President Thames,

Attached for your consideration is an ordinance that would defer all taxes on real property, personal property, or motor vehicles owed to the City of Hartford by employees of the federal government for the duration of the federal government's shutdown.

As you know, this is the longest shutdown of the federal government in United States history, and approximately 800,000 federal employees are not receiving any pay. The State of Connecticut enacted legislation on January 22<sup>nd</sup>, 2018 to allow federal employees to receive no-interest loans and allow municipalities to defer property tax payments those employees may owe. This ordinance is a common-sense step that will help families make ends meet, and City staff believe it would have a minor impact on our tax collection overall.

The ordinance defines a federal employee as someone who is not being paid due to the shutdown. Any City of Hartford tax bill that has come due since the shutdown began on December 22<sup>nd</sup>, 2018 would be deferred and no penalties or fees would accrue. When the shutdown ends, a taxpayer would have sixty (60) days to make payments and no penalties or fees would accrue during the sixty (60) days.

Thank you for your consideration.

Respectively 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: Mayor Luke Bronin

HEADING  
AND  
PURPOSE

AN ORDINANCE AMENDING CHAPTER 32, ARTICLE I, OF THE MUNICIPAL CODE TO ESTABLISH A TAX PAYMENT DEFERRAL PROGRAM FOR FEDERAL EMPLOYEES WORKING WITHOUT PAY OR ON FURLOUGH.

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

January 28, 2019

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

That Chapter 32, Article I of the Municipal Code be amended as follows:

(New) Sec. 32-41. Tax deferral for Federal employees.

It is Hereby found and declared that the partial shutdown of the Federal Government, which began on December 22, 2018, has caused many federal workers and their families enormous hardship as a result of the failure of the Federal Government to compensate them for either time worked or for those days they have been furloughed. As a result, the Connecticut General Assembly has passed and the Governor has signed legislation that authorizes municipalities to establish a deferment program of taxes on real property, personal property or motor vehicles due and owed during the period of the partial shutdown.

- (a) "Affected employee" means a federal employee who, during the shutdown, is (A) a resident of the State of Connecticut and a taxpayer in the City of Hartford, and (B) required to work as a federal employee without pay or furloughed as a federal employee without pay.
- (b) Upon the passage of this Ordinance, the Tax Collector shall not charge or collect interest on any tax, rate charge or assessment or part thereof that is payable by an affected employee and which tax became due during the period when such individual was an affected employee.
- (c) Each affected employee seeking a deferment of taxes due and owed shall provide proof of their status as an affected employee. Such proof may include a paystub or bank statement, a federal employee identification card, the federal tax identification number of the employee's employer and a sworn affidavit from such employee indicating that such employee (i) is currently a federal employee residing in this state, (ii) may be eligible to

receive back-pay when the shutdown ends, and (iii) shall present the tax bill for which the employee is seeking a deferral of payment.

- (d) The Tax Collector may from time to time, but not less than once every thirty days require the recertification of individuals as affected employees.
- (e) Each tax, rate, charge or assessment deferred under these provisions shall be due and payable without interest or penalty not later than sixty days after the date on which an individual is no longer an affected employee. Thereafter, any portion of the tax, rate, charge or assessment or installment or portion thereof which remains unpaid and all interest and penalties otherwise provided by law shall apply retroactively to the original due date for the tax, rate, charge or assessment or installment or portion thereof. All provisions of the general statutes relating to continuing, recording and releasing property tax liens and the precedence and enforcement of taxes, rates, charge and assessments shall remain applicable to any deferred tax, rate, charge or assessment or installment or portion thereof.
- (f) Nothing in this Ordinance shall affect interest or penalties on, or lien rights or collection of, any tax, rate, charge or assessment due before December 22, 2018, or after the date on which an individual is no longer an affected employee.

This ordinance shall take effect upon adoption.