

# Court of Common Council

CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103



Glendowlyn L. H. Thames, Council President  
James Sánchez, Majority Leader  
John Q. Gale, Assistant Majority Leader  
Wildaliz Bermúdez, Minority Leader

John V. Bazzano, Town and City Clerk

Thomas J. Clarke II, Councilman  
Larry Deutsch, Councilman  
Claudine Fox, Councilwoman  
Maly Rosado, Councilwoman  
rJo Winch, Councilwoman

## SPECIAL COUNCIL MEETING AGENDA

JULY 15, 2019

COUNCIL CHAMBERS  
CITY HALL  
550 MAIN ST  
HARTFORD CT

7:30pm

### Meeting Agenda

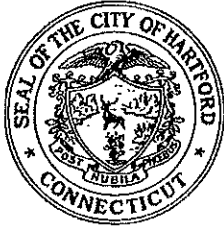
1. Communication from Mayor Bronin with accompanying resolution authorizing the City of Hartford to reduce the sale price for 14 parcels of land on Naugatuck Street to allow Toraal Development, LLC to complete the second phase of housing development.
2. Communication from Mayor Bronin, with accompanying resolution confirming the appointment of Philip Rigueur to the Hartford Board of Education.

2019 JUL -9 PM 4:00

TOWN & CITY CLERK

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John V. Bazzano, Town and City Clerk

July 9, 2019

Mr John V. Bazzano  
Town and City Clerk  
550 Main Street  
Hartford, CT 06103

Dear Mr. Bazzano:

As President of the Court of Common Council, I hereby call a Special Meeting of the Court of Common Council pursuant to Charter IV, Section 5(b) of the City Charter to be held on Monday, July 15, 2019 at 7:30pm in the Council Chambers of the Municipal Building, 550 Main Street, Hartford, CT for considering the following items of business contained on the attached agenda.

Respectfully submitted,

Glendowlyn L.H. Thames, Council President

*John V. Bazzano*  
2019 JUL -9 PM 4:00  
TOWN & CITY CLERK  
HARTFORD



ITEM #   1   ON AGENDA

**Luke A. Bronin**  
Mayor

June 10, 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 Land to Toraal Development, LLC**

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 reduce the sale price for 14 parcels of land on Naugatuck Street, as more particularly described in Exhibit A, to allow Toraal Development, LLC ("Toraal") to complete the second phase of a housing development known as the Northeast Brackett School Ownership Housing Initiative (the "Development").

In 2009, Toraal proposed to purchase from the City an aggregation of parcels that consisted of approximately 5.34 acres of land at 54 Westland Street (the "Property") to develop housing as a phased development. The Development was to consist of two phases. Phase I involved the construction of six two-family homes on Westland Street and Phase II would include the construction of six two-family homes, eight duplexes and the reconstruction of an abandoned portion of Naugatuck Street. The reconstruction of Naugatuck Street would connect Hampton and Barbour Streets.

On October 26, 2009, Council authorized the sale of the Property to Toraal in two phases for a purchase price of \$175,000. The portion of the Property to be utilized for the Phase I development was conveyed to Toraal for \$60,000 in December 2009. Toraal completed the construction of the six two-family homes on Westland Street and requested that the City convey to it the portion of the Property to be utilized for the construction of Phase II of the development for the balance of the purchase price, being \$115,000. On March 26, 2018, Council authorized the sale of the remaining parcels to Toraal for \$115,000.

Requests for bids to complete the development came in higher than anticipated and resulted in a total project deficit of approximately \$425,000. Toraal now requests that the sale price for the city-owned Property be reduced to \$5,000 in order to apply the \$110,000 balance toward the budget deficit.

The reduction of the sale price will assist in closing the funding gap and allow for the development project, which will create housing and homeownership opportunities in the North End of Hartford, to move forward. The Department of Development Services is happy to answer any questions you may have. Thank you for your consideration.

