

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich has an abundance of aging housing stock where lead-based paint continues to remain a hazard, especially for children residing in such housing, and

**WHEREAS**, children under the age of seven can suffer permanent mental damage from elevated blood lead levels, and

**WHEREAS**, Uncas Health District, the Norwich Property Rehab Program and official data compiled by government agencies confirm that there are children in Norwich that are diagnosed with elevated blood lead levels, and

**WHEREAS**, the Norwich Property Rehab Program treats lead hazard within its program but had insufficient funds to adequately address the problem, and

**WHEREAS**, the Norwich Office of Community Development filed a grant application with the Department of Housing and Urban Development (HUD)'s Office of Healthy Homes and Lead Hazard Control for approximately 1.6 million dollars, and

**WHEREAS**, the City recently learned that the grant application was successful and the City will receive 1.6 million dollars for lead based paint hazard reduction, and

**WHEREAS**, the City of Norwich is required to execute an agreement with HUD by April 1, 2009,

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that the City Manager is authorized to enter into an agreement with the Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control for administration of the 1.6 million dollar grant to be administered by the Office of Community Development.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:   
Sandra Greenhalgh  
Assistant City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

**WHEREAS**, the Council of the City of Norwich by resolution adopted June 18, 2007 authorized the acting City Manager to negotiate and enter into a Development Agreement with 34 Courthouse Square Partnership, LLC for the development of 34 Courthouse Square, Norwich, Connecticut; and

**WHEREAS**, the City of Norwich and 34 Courthouse Square Partnership, LLC entered into a Developer Agreement which provided, among other things, that the developer obtain a surety bond securing the performance of work in an amount not less than 50% of the estimated cost of the work; and

**WHEREAS**, the cost of the work was estimated to be \$650,000.00; and

**WHEREAS**, the 34 Courthouse Square Partnership, LLC posted a bond in an amount of \$325,000.00 identified as Bond No. 775156S with 34 Courthouse Square Partnership, LLC as principal and the Developer's Surety and Indemnity Company as surety, which bond is dated November 8, 2007; and

**WHEREAS**, 34 Courthouse Square Partnership, LLC has rehabilitated the property substantially in accordance with its plan as amended; and

**WHEREAS**, the City of Norwich has issued a Certificate of Occupancy for the entirety of the property which is deemed to be completion of the project for purposes of the release of the surety

**NOW THEREFORE BE IT RESOLVED** by the Council of the City of Norwich that City Manager Alan H. Bergren be and hereby is authorized and directed to enter into such agreements and sign such documents as are necessary to release the surety under the completion bond described herein.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:



Sandra Greenhalgh  
Assistant City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich has acquired the property known as 21 West Thames Street; and

**WHEREAS**, said property is in dilapidated condition but may be capable of being restored and redeveloped, or to be demolished to make way for another structure on the site; and

**WHEREAS**, said dilapidated structure is visible from a major thoroughfare leading to the downtown section of the City of Norwich; and

**WHEREAS**, it is the opinion of the Council of the City of Norwich that the timely restoration and redevelopment of said property or the demolition of said property with or without replacement by another structure will eliminate a blighted property and potentially restore said property in improved condition to the tax rolls

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that** a Committee be and hereby is appointed to consist of:

Alderman Jon Jacaruso  
Gary Schnip  
Sofee Noblick  
Richard A. Caron, Sr.  
Andrew Zeeman  
James M. Quarto

To prepare guidelines for the restoration, redevelopment or other reuse of said property, to solicit requests for proposals for the restoration, redevelopment or other reuse of said property, to review and consider all duly made proposals according to such criteria as the committee shall develop, to set a minimum bid price for said property in consultation with the City Comptroller, recognizing that the price offered for the property is to be only one factor in the review, and to select and recommend a proposed developer, or, if the committee chooses, more than one proposed developer to the Council of the City of Norwich for its consideration by a report to be submitted on or before the first meeting of the Council of the City of Norwich in the month of July 2009.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:   
Sandra Greenhalgh  
Assistant City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich is the holder of certain liens ("existing liens") levied against real property shown in the records of the Norwich tax assessor as Map 79, Block 1, Lot 40 known as 751 North Main Street; and

**WHEREAS**, these liens include tax liens in the total amount of \$248,335.35 with additional monies due pursuant to three demolition liens, five security liens and three health liens; and

**WHEREAS**, the Council of the City of Norwich has reason to believe that development of the property will require environmental remediation; and

**WHEREAS**, a structure on the site was subject to multiple fires and eventually ordered to be demolished; and

**WHEREAS**, the Council of the City of Norwich finds that it is not in the interest of the City of Norwich to attempt to remediate and develop the property itself at this time; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to appoint a committee to evaluate the property, to consider its potential for development by the private sector, and to recommend to the Council of the City of Norwich whether it should consider an auction of the tax liens to the highest bidder subject to the contingency that the bidder must foreclose the property and take title to the same within a period of two years, or conduct a Request for Proposals process to select a developer for the site to include an assignment of the City's tax liens to the developer subject to the terms and conditions of a development agreement.

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY NORWICH** that a committee to consist of Alderman Jon Jacaruso, Gary Schnip, Sofee Noblick, Richard A. Caron, Sr., Andrew Zeeman and James M. Quarto be and hereby is appointed a Committee of Review for the Council of the City of Norwich to report its recommendations as to the disposition of the City's tax liens encumbering the property known as 751 North Main Street to the Council of the City of Norwich by May 18, 2009.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:   
Sandra Greenhalgh  
Assistant City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

RESOLVED, that the proposed Agreement between the City of Norwich, Connecticut and UPSEU/COPS Local #104, covering the period between July 1, 2007 and June 30, 2012, be, and the same hereby is, approved in accordance with the provisions of Connecticut General Statutes, Section 7-474, and be it further resolved, that the City Manager, Alan H. Bergren, be, and hereby is, authorized and directed to execute the same in the name of the City.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:   
Sandra Greenhalgh  
Assistant City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 16, 2009, and that the same has not been amended or rescinded:

**WHEREAS**, Navigators Baseball, L.P. a Connecticut Limited Partnership, is the Lessee under that certain “Stadium Lease Agreement Between The City of Norwich and Navigators Baseball, L.P. for Premises known as Senator Thomas J. Dodd Memorial Stadium Located at Stott Avenue, Norwich, Connecticut” dated as of December 23, 2005 (the “Lease”); and

**WHEREAS**, Pursuant to Article XXVI, Section 26.1 of the Lease, Navigators Baseball, L.P. has requested the consent of the City of Norwich, as Lessor under the Lease, to an assignment of its lessee interest in the Lease to Richmond Baseball Club, LC, a Virginia limited liability company with offices in Richmond, Virginia; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the public interest to grant its consent to the assignment as requested.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Norwich that upon payment in full of all sums accrued and due the City or Norwich as of the effective date of such assignment, whether or not then billed and without offset of any kind, City Manager, Alan H. Bergren, be and hereby is authorized and directed to execute and deliver pursuant to Section 26.1 of the Lease the written consent of the City of Norwich to the assignment of the leasehold interest of Navigators Baseball, L.P. to Richmond Baseball Club, LC as successor lessee under the Lease. The written consent to assignment shall be in such form and content, and subject to such additional terms and conditions as are deemed prudent and satisfactory by the City Manager and as are approved by Corporation Council.

Dated at Norwich, Connecticut this 17th day of March 2009.

ATTEST:   
Sandra Greenhalgh  
Assistant City Clerk