



**CITY OF NORWICH**  
CONNECTICUT

**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH**  
**January 17, 2012**  
**7:30 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS AND SPECIAL OBSERVANCES**

1. Proclamation Martin Luther King

**PETITIONS AND COMMUNICATIONS**

1. Update Report by the Reid & Hughes Committee, by Jim Quarto, Chm.
2. Presentation by Norwich Youth and Family services, by Kay Eyberse.

**CITY MANAGER'S REPORT**

**CITIZEN COMMENT ON RESOLUTIONS**

**NEW BUSINESS – RESOLUTIONS**

1. Relative to appointments on the Ethics Commission.
2. Relative to a correcting deed regarding 50-52 Broadway.
3. Relative to appointing President Pro Tem Pete Desaulniers to the Schem Fund Committee.
4. Relative to appointing Alderwoman Sofee Noblick the Plan of Conservation and Development Subcommittee.
5. Relative to appointing Mohegan Park Improvement and Development Advisory Committee.

6. Relative to a memo of understanding between the Norwich Community Development Corporation, the Southeast Area Transit District and the City regarding the Intermodal Transportation Center.
7. Relative to supporting the Coast Guard expansion in New London County.

*Betsy Bernard*

**CITY CLERK**



City Of Norwich

Mayors Office

Peter Albert Nystrom, Mayor

## PROCLAMATION

**WHEREAS**, the **Reverend Dr. Martin Luther King, Jr.** believed that a person's worth should not be measured by his or her color, culture, or class, but rather by his or her commitment to creating a better life for all by living a life of service for others; and

**WHEREAS**, **Dr. King's** message of peace and service and his dream of pursuing a world free from prejudice and injustice lives on and has not been forgotten since his tragic death on April 4, 1968; and

**WHEREAS**, **Dr. Martin Luther King, Jr.'s** dream of racial equality, understanding, service and social justice is an inspiration to all of us; and

**WHEREAS**, service to others is a bond that unites us as citizens and helps us to define a vision achievable by working for the common good; and

**WHEREAS**, there are many ways to show service and respect to others, such as collecting books for schools or food for a food bank, planting a tree, donating blood, volunteering at a senior center, or serving meals to the homeless, and many others; and

**WHEREAS**, the City of Norwich joins with others in this community in tribute to Dr. Martin Luther King, Jr. and his ideals.

**NOW THEREFORE, I, MAYOR PETER ALBERT NYSTROM AND NORWICH CITY COUNCIL PRESIDENT PRO TEM, PETE DESAULNIERS, ON BEHALF OF THE NORWICH CITY COUNCIL AND THE CITIZENS OF THE CITY OF NORWICH**, urge all citizens to join me in the celebration thereof, and to take this opportunity to reflect upon Dr. King's message of the principles of justice and equality for all peoples, and pursuing the ideal of the spirit of one America.

**Dated this Sixteenth Day of January, 2012**

**Peter A. Nystrom**  
Mayor

**Pete Desaulniers**  
President Pro Tem

January 3, 2012

Dear Mayor Nystrom and City Council members,

I just wanted to bring you up to date on the progress of the Reid & Hughes Committee. As you know, this Committee was formed to advise the City Council on the condition of and a prognosis for this certified historic city owned building. It has been a long and somewhat complicated process but the Committee is getting close to submitting it's report to the Council. The successful development of this building will certainly depend on some sort of a public/private partnership but most important is that the development will depend on state and federal funding. The state is preparing to release a large sum of grant monies in early 2012 and it is with this in mind that I write this letter.

We are in receipt of an excellent DRAFT of a report by the Becker & Becker team. The city hired this group to assess the building architecturally & to assist the city in drafting "a positive RFP that will add credibility to the buildings attractiveness for development." The DRAFT report follows exactly the requirements sought in the HPTAG RFP for this building.

The DRAFT report lays out in detail the value of this historic landmark to the city as well as it's problems & shortcomings. The report also explains how a proposed developer will want to incorporate various state & federal grants & incentives so that the developer and the city are able to emerge successfully from a multi million dollar development. I think that it is very important to note that some of these State of CT grants may come available only for a short period of time in 2012. The grants will be available on a first-come, first-serve basis. I do not think that we, the city, would want to miss out on several million dollars in grant funds that could go towards rehabilitating this building.