Respectfully 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

EXHIBIT A

Address	Parcel ID	Acres
53 Naugatuck Street	239-116-116	.222
57 Naugatuck Street	239-116-117	.224
61 Naugatuck Street	239-116-118	.224
5 Naugatuck Street	239-116-119	.224
69 Naugatuck Street	239-116-120	.224
73 Naugatuck Street	239-116-121	.225
79 Naugatuck Street	239-116-122	.317
85 Naugatuck Street	239-116-123	.332
91 Naugatuck Street	239-116-124	.340
80 Naugatuck Street	239-116-125	.220
76 Naugatuck Street	239-116-126	.222
70 Naugatuck Street	239-116-127	.218
66 Naugatuck Street	239-116-128	.214
60 Naugatuck Street	239-116-129	.215
<b>Total</b>		<b>3.421</b>

**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, June 10, 2019

**WHEREAS**, Toraal proposed to purchase from the City an aggregation of parcels that consisted of approximately 5.34 acres of land at 54 Westland Street (the "Property") to develop housing as a phased development known as the Northeast Brackett School Ownership Housing Initiative (the "Development"); and

**WHEREAS**, The Development consists of two phases. Phase I involves the construction of six two-family homes on Westland Street and Phase II includes the construction of six two-family homes, eight duplexes and the reconstruction of an abandoned portion of Naugatuck Street; and

**WHEREAS**, On October 26, 2009, the Court of Common Council authorized the sale of the Property to Toraal in two phases for a purchase price of \$175,000. The portion of the Property to be utilized for the Phase I development was ultimately conveyed to Toraal in December 2009 for \$60,000; and

**WHEREAS**, Toraal has completed the construction of the six two-family homes on Westland Street (Phase I) and requested that the City convey to it the portion of the Property to be utilized for the construction of Phase II, said parcels being more particularly described in Exhibit A (the "Phase II Property"), for the balance of the purchase price, being \$115,000; and

**WHEREAS**, On March 26, 2018, the Court of Common Council authorized the sale of the remaining parcels to Toraal for \$115,000; and

**WHEREAS**, Requests for bids to complete the development came in higher than anticipated and resulted in a total project deficit of approximately \$425,000, and Toraal now requests that the sale price for the city-owned Property be reduced to \$5,000 in order to apply the \$110,000 balance toward the budget deficit; and

**WHEREAS**, The reduction of the sale price will assist in closing the funding gap and allow for the development project, which will housing and homeownership opportunities in the North End of Hartford, to move forward; now therefore be it

**RESOLVED**, That the Court of Common Council hereby authorizes the Mayor to sell the Phase II Property to Toraal, or an affiliated entity established for such purpose; and be it further

**RESOLVED**, that the purchase price for the Phase II Property shall be Five Thousand and no/100 (\$5,000.00) and shall be on an "as is" basis, and be it further

**RESOLVED**, that the sale, assignment and transfer of the city's rights, title and interest in the Phase II Property in accordance with this resolution is hereby approved, and be it further

**RESOLVED**, that the Mayor is hereby authorized to execute any easements with utility providers, or agreements with CRDA, that are necessary to carry out this project; 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, 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 license 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 agreement and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



Luke A. Bronin  
Mayor

ITEM# 2 ON AGENDA

May 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: Appointment to the Board of Education**

Dear Council President Thames,

Attached for your consideration is a resolution confirming the appointment of Philip Rigueur to the Hartford Board of Education.

The Board of Education is responsible for top-level, district-wide decisions that affect the direction and progress of our schools. Mr. Rigueur is a strong community and business leader who has served on the Board of Directors for organizations like Our Piece of the Pie and Big Brothers Big Sisters.

He has a master's in public administration from Cornell University and is an accomplished healthcare professional. I am confident that Mr. Rigueur will be an effective member of the Board of Education. His resume is attached for your review.

