A regular meeting of the Council of the City of Norwich was held February 2, 2015 at 7:30 PM in Council Chambers. Present: Aldermen Noblick, Eyberse, Bettencourt, and Mayor Hinchey. City Manager Bergren and Corporation Counsel Michael Driscoll were also in attendance. Alderman Desaulniers, Wilson, Nash were absent due to the weather. Mayor Hinchey presided.

Ald. Bettencourt read the opening prayer and Ald. Noblick led the members in the Pledge of Allegiance.

Upon motion of Ald. Eyberse, seconded by Ald. Bettencourt, it was unanimously voted to adopt the minutes of January 5 and 20, 2015.

Mayor Hinchey called for a Public Hearing on AN ORDINANCE ELIMINATING THE POSITION OF SUPERVISOR OF HUMAN SERVICES AND ESTABLISHING AN ADDITIONAL CASEWORKER POSITION AT THE NORWICH DEPARTMENT OF HUMAN SERVICES

Speaking in favor:

Lee Ann Gomes, Director of Human Services stated that it makes sense and would help with the case load to convert the supervisor position to a case worker position.

Speaking in opposition:

David Crabb, 47 Prospect St stated several reasons for being opposed to this ordinance he asked that the Human Services department be turned over to the State.

There being no further speakers Mayor Hinchey declared the public hearing closed.

Mayor Hinchey called for the second reading and action on AN ORDINANCE ELIMINATING THE POSITION OF SUPERVISOR OF HUMAN SERVICES AND ESTABLISHING AN ADDITIONAL CASEWORKER POSITION AT THE NORWICH DEPARTMENT OF HUMAN SERVICES

Upon a motion Ald. Noblick, seconded Ald. Eyberse, it was unanimously voted to waive the reading of the full text and incorporate it into the minutes.

Ald. Noblick made a motion, seconded by Ald. Eyberse, to adopt the following ordinance introduced by City Manager Bergren.

WHEREAS, position of Supervisor of Human Services at the Norwich Department of Human Services has been vacant since November 24, 2014 and is likely to remain so; and

WHEREAS, the supervisory functions of the position are being performed by the Director of the Department of Human Services at Norwich Human Services who will continue to perform them; and

WHEREAS, the present workload at the Department of Human Services requires that an additional Caseworker position be established and funded through June 30, 2015; and
WHEREAS, adequate funding exists in the budget of the Norwich Department of Human Services to pay the salary and fringe benefits for a new Caseworker position through June 30, 2015; and

WHEREAS, the Council of the City of Norwich finds that community needs require the addition of a Caseworker position for the Norwich Department of Human Services through the remainder of this fiscal year.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH the position of Supervisor of Human Services be eliminated at the Norwich Department of Human Services and an additional Caseworker position be established at the Norwich Department of Human Services for the remainder of fiscal year 2014-2015, funds for salary and fringe benefits for this position to be made from the present appropriation to the Norwich Department of Human Services during the 2014-2015 fiscal year.

The above ordinance passed on a roll call vote of 4-0.

The presentation by the Historic District Commission, Annual Preservation Awards, was postponed due to the weather.

Upon a motion of Ald. Noblick, seconded by Eyberse, it was unanimously voted to accept the resignation of Raymond Baribeault Jr. from the Inland Wetland, Watercourses and Conservation Committee thanking him for his service.

City Manager Alan Bergren gave his report as followed:

DATE: February 2, 2015
TO: Mayor Deberey Hinchey & Council Members
FROM: Alan H. Bergren, City Manager
SUBJECT: City Manager’s Report

1. **Public Works**  
The Blizzard of 2015, Storm Juno, produced approximately 26-28 inches of snow in Norwich beginning on Monday, January 26th and ending on Tuesday, January 27th. There was a 4-hour period on Tuesday between the hours of 3 a.m. and 7 a.m. that produced estimated snowfall rates of 3-4 inches per hour. The snow was very light, make for drifting problems throughout the City. Public Works crews worked extremely long hours throughout the storm and were able to make every road passable to at least one lane of traffic by Tuesday evening at 10 p.m. Recreation Department staff and equipment was put under the direction of Public Works and provided invaluable assistance in the storm response effort. There were no reported Public Works injuries related to the storm and only moderate equipment damage was sustained.

Snow removal work began immediately on the following day (Wednesday) and lasted throughout the week, including on Saturday. Snow removal was accomplished primarily by Public Works crews and hired contractors, with assistance by Norwich Public Utilities. The Norwich Police Department was instrumental during both the storm response and snow removal efforts through their enforcement of the parking ban. Snow piles have been created at the Viaduct parking lot, the parking lot near the tennis courts off Mahan Drive, at Ouillette Park in
Taftville, and in the parking lot at the Hamilton Avenue football facility. No City snow was dumped directly into any waterway within the City.

