



**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF  
NORWICH  
June 20, 2016  
7:00 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMENT GENERAL (30 Minutes)**

**PUBLIC HEARINGS**

1. Relative to a resolution on the Community Development Block Grant allocation program year 2016.
2. Relative to reviewing application and receive comments relative to the Neighborhood Assistance Act.

**PETITIONS AND COMMUNICATIONS**

1. Letter of resignation from Barbara Rothstein from the Inland, Wetland, Water Courses and Conservation Commission.
2. Letter of resignation from John Iovino from the Recreation Advisory Committee.
3. Communication from the 105-122 Chestnut Street Committee.
4. Communication from the Monument Committee.
5. Recognition of achievement of the Assessor Donna Ralston.

**CITY MANAGER REPORT**

**CITIZENS COMMENT ON RESOLUTIONS**

## **NEW BUSINESS-RESOLUTIONS**

1. Relative to approving the list of applicants under the Neighborhood Assistance Act.
2. Relative to an appointment of a regular and alternate member of the Inland, Wetland, Water Courses and Conservation Commission.
3. Relative to participation in a Cost Sharing Program with The City of Norwich to construct concrete sidewalks and setting a public hearing date.
4. Relative to City Manager Salomone being directed to execute and file an application to the State to undertake building improvements to the Occum fire station.
5. Relative to City Manager Salomone being directed to execute and file an application to the State to undertake building and site improvements to the Taftville fire station.
6. Relative to holding the Norwich Noontime Rotary “Celebrate Diversity” event at the Howard T. Brown Park Wednesday, September 21, 2016.
7. Relative to approval of sale of property at 13 Baltic St.
8. Relative to approval of sale of property at 85 School St, 9 Washington St and 47, 49, 51 and 53 Washington St.
9. Relative to the Reid & Hughes Building.

**EXECUTIVE SESSION:** collective bargaining/negotiations.



City Clerk

WHEREAS, the City of Norwich is an entitlement community receiving U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) dollars of \$778,804 for program year (PY) 2016; and

WHEREAS, the Community Development Advisory Committee (CDAC) has held public meetings and voted on their recommendations for CDBG allocations in the month of March; and

WHEREAS, the allocation process is subject to a 30-day comment period prior to being placed into effect and the Council of the City of Norwich must hold a public hearing regarding the recommendations prior to the final vote on the allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the Council shall and hereby does schedule a public hearing to be held at 7:00 p.m. during the June 20, 2016 Council meeting on the subject of Community Development Block Grant allocation recommendations for PY 2016.

<b>CDBG Requests - PY 2016</b>				
	<b>Anticipated PY 2016 Allocation</b>	<b>\$ 778,804.00</b>		
		<b>PY 2016 Request</b>	<b>CDAC Recommended</b>	<b>Council Recommended</b>
1	CD Office - Administration	\$ 155,761.00	\$ 155,761.00	
	<b>PUBLIC/SOCIAL SERVICES</b>			
2	TVCCA - Home Again Project	\$ 20,000.00	\$ -	
3	Norwich Adult Education- ESOL Instruction	\$ 12,000.00	\$ -	
4	Our Piece of the Pie - Norwich Work Force Development	\$ 30,000.00	\$ -	
5	Madonna Place - Fatherhood Initiative	\$ 10,000.00	\$ -	
6	Safe Futures - Domestic Violence Response Team	\$ 15,000.00	\$ 15,000.00	
7	Thames River Family Program -Employment & Housing	\$ 10,000.00	\$ -	
8	Norwich Human Services - Norwich Works	\$ 48,884.49	\$ 48,884.49	
9	Norwich Community Care Team	\$ 30,000.00	\$ 15,000.00	
10	NCDC	\$ 30,000.00	\$ -	
	<b>Total Public/Social Service</b>	<b>\$ 205,884.49</b>	<b>\$ 78,884.49</b>	<b>\$ -</b>
	<b>OTHER</b>			
11	Norwich Housing Authority - Roof Replacement Sunset Park Phase 2	\$ 87,500.00	\$ -	
12	Norwich Fire Dept - Head Quarters Storage Facility	\$ 85,000.00	\$ 85,000.00	
13	Norwich Public Works - Taftville Sidewalks Phase 1	\$ 83,000.00	\$ 83,000.00	
14	Norwich Public Works - Sidewalk Ramps	\$ 66,000.00	\$ -	
15	Norwich Public Works - Playground Phase II	\$ 110,000.00	\$ 65,000.00	
16	CD Office Neighborhood Preservation/ Property Rehab Program	\$ 400,000.00	\$ 306,158.51	
17	Habitat for Humanity - 244 Washington St	\$ 25,000.00	\$ -	
18	Disability Network	\$ 15,000.00	\$ 5,000.00	
19	Norwich Police Dept-Taftville Public Safety Camera System Expansion	\$ 99,930.00		
	<b>Total Public Service</b>	<b>\$ 205,884.49</b>	<b>\$ 78,884.49</b>	<b>\$ -</b>
	<b>Total Other</b>	<b>\$ 971,430.00</b>	<b>\$ 544,158.51</b>	<b>\$ -</b>
	<b>CD Administration</b>	<b>\$ 155,761.00</b>	<b>\$ 155,761.00</b>	<b>\$ -</b>
	<b>Total Requests</b>	<b>\$ 1,333,075.49</b>	<b>\$ 778,804.00</b>	<b>\$ -</b>