Respectfully 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, May 28, 2019

WHEREAS, The purpose of the Hartford Board of Education is responsible for top-level, district-wide decisions that affect the direction and progress of our schools, and

WHEREAS, The Board of Education is composed of nine members, four of which are elected, and five of which are appointed by the Mayor and confirmed by the Court of Common Council that serve a term of four years, and

WHEREAS, The Mayor has appointed Mr. Philip Rigueur as a new member of the Hartford Board of Education, now therefore be it,

**RESOLVED**, That the Court of Common Council hereby confirms the following appointment:

Philip Rigueur – (U)  
2 Woodside Circle  
Hartford, CT 06105  
For a term expiring May 28, 2023



## PHILIP RIGUEUR

2 Woodside Circle | Hartford, CT 06105  
607.592.3200 | [philip.rigueur@gmail.com](mailto:philip.rigueur@gmail.com)

**SUMMARY:** Accomplished healthcare professional with general management, sales and business development experience that has led several cross-functional teams in a matrixed Fortune 50 organization. Creative with demonstrated ability to develop new ideas and guide concepts into cost-effective solutions. Strong involvement within diverse communities and markets through business relationships and volunteerism. Featured in Winter/Spring 2012 edition of the *African-American Career World Magazine* for his efforts in bringing awareness of the health insurance industry to people of color. He has been recognized in the Summer 2017 edition of *The Network Journal 40 Under Forty*. And, is featured in the Spring 2018 edition of *Savoy Magazine Most Influential Blacks in Corporate America*. Most recently, a recipient of Fall 2018 edition of *Hartford Business Journal's 40 under Forty Award*.

An authentic, experienced and mission-oriented leader committed to drawing out the best in people through collaboration, resilience and a continuous improvement mindset for organizational and community well-being.

### **WORK EXPERIENCE:**

**AETNA, a CVS Health Company (NYSE: CVS) | Hartford, Connecticut | [www.aetna.com](http://www.aetna.com)**  
*A \$60.3 billion in revenue American managed health care business with over 49,000 employees globally.*

**Vice President- Transformative Markets Sales Effectiveness & Distribution- | Hartford, Connecticut** **March 2017 to Present**

- Develop, implement and oversee the strategy and operations for Joint Venture distribution efforts working closely with business segment heads and field sales teams.
- Business owner of key strategic initiatives as well as development of short and long-range strategic plans focused on driving growth objectives.
- Organizational lead in financial planning and development of all distribution and sales effectiveness financials.
- Develop and support the sales operations capabilities required for Joint Venture product distribution strategy to achieve growth objectives, and build customer satisfaction, value and retention.

**Head of Distribution Strategy- Local & Regional Businesses | Hartford, Connecticut** **June 2015-March 2017**

- Responsible for the development of the strategy, design and delivery of effective distribution solutions to optimize current revenue streams, and the development of innovative solutions to drive holistic and incremental revenue growth across the full spectrum of Aetna's solutions over a multi phased year approach..
- Accountable for key strategic national partnerships that drive over \$6B in annual revenue, which consist of nearly 3M in medical membership and over 1M in dental membership.
- Directed the establishment of large cross-functional development and implementation work groups, encouraging innovative use of resources to achieve Middle Markets business objectives consistent with Aetna's strategic plan.

**Producer Relations Director- Northeast & Southeast Regions | Hartford, Connecticut** **May 2012- June 2015**

- Developed and maintained effective relationships with leadership within the national consultant and brokerage firms in an effort to retain and grow assets through the distribution channel. A trusted partner that formed relationships with key peers, partners, senior management and external contacts to add value as a strategic resource to the Product, Service and Sales organizations.
- Worked closely with regional and local market leadership as a strategic resource and subject matter expert supporting local market field teams with: (1) national and regional consulting strategies; (2) targeted customer and prospect opportunities & retention challenges and (3) the execution of go-to-market strategies.
- Directed producer firm specific strategic initiatives (i.e. Willis, Mercer, Marsh) and developed national messages for specific consultant firm; collaborated with regional and local market team on ensure consistency of message across geographies; visible with regional brokers as a lead for Aetna Middle Markets.