Final storm costs have not yet been confirmed, however Public Works estimates its Storm Juno related costs thru Saturday to be approximately $160,000, which is roughly 40% of its total annual snow budget.

2. **St. Patrick’s Day Parade Fundraiser**
The Grand Marshal Dinner honoring Bob Reed to raise funds for the 2015 St. Patrick’s Day Parade will be rescheduled at a date to be determined. Tickets are $25 and can be purchased at the Harp & Dragon, in the Mayor and Manager’s office and online at NorwichParade.com.

3. **Property Tax Payment Deadline Extended**
Governor Malloy issued Executive Order 44 which extended the due date of January 2015 installments of property taxes to February 3rd. Citizens with property tax bills which were due on January 1, 2015 may pay them free of interest through February 3, 2015. The link to the Governor’s Executive Order is below:


City Manager Bergren asked if he could address the City Council at the podium and read the following letter:
February 2, 2015

Dear Mayor Hinchev and members of the City Council:

I am informing you of my resignation today as City Manager pursuant to subsection D of Section 9 of my employment agreement with the City of Norwich. Our Human Resources Director has been next in line, and previously discharged the duties of Acting City Manager. So unless otherwise instructed, I will turn over all projects, files and status reports to her and be available to her for any questions.

Since taking office on December 3, 2007, it has been a distinct honor and privilege to have worked with three Mayors: Benjamin Lathrop, Peter Nystrom, and you Mayor Hinchev, along with many dedicated City Council members.

I leave the administrative service of the City in good shape. Our City finances are sound, and we have worked to put in place policies to protect the City’s financial health. It has been personally rewarding, during my tenure, to appoint and promote many key department heads who have brought the highest standards of professionalism and public service to our local government. I also acknowledge the loyal, talented and dedicated employees throughout our City.

Mayor, I wish you and the City Council my very best in leading our City forward. If I can be of any further assistance to facilitate this transition, please do not hesitate to call upon me.

Respectfully,

Alan H. Bergren

C: Betsy Barrett, City & Town Clerk
Brigid Marks, Director of Human Resources

Upon a motion of Ald. Noblick, seconded by Ald. Bettencourt, it was unanimously voted to suspend the rules to add the following resolutions:

The City Clerk read the following three resolutions into the record.
WHEREAS, Alan H. Bergren, having served the City of Norwich as city manager since December 3, 2007, has informed the Council of the City of Norwich of his intention to resign as city manager and has submitted his written resignation; and

WHEREAS, during his tenure as city manager, Alan H. Bergren dedicated himself to the interest of the City of Norwich and its citizens and continuously demonstrated a professionalism which is a credit to him and to his office; and

WHEREAS, the Employment Agreement between Alan H. Bergren and the City of Norwich provides for severance compensation and certain other benefits upon the termination of the Employment Agreement which Termination Date shall be the date of receipt of City Manager Alan H. Bergren’s written resignation,

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, it has received and accepts City Manager Alan H. Bergren’s written resignation on February 2, 2015; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, in as much as Alan H. Bergren is entitled to severance benefits pursuant to his Employment Agreement and deferred certain increases in compensation to which he was entitled during his service with the City of Norwich, Comptroller Josh Pothier and Corporation Counsel Michael Driscoll be and hereby are authorized and directed to negotiate a severance agreement with Alan H. Bergren and to present the same to the council for its approval on or before its first meeting in March 2015.

WHEREAS, Alan H. Bergren has submitted his resignation as city manager to the Council of the City of Norwich which has today, February 2, 2015, accepted the same; and

WHEREAS, the Council intends to engage in a search for a new city manager which search may be time consuming;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that John Bilda be and hereby is appointed as acting city manager of the city of Norwich effective as of 12:01 a.m. February 3, 2015, to serve until such time as a new city manager is appointed, it being the intention of the Council of the City of Norwich that Acting City Manager John Bilda devote such time and attention to the position as is required with full understanding that he has other demands upon his time and attention.

Mayor Deberay Hinchey
Alderman Mark Bettencourt
Alderwoman Sofee Noblick
WHEREAS, the Council of the City of Norwich, on February 2, 2015 has received and accepted the resignation of City Manager Alan H. Bergren and appointed an acting city manager; and

WHEREAS, the Council intends to initiate a search, utilizing such resources as it deems appropriate, for a new city manager for the City of Norwich.