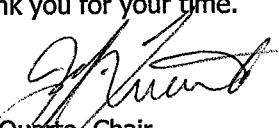
The report also offers a glimpse into what the city and a creative developer could possibly do with adjoining property owners in order to make the entire area immediate to the Reid & Hughes more attractive and livable.

Please keep in mind that this property is in complete disrepair. It is not only an eyesore downtown but it is also rapidly deteriorating and dangerous. The CLA engineering report points this out but an even more pointed incident occurred last February when a large section of it's rear wall fell on the shed below, which is owned by the Lord estate. Luckily no one was hurt.

Keeping in mind the timeliness of the State of CT grant funding availability, I would urge you to please ask any questions now that you may have regarding this building and assessment. Please ask yourself how we as a city should try to move this forward and try to envision a successful development here that may encompass other properties in the immediate area. In fact, even the river walk development for other parts of the downtown could eventually benefit from the model that this development would create.

The Committee report will be asking you to immediately move forward on a RFP and/or RFQ for development for this building. Again, the reason for the early 2012 RFP is to start a process whereby a potential developer will have a reasonable time frame in which to apply for state funds that could be crucial for this project.

Thank you for your time.



Jim Quarto, Chair  
Reid & Hughes Committee  
860-608-1085

## **RESOLUTION #1**

**BE IT RESOLVED**, that the following persons be appointed to the **Ethics Commission** for a term to expire on October 18, 2013 or until a successor is appointed.

### Regular member

1. Robert E. Davidson
2. Tammy Lanier
3. Ira W. Misenheimer, IV
4. Wayne D. Rosenfield
5. Joseph Sastre

### Alternates

1. Marcia Marien
2. Robert Alan High

Mayor Peter A. Nystrom

## RESOLUTION #2

**WHEREAS**, on May 21, 2001 the Council of the City of Norwich approved a resolution which noted that the Norwich Redevelopment Agency, at a special meeting held on May 7, 2001, had designated “New Renaissance, L.L.C.” as the developer for 50-52 Broadway; and

**WHEREAS**, the Council then resolved to authorize City Manager, William G. Tallman, to execute a deed to “New Renaissance, L.L.C.” upon the completion of what was described as Phase I in a renovation plan presented to the Norwich Redevelopment Agency at its meeting of May 7, 2001; and

**WHEREAS**, the City of Norwich entered into a development agreement with “New Renaissance, LTD.” dated August 6, 2001; and

**WHEREAS**, the City of Norwich, by quitclaim deed recorded in volume 1744 at page 213 of the Norwich Land Records conveyed said property to “New Renaissance, L.L.C.”, said deed dated August 23, 2002 and recorded February 25, 2003; and

**WHEREAS**, the entity as formed by a filing made with the Connecticut Secretary of the State on February 19, 1999 was named “New Renaissance, LTD. Liability Company” and that entity mortgaged 50-52 Broadway to the Jewett City Savings Bank by mortgage deed recorded in volume 2530, page 284 of the Norwich Land Records, said mortgage was dated January 30, 2009 and recorded February 2, 2009; and

**WHEREAS**, the Connecticut Attorneys Title Insurance Company has notified the city that its deed should have been to the “New Renaissance LTD. Liability Company” and requests the City of Norwich issue a correcting deed to cure the title defect and ensure the title is marketable.

**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 execute a correcting quitclaim deed for 50-52 Broadway from the City of Norwich to New Renaissance, LTD. Liability Company, together with an amended State of Connecticut Real Estate Conveyance Tax Form, if necessary, and any affidavit or other document or documents required to ensure the title to the property is marketable and to cause all of the same to be delivered to the Connecticut Attorneys Title Insurance Company.

City Manager Alan H. Bergren

### **Resolution #3**

**BE IT RESOLVED**, that Council President Pro Tem Pete Desaulniers be and hereby is appointed to the Sachem Fund Committee to fill a position designated for a sitting member of the city council, said term to continue so long as President Pro Tem Desaulniers continues as a sitting member of the city council.

Mayor Peter A. Nystrom

**RESOLUTION #4**

**BE IT RESOLVED**, that Alderwoman Sofee Noblick be appointed to the Plan of Conservation and Development Subcommittee.

Mayor Peter A. Nystrom

**RESOLUTION #5**

**BE IT RESOLVED**, that the following be and hereby are appointed members of the Mohegan Park Improvement and Development Advisory Committee to serve until December 31, 2012 or until their successors are appointed

Kerry R. Bilda  
Jennifer Christopher  
Brandon Hyde  
Mikel Middleton  
Kevin Crowley

**AND BE IT FURTHER RESOLVED** that

Alderwoman Deb Hinchey  
President Pro Tem Pete Desaulniers  
Alderwoman Sofee Noblick

be and hereby are appointed council members of the Mohegan Park Improvement and Development Advisory Committee their terms to expire upon completion of their term of office as members of the Council.