**Senior Manager, Strategy & Product Management | Hartford, Connecticut** **December 2010- May 2012**

- Drove strategy execution with speed and resolve to create bias for action and first to market urgency; identified and led shifts in strategic direction as market conditions dictated.
- Established new enterprise distribution strategies to effectively differentiate among producers and deliver a new engagement model to those producer segments that enabled local markets to drive profitable business growth.
- Consulted with constituents (internal and/or external) seek feedback on service levels and took appropriate action.
- Reviewed and recommended initiatives to improve business processes and outcomes while incorporating compliance activities and metrics into existing business processes and process improvement efforts.

**Account/Sales Executive | Washington DC** **July 2006 to December 2010**

- Produced and delivered profitable new business sales ranging from \$500,000 - \$10,000,000 in the greater Washington DC area.
- Identified opportunities in historically underrepresented markets and built strategic relationships to achieve business goals.

- Leveraged external relationships, local community relationships, and sponsorships to build Aetna as a recognized and trusted brand among business leaders, public officials and other key decision makers.
- In 2009, qualified for Aetna's Gold Circle, which recognizes the company's top-performing Sales Executives from across the country.

**THE MCCOY GROUP INC.** | Brooklyn, New York

September 2004 – July 2006

*Principal/Founder*

- Purchased, managed and operated three real estate properties ranging from \$300,000 - \$850,000; created innovative development strategies to increase profit margins and real estate equity.
- Analyzed cash flow and gathered market intelligence, as a consultant, to calculate investment values of real estate ventures totaling \$50,000,000 of private equity capital.
- Created and managed real estate transactions with return of investment ranging from 30% - 100%. Initial private equity placement range from \$30,000- \$75,000.

**GENESIS REAL ESTATE EXCHANGE CORP.** | New York, New York

August 2003 - September 2004

*Public Affairs/Business Development & Marketing Manager*

- Developed and maintained National Homeowner's Assistant Association initiatives sponsored by Housing Urban Development (HUD).
- Member of a team that structured pricing and managed real estate portfolio.
- Oversaw public relations department by creatively marketing company's ideology through media events and industry partnerships with public and private investors and clients.
- Coordinated the management of \$10,000,000 development project.
- Implemented system for assessing client needs to adapt to changing high-growth ventures.

**CITY OF ITHACA | CORNELL-ITHACA PARTNERSHIP** | Ithaca, New York

Sept. 2002 - August 2003

*Interim Associate Director, Private Consultant*

- Developed, coordinated, and administered Neighborhood Planning Initiatives funded by City of Ithaca and HUD.
- Oversaw the creation of high-tech computer lab in historical community center.
- Managed and supervised annual budget of \$530,000 and a 6 person staff.
- Obtained governmental grants, including Community Development Block Grant and Ithaca Urban Renewal Agency Grant, to subsidize organizational expenses.
- Formed partnerships between local Ithaca residents and Cornell community to promote civic and social events; served as liaison between city and Cornell University officials.

**EDUCATION:****Cornell University** | Ithaca, New York*Masters of Public Administration*; Institute for Public Affairs 2005

- Sage Knight Graduate Fellowship

*Bachelor of Science*; School of Industrial and Labor Relations 2002

- Academic Dean's List | Victor Grohmann Scholar-Athlete Award | Durshiem Memorial Scholarship| Carl & Lily Pforzheimer Fellowship | Gary S. Wood Memorial Scholarship | Cornell "Community Building" Service Award

**BOARD SERVICE & COMMUNITY INVOLVEMENT:**

- City of Hartford's Redevelopment Agency (2017- present)
- National & International Board of Directors of Planned Parenthood Federation of America (2006 - 2009)
- Cornell University Alumni Admission Ambassador Association
- National Urban League (2004-present)
- National Member of One Hundred Black Men (2004-present)
- Board of Directors for Mental Health Association of Connecticut (2011-2015)
- Board of Directors for Our Piece of the Pie (2011-2017)
- Corporate Board of Directors for Northside Institutions Neighborhood Alliance, Inc. (2012-present)
- Board of Directors for Nutmeg Big Brother Big Sister (2019-present)
- Cornell University Varsity Football Team (1997-2002)

...last updated March 07, 2019