City Manager John L. Salomone

PUBLIC HEARING #2

WHEREAS, the R.E. Van Norstrand Neighborhood Assistance Act, Chapter 228a of the Connecticut General Statutes (C.G.S. 12-630aa-12-638) offers certain benefits to municipalities desiring to obtain the same and is administered by the State Department of Revenue Services (Commission of Revenue Services); and

WHEREAS, the Neighborhood Assistance Act provides a tax credit for business firms which sponsor local programs; and

WHEREAS, such programs must be proposed and conducted by private non-profit agencies or municipalities and be approved by the local legislative body.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a public hearing will be held on June 20, 2016 to review applications and receive comments relative to the Neighborhood Assistance Act.

**Mayor Debercy Hinchey**

RESOLUTION #1

WHEREAS, the R.E. Van Norstrand Neighborhood Assistance Act, Chapter 228a of the Connecticut General Statutes (C.G.S. 12-630aa-12-638) offers certain benefits to municipalities desiring to obtain the same and is administered by the State Department of Revenue Services (Commission of Revenue Services); and

WHEREAS, the Neighborhood Assistance Act provides a tax credit for business firms which sponsor local programs; and

WHEREAS, such programs must be proposed and conducted by private non-profit agencies or municipalities and be approved by the local legislative body; and

WHEREAS, a public hearing has been duly noticed and held on applications submitted to the City Manager's office.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that it approves the following program proposals under the Neighborhood Assistance Act.

1. Connecticut Radio Information System, Inc. – Audio Accessibility for People Who are Blind or Print Challenged
2. Habitat for Humanity of Eastern Connecticut – Energy Efficiency for 5 Residential Homes
3. Society of the Founders of Norwich, CT – Energy Efficiency for Leffingwell House Museum
4. Safe Futures, Inc (Formerly the Women's Center) - Crisis Intervention Services for Victims of Domestic Violence
5. Norwich Historical Society – Energy Efficiency for Buckingham Memorial
6. Norwich Historical Society – Energy Efficiency Daniel Lathrop Schoolhouse
7. Norwich Historical Society – Energy Efficiency 1789 East District Schoolhouse
8. Montessori Discovery School, Inc. – Energy Efficiency at School Campus

**Mayor Deberey Hinchey**

**WHEREAS**, the City Manager John L. Salomone, has appointed with Council approval as a **regular member** of the Inland Wetlands, Water Courses and Conservation Commission for a term to expire on February 28, 2017 or until a successor is appointed:

Arthur Sharron (D)

**WHEREAS**, the City Manager John L. Salomone, with Council approval shall appoint an **alternate member** of the Inland Wetlands, Water Courses and Conservation Commission for a term to expire on February 28, 2018 or until a successor is appointed:

P. Michael Lahan (D)

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Inland Wetlands, Water Courses and Conservation Commission.

City Manager John L. Salomone

**RESOLUTION**

**WHEREAS**, the property owners listed below want to participate in a cost sharing program with the City of Norwich to construct concrete sidewalks along their property; and

**WHEREAS**, the City of Norwich wants to improve sidewalks throughout the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that: granite curbing and concrete sidewalks will be constructed at the following locations where the property owners will pay for an assessment for the cost of the sidewalks and the City of Norwich will pay for the cost of the curbing and miscellaneous items.

<b>Name</b>	<b>Address</b>	<b>Owner Cost</b>
Richard and Denise Kelly	6 Goldberg Avenue	\$ 2,482.00
Mario and Alicia Soto	8 Goldberg Avenue	\$ 2,316.00
Robert and Dorothy Lesser	15 Joseph Perkins Avenue	\$ 2,770.00
Joao Mendes	40 Convent Avenue	\$ 2,242.00
Felicia Keramidas	8 Grove St	\$ 9,821.00
Robert and Donna Grayeck	30 Ward St.	\$ 1,925.00

**BE IT FURTHER RESOLVED** that the cost of this project be funded from the existing capital budget line item for sidewalks, Construction Account #81000 and the Special Assessment Fund, Fund #40000, and that a public hearing be set at the first meeting of the City Council in July 2016.