NOW THEREFORE BE IT RESOLVED that, the Council of the City of Norwich designates itself a personnel search committee for a new city manager, to act as a committee of the whole in such capacity but to limit its discussions and considerations when acting as such to the search for and selection of a new city manager for the City of Norwich, pursuant to the provisions of Connecticut General Statute §1-200.

Mayor Deberay Hinchey
Alderman Mark Bettencourt
Alderwoman Sofee Noblick

Mayor Hinchey called for citizen comment.

There were no speakers.

Mayor Hinchey declared citizen comment closed.

Upon a motion of Ald. Noblick, seconded by Ald. Eyberse, it was unanimously voted to adopt the following resolution introduced by Ald. Noblick and City Manager Bergren.

WHEREAS, the structure at 130 Prospect Street, Norwich, Connecticut was substantially damaged in a fire, and has not been repaired; and

WHEREAS, the City of Norwich acquired title to such structure by a tax foreclosure; and

WHEREAS, the remaining structure should be demolished to secure the site

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, City Manager Alan H. Bergren be and hereby is requested, using such assistance as he may require, to obtain estimates for the cost of demolishing the structure owned by the City of Norwich at 130 Prospect Street.
Ald. Noblick made a motion, seconded by Ald. Bettencourt, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the seventh paragraph and insert “Acting City Manager”. The resolution was then unanimously adopted as amended.

WHEREAS, the City of Norwich acquired the properties at 59 and 61 School Street through a tax foreclosure; and

WHEREAS, the Council of the City of Norwich held a public hearing to receive comments and recommendations concerning the disposition of the property at 59 School Street, the former home of James L. Smith; and

WHEREAS, the Council established a committee to be known as the 59 and 61 School Street Committee to review the condition of the properties, and to recommend an appropriate disposition or development of the same; and

WHEREAS, said Committee has recommended that the city issue separate Requests for Proposals for the property at 59 School Street and the property at 61 School Street; and

WHEREAS, the Council, by resolution adopted October 6, 2014 authorized the 59 and 61 School Street Committee to put out separate Request for Proposals for each property, 59 School Street and 61 School Street, and to report its recommendations to the Council on or before the first Council meeting in March 2015; and

WHEREAS, the issuance of said Request for Proposals has been delayed.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, Acting City Manager, on behalf of the 59 and 61 School Street Committee, with such assistance as he may require, is directed to arrange the issuance of a Request for Proposals on behalf of the 59 and 61 School Street Committee of Sale which Committee is to make its report and recommendations to the Council of the City of Norwich on or before the first council meeting in July of 2015.

Ald. Noblick made a motion, seconded by Ald. Bettencourt, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the fifth paragraph and insert “Acting City Manager”. The resolution was then unanimously adopted as amended.
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 Agreement with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

WHEREAS, the City of Norwich has acquired the property at map 93, block 5, lot 55 known as 13 Baltic Street, through tax foreclosure; 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.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, Acting City Manager 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 Associates Realtors; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, any offer to purchase said property recommended to the City by Allyn and Associates Realtors be presented to the Council for its consideration and approval prior to the execution of any Purchase and Sales Agreement.

Ald. Noblick made a motion, seconded by Ald. Eyberse, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the fifth paragraph and insert “Acting City Manager”. The resolution was then unanimously adopted as amended.

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 Agreement with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

WHEREAS, the City of Norwich has acquired the property at map 93, block 6, lot 9 known as 34 Lake Street, through tax foreclosure; 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.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, Acting City Manager 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 34 Lake Street, at a price recommended by Allyn and Associates Realtors; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, any offer to purchase said property recommended to the City by Allyn and Associates Realtors be presented to the Council for its consideration and approval prior to the execution of any Purchase and Sales Agreement.

Ald. Noblick made a motion, seconded by Ald. Eyberse, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the fifth paragraph and insert “Acting City Manager”. The resolution was then unanimously adopted as amended.

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 Agreement with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

WHEREAS, the City of Norwich has acquired the property at map 94, block 3, lot 12 known as 362 North Main Street, through tax foreclosure; 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.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, Acting City Manager 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 362 North Main Street, at a price recommended by Allyn and Associates Realtors; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, any offer to purchase said property recommended to the City by Allyn and Associates Realtors be presented to the Council for its consideration and approval prior to the execution of any Purchase and Sales Agreement.
Ald. Eyberse made a motion, seconded by Ald. Bettencourt, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the fifth paragraph and insert “Acting City Manager”. The resolution was then unanimously adopted as amended.