Mayor Peter A. Nystrom

## RESOLUTION #6

**WHEREAS**, the Norwich Community Development Corporation (“NCDC”), the Southeast Area Transit District (“SEAT”) and the City of Norwich (the “City”) propose to enter into a Memorandum of Understanding, a copy of which is attached hereto as Exhibit A, in connection with SEAT’s operations of its commuter bus service at the Intermodal Transportation Center; and

**WHEREAS**, SEAT has advised NCDC and the City it will contribute up to \$120,000 towards the interior buildout of the Intermodal Transportation Center, said funds to come from the Federal Transit Authority and requiring a 20% match by the City of Norwich, that is a sum of up to \$24,000.

**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 a Memorandum of Understanding satisfactory to him, but substantially incorporated the terms of the Memorandum of Understanding attached hereto as Exhibit A, and to deliver original, executed, duplicate copies of the same to the Norwich Community Development Corporation and the Southeast Area Transit District; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the sum of \$24,000 be taken from the Capital Contingency Account #10212-88000 for the purpose described herein

Mayor Peter A. Nystrom

**RESOLUTION #7**

**RESOLUTION OF SUPPORT FOR COAST GUARD EXPANSION  
IN NEW LONDON COUNTY**

**WHEREAS**, the United States Coast Guard has had a substantial presence in New London County for over 100 years, including the Coast Guard Academy, a Coast Guard station, and the Coast Guard Research and Development Center; and

**WHEREAS**, the presence of the United States Coast Guard in New London County has been and remains a substantial contributor to the maritime heritage, economic development, homeland security, higher education, and quality of life of the entire region; and

**WHEREAS**, the governmental and business leadership of the City of Norwich recognize and appreciate the important role which members, retirees and supporters of the United States Coast Guard and the Coast Guard Academy have played in the economic and civic life of the community; and

**WHEREAS**, the United States Coast Guard has publicly expressed its interest in expanding the facilities of the Coast Guard Academy in New London and in locating a national Coast Guard Museum in that City; and

**WHEREAS**, the City of Norwich supports and encourages the efforts of concerned citizens in the City of New London to collaborate with the United States Coast Guard in meeting its needs for expanded and additional facilities in that City; and

**WHEREAS**, the United States Coast Guard has publicly expressed its willingness to consider alternative locations for additional Coast Guard facilities outside of the City of New London in the event that appropriate land and public support cannot be obtained in that community; and

**WHEREAS**, there are public and private holdings of land in Norwich along the Thames River and elsewhere that could be made available for use by the United States Coast Guard in the event that such land is needed in the future to meet its needs.

**NOW, THEREFORE**, it is hereby RESOLVED by the Council of the City of Norwich that:

1. The Council of the City of Norwich confirms its support for the expansion of the Coast Guard Academy's facilities in the City of New London and the location of a National Coast Guard Museum in the City of New London, or in such other alternative locations in New London County as may be feasible and necessary to meet the Coast Guard's requirements for said facilities in a timely manner if appropriate locations cannot be obtained in the City of New London.

2. The Mayor will prepare and send a letter of support containing this Resolution to the Coast Guard Commandant, the Coast Guard Academy Superintendent, and the Mayor of the City of New London.

3. The Mayor will form an ad hoc committee consisting of not less than six individuals with economic development experience and/or knowledge of the Coast Guard for the purposes of: (i) ensuring that the continued support of the City of Norwich is fully communicated to Coast Guard officials; (ii) participating in such preliminary discussions as may be appropriate with Coast Guard representatives, (iii) identifying possible alternative locations for Coast Guard facilities in Norwich and elsewhere, and (iv) exploring the feasibility of such alternative locations. The Mayor shall be an ex officio member of the committee and shall appoint to the committee not less than six individuals with established economic development experience and/or knowledge of the Coast Guard including the Director of Planning and Neighborhood Services, at least one member of the City Council, and other interested private citizens or governmental officials.

4. The Mayor will report back to the Council on the status of the Committee's efforts at the first meeting of the Council in March and at such subsequent Council meetings as may be required.

Mayor Peter A. Nystrom