The estimated city's cost for curbing and miscellaneous construction items are estimated to be \$18,201.00.

Mayor Deberey Hinchey

## RESOLUTION #4

**WHEREAS**, pursuant to Connecticut General Statutes (CGS) §4-66(c), the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

**WHEREAS**, it is desirable and in the public interest that the City of Norwich make an application to the State for \$ 51,000 in order to undertake Occum Fire Station Energy Efficiency and Other Building Improvements project and to execute an Assistance Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH,**

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by CGS §4-66(c).
2. That the filing of an application for State financial assistance by the City of Norwich in an amount not to exceed \$51,000 is hereby approved and that City Manager John Salomone is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Norwich.

Mayor Deberoy Hinchey

## RESOLUTION #5

**WHEREAS**, pursuant to Connecticut General Statutes (CGS) §4-66(c), the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

**WHEREAS**, it is desirable and in the public interest that the City of Norwich make an application to the State for \$250,000 in order to undertake Taftville Fire Station Addition and Other Building & Site Improvements project and to execute an Assistance Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH,**

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by CGS §4-66(c).
2. That the filing of an application for State financial assistance by the City of Norwich in an amount not to exceed \$250,000 is hereby approved and that City Manager John Salomone is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Norwich.

Mayor Debercy Hinchey

**RESOLUTION #6**

**WHEREAS**, the Norwich Noontime Rotary intends to hold its 4<sup>th</sup> “Celebrate Diversity Event” at the Howard T. Brown Park on Wednesday, September 21<sup>st</sup> from 5:00pm to 8:00pm.; and

**WHEREAS**, Norwich Noontime Rotary intends to serve alcoholic beverages at this event; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Norwich, Connecticut that the Norwich Noontime Rotary be permitted to use the Howard Brown Park to hold an event as described the night of the Wednesday, September 21<sup>st</sup> from 5:00pm to 8:00pm; and

**BE IT FURTHER RESOLVED**, by the Council of the City of Norwich, Connecticut that, pursuant to Section 13.14.2 of the Norwich Code of Ordinances, City Manager John L. Salomone be and hereby is authorized to grant the Norwich Noontime Rotary permission to sell beer, wine or alcoholic beverages at this event, permission to use the premises as described herein and to sell beer, wine and alcoholic beverages being subject to satisfactory proof that the Norwich Noontime Rotary has complied with the applicable regulations of the State Liquor Commission; that identification will be mandatory from each person purchasing an alcoholic beverage at the event; that the sales of beer, wine and alcoholic beverage be made under a proper liquor license; and that insurance satisfactory to the City Manager be obtained and maintained by the Norwich Noontime Rotary both as to the sale of beer, wine and/or alcoholic beverages at the event.

Mayor Debercy Hinchey

## RESOLUTION #7

**WHEREAS**, the Council of the City of Norwich directed the issuance of Request for Proposals No. 13-05 seeking the services of qualified property managers and/or real estate brokers to help maintain and to market various properties acquired by the City of Norwich; and

**WHEREAS**, Allyn and Associates Realtors d/b/a Allyn and Associates LLC, Hyde Park Landscaping and Robin Keator, acting together, replied to the Request, were selected to provide such services, and have entered into an Agreement dated January 7, 2015, with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

**WHEREAS**, the City of Norwich acquired the property described as map 93, block 5, lot 55 known as 13 Baltic Street, through a tax foreclosure taking title on August 13, 2014; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to attempt to dispose of said property by a negotiated sale using the services of Allyn and Associates Realtors, at a price recommended by Allyn and Associate Realtors;

**WHEREAS**, a prospective buyer has signed and submitted a Purchase and Sales Agreement dated May 15, 2016 to Allyn and Associates Realtors offering to purchase the property for \$18,000.00, which price Allyn and Associates Realtors recommends.

**THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that the City Manager, John Salomone, be and hereby is authorized and directed on behalf of the City of Norwich to enter into a Real Estate Listing Agreement satisfactory to him and the corporation counsel with Allyn and Associates Realtors and to offer to sell 13 Baltic Street at a price recommended by Allyn and Associate Realtors and on terms satisfactory to City Manager John Salomone.

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH THAT THE** City Manager, John Salomone, be and hereby is authorized to accept, execute, and deliver the Purchase and Sales Agreement between the buyer Fiorella M. Diaz and the City of Norwich and upon payment of such sum subject to standard adjustments to the City of Norwich to execute and deliver a deed of conveyance together with such other letters or documents as are necessary to complete the transfer of title in keeping with the terms of the Agreement executed by the buyers on May 15, 2016 for the property known as 13 Baltic Street, Norwich.