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 Agreement with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

WHEREAS, the City of Norwich has acquired the property at map 85, block 1, lot 38, 103 known as 100 Broad Street, Unit 103, through tax foreclosure; 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.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, Acting City Manager 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 100 Broad Street, Unit 103, at a price recommended by Allyn and Associates Realtors; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, any offer to purchase said property recommended to the City by Allyn and Associates Realtors be presented to the Council for its consideration and approval prior to the execution of any Purchase and Sales Agreement.

Upon a motion of Ald. Noblick, seconded by Ald. Eyberse, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey and City Manager Bergren.

WHEREAS, the City Manager Alan H. Bergren has recommended the following re-appointment to the Redevelopment Agency for a term to expire on 2/28/20;

Anthony Jacobs (R)
James Quarto (D)
NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Norwich hereby approves the re-appointment of the above named to the Redevelopment Agency.

Ald. Noblick made a motion, seconded by Ald. Eyberse, to adopt the following resolution introduced by Ald. Noblick.

Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to amend the following resolution by deleting “Alan H. Bergren” in the list of committee members and insert “City Manager”. The resolution was then unanimously adopted as amended.

WHEREAS, facilities owned by the City of Norwich and used for school purposes are placed under the control of the Board of Education while so used and returned to the control of the City of Norwich when such use is discontinued; and

WHEREAS, the proper upkeep, maintenance and structural improvement of school facilities require regular interactions among the Board of Education, the Council of the City of Norwich and the City administration; and

WHEREAS, the Council finds that the establishment of a committee made up of representatives of the Board of Education, Council of the City of Norwich and City administration will facilitate the exchange of information necessary to fulfill the city’s responsibilities with respect to school facilities

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, a committee to be known as the School Facilities Review Committee be and hereby is established to meet as often as it deems necessary for the purpose of evaluating school facilities and for making such recommendations and reports as it deems appropriate and necessary; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the following be and hereby are appointed as members of said committee; and

Deberey Hinchey
Mark Bettencourt
Angelo Yeitz
Dennis Slopak
City Manager
Abby Doliver
Josh Pothier
Athena Nagel
Peter Davis
Dolores Thayer

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that said Committee is requested to hold an organizational meeting on or before April 1, 2015 at a time and place to be selected by Mayor Deberery Hinchey.
Upon a motion of Ald. Bettencourt, seconded by Ald. Noblick, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey, Ald. Bettencourt and Noblick.

WHEREAS, Alan H. Bergren, having served the City of Norwich as city manager since December 3, 2007, has informed the Council of the City of Norwich of his intention to resign as city manager and has submitted his written resignation; and

WHEREAS, during his tenure as city manager, Alan H. Bergren dedicated himself to the interest of the City of Norwich and its citizens and continuously demonstrated a professionalism which is a credit to him and to his office; and

WHEREAS, the Employment Agreement between Alan H. Bergren and the City of Norwich provides for severance compensation and certain other benefits upon the termination of the Employment Agreement which Termination Date shall be the date of receipt of City Manager Alan H. Bergren's written resignation,

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, it has received and accepts City Manager Alan H. Bergren’s written resignation on February 2, 2015; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, in as much as Alan H. Bergren is entitled to severance benefits pursuant to his Employment Agreement and deferred certain increases in compensation to which he was entitled during his service with the City of Norwich, Comptroller Josh Pothier and Corporation Counsel Michael Driscoll be and hereby are authorized and directed to negotiate a severance agreement with Alan H. Bergren and to present the same to the council for its approval on or before its first meeting in March 2015.

Upon a motion of Ald. Noblick, seconded by Ald. Eyberse, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey, Ald. Bettencourt and Noblick.

WHEREAS, Alan H. Bergren has submitted his resignation as city manager to the Council of the City of Norwich which has today, February 2, 2015, accepted the same; and

WHEREAS, the Council intends to engage in a search for a new city manager which search may be time consuming;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that John Bilda be and hereby is appointed as acting city manager of the city of Norwich effective as of 12:01 a.m. February 3, 2015, to serve until such time as a new city manager is appointed, it being the intention of the Council of the City of Norwich that Acting City Manager John Bilda devote such time and attention to the position as is required with full understanding that he has other demands upon his time and attention.

Upon a motion of Ald. Noblick, seconded by Ald. Eyberse, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey, Ald. Bettencourt and Noblick.

WHEREAS, the Council of the City of Norwich, on February 2, 2015 has received and accepted the resignation of City Manager Alan H. Bergren and appointed an acting city manager; and
WHEREAS, the Council intends to initiate a search, utilizing such resources as it deems appropriate, for a new city manager for the City of Norwich.