Alderman H. Tucker Braddock

**WHEREAS**, the Council of the City of Norwich directed the issuance of Request for Proposals No. 13-05 seeking the services of qualified property managers and/or real estate brokers to help maintain and to market various properties acquired by the City of Norwich; and

**WHEREAS**, Allyn and Associates Realtors d/b/a Allyn and Associates LLC, Hyde Park Landscaping and Robin Keator, acting together, replied to the Request, were selected to provide such services, and have entered into an Agreement dated January 7, 2015, with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

**WHEREAS**, the City of Norwich acquired the property described as map 102, block 1, lot 27 known as 85 School Street, through a tax foreclosure taking title on May 2, 2013; and

**WHEREAS**, the City of Norwich acquired the property described as map 102, block 1, lot 25 known as 9 Washington Street, through a tax foreclosure taking title on April 17, 2012; and

**WHEREAS**, the City of Norwich acquired the properties described as map 101, block 4, lots 39-42 known as 47, 49, 51 and 53 Washington Street, through a tax foreclosure taking title on February 1, 2012; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to attempt to dispose of said property by a negotiated sale using the services of Allyn and Associates Realtors, at a price recommended by Allyn and Associate Realtors;

**WHEREAS**, a prospective buyer has signed and submitted a Purchase and Sales Agreement dated January 19, 2016 to Allyn and Associates Realtors offering to purchase the property known as 85 School Street for \$1,250.00, the property known as 9 Washington Street for \$1,300.00 and the properties known as 47, 49, 51, and 53 Washington Street for \$2,500.00, which price Allyn and Associates Realtors recommends.

**THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that the City Manager, John Salomone, be and hereby is authorized and directed on behalf of the City of Norwich to enter into a Real Estate Listing Agreement satisfactory to him and the corporation counsel with Allyn and Associates Realtors and to offer to sell 85 School Street, 9 Washington Street and 47, 49, 51 and 53 Washington Street at a price recommended by Allyn and Associate Realtors and on terms satisfactory to City Manager John Salomone.

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH THAT THE** City Manager, John Salomone, be and hereby is authorized to accept, execute, and deliver the Purchase and Sales Agreement between the buyers Barbara J. Jordan and Gilbert F. Jordan, or an entity to be named for the purpose of taking title, and the City of Norwich and upon payment of such sum subject to standard adjustments to the City of Norwich to execute and deliver a deed of conveyance together with such other letters or documents as are necessary to complete the transfer of title in keeping with the terms of the Agreement executed by the buyers on January 19, 2016 for the properties known as 85 School Street, 9 Washington Street and 47, 49, 51 and 53 Washington Street, Norwich.

Alderman H. Tucker Braddock

## RESOLUTION #9

**WHEREAS**, the City of Norwich is the owner of certain property known as the Reid & Hughes property located at 193-201 Main Street, Norwich, CT; and

**WHEREAS**, the city has issued Requests for Proposals seeking interested parties to redevelop said property; and

**WHEREAS**, the Council of the City of Norwich most recently, by resolution adopted May 20, 2013 initiated a process to seek new proposals for the Reid & Hughes property from qualified developers; and

**WHEREAS**, the Council of the City of Norwich by resolution adopted September 3, 2013 authorized and directed the Norwich Community Development Corporation, as the city's development agency, to issue a Request for Proposals for the Reid & Hughes property and make recommendations to the council with respect to any proposals received as the Norwich Community Development Corporation found to be appropriate and necessary; and

**WHEREAS**, the Norwich Community Development Corporation recommended a proposed developer but was unable to negotiate an agreement with said developer with respect to the development of the Reid & Hughes property; and

**WHEREAS**, the Norwich Community Development Corporation then, as a non-profit development corporation and not as the city's development agency, offered to seek a developer for the Reid & Hughes property and requested the City of Norwich enter into an option agreement with it for this purpose; and

**WHEREAS**, the Council of the City of Norwich, by resolution adopted July 7, 2014 authorized and directed the city manager to negotiate an option agreement with the Norwich Community Development Corporation to permit it to seek a developer for or otherwise arrange a development of the Reid & Hughes property; and

**WHEREAS**, an option agreement was reached and entered into between the City of Norwich and the Norwich Community Development Corporation, to run for a term of two years from September 15, 2014-September 14, 2016; and

**WHEREAS**, said option agreement will expire in approximately 3 months and the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to receive a timely update on the condition and status of the Reid & Hughes property prior to the expiration of the option agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, City Manager John Salomone be and hereby is requested, following such reviews and consultations as he may deem appropriate, to prepare a report on the status of the Reid & Hughes property, with particularly emphasis to its condition, structural issues and any health and safety risks it may currently present or is likely to present as well as any recommendations the Norwich Community Development Corporation may make as to the property and to make such report to the Council of the City of Norwich at its first meeting in August 2016.

Alderwoman Stacy Gould  
Alderwoman Joanne Philbrick