NOW THEREFORE BE IT RESOLVED that, the Council of the City of Norwich designates itself a personnel search committee for a new city manager, to act as a committee of the whole in such capacity but to limit its discussions and considerations when acting as such to the search for and selection of a new city manager for the City of Norwich, pursuant to the provisions of Connecticut General Statute §1-200.

Upon a motion of Ald. Eyberse, seconded by Ald. Bettencourt, it was unanimously voted to schedule a Public Hearing, second reading and action on February 17, 2015 at 6:30 pm and send a referral to The Commission on the City Plan for the following ordinance introduced by Mayor Hinchey.

AN ORDINANCE PROVIDING FOR THE ABATEMENT OF REAL ESTATE TAXES ON REAL PROPERTY IMPROVEMENTS AND THE WAIVER OF BUILDING PERMIT FEES FOR THE HISTORIC REDEVELOPMENT AND/OR REUSE OF THE PONEMAH BUILDING #1

WHEREAS, The Council of the City of Norwich seeks to encourage development opportunities that will contribute to the economic stability of the city, encourage tourism and improve the quality of life for the residents of Norwich through the adaptive reuse, rehabilitation, and preservation of the historic and architecturally unique resources, including historic industrial mills, that reflect Norwich’s rich history; and

WHEREAS, the Ponemah Mills are contributing structures to the Taftville National Register Historic District and are designated as a historic mill site in the “Feasibility and Planning Study: The Historic Mills of Norwich, Connecticut” published by the city of Norwich in 1992; and

WHEREAS, the Council of the City of Norwich wishes to encourage the adaptive reuse and rehabilitation of the Historic Ponemah Mill Building #1 located at 607 Norwich Avenue in Taftville (the “Mill”) for an economically viable project; and

WHEREAS, Ponemah Riverbank, LLC (“Ponemah Riverbank”), purchased the Mill on March 26, 2007 and began renovations investing significant sums in the same and has an anticipated completion date of 2020; and

WHEREAS, Ponemah Riverbank has obtained the necessary local land use approvals for the mixed-use redevelopment and conversion of the Mill building for historically appropriate use; and

WHEREAS, Ponemah Riverbank has undertaken substantial environmental cleanup of the Mill Property and intends to utilize Federal Historic Rehabilitation Tax Credits which require the Mill to remain income producing for a minimum of five years; and

WHEREAS, the Council of the City of Norwich finds that the Mill is historically and architecturally meritorious and it has authority pursuant to Section 12-127a of the Connecticut General Statutes and Sec. 7-121.5 of the Norwich Code of Ordinances to abate real estate tax revenue in whole or in part for such historic mill structures; and
WHEREAS, the Norwich Commission on the City Plan has determined that both the redevelopment of the mill and the associated abatement of real estate taxes is consistent with the City's mill enhancement program; and

WHEREAS, the Council of the City of Norwich also has authority pursuant to Section 4-7 of the Norwich Code of Ordinances to reduce or waive building permit fees in cases involving industrial buildings such as the Mill where it determines that such buildings or structures will be a benefit to the city; and

WHEREAS, Ponemah Riverbank has paid and is anticipated to continue to pay the real estate taxes which have been assessed against the Mill to date and seeks an abatement of the taxes to become due for the improvements made to the Mill during renovations as set forth herein to assist it in obtaining financing for the project

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on the real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years during its renovation (the “Construction Period”). The Construction Period shall commence at the time of the issuance of the first building permit for new construction after the date of approval of this ordinance but no later than July 1, 2020. The Construction Period shall terminate on July 1, 2020 or upon the issuance of the first Certificate of Occupancy (“CO”) for the property, whichever occurs first.

AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years in accordance with the following schedule commencing with the Grand List of October 1, 2020 or upon the issuance of the first CO for the property, whichever occurs first.

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AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that the terms of and this schedule of abatement replaces that established in Ordinance 1670 adopted August 6, 2012 and to the extent this ordinance and Ordinance 1670 are inconsistent the terms of this ordinance shall be effective.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that pursuant to Sec. 7-121.5 of the Norwich Code of Ordinances, if after taxes on the Mill have been abated, the Mill is demolished or remodeled in a way which destroys its architectural or historic value, the then owner shall pay the city an amount equal to the total amount of taxes which had been abated under this ordinance.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH All building permit fees associated with the historic redevelopment and adaptive reuse of the mill shall be waived with the exception of any costs related to state fees and necessary third party review of construction documents.

Upon motion to Ald. Noblick, seconded by Ald. Eyberse, it was unanimously voted to adjourn at 8:05 pm.

CITY CLERK