

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by the Council of the City of Norwich at a meeting held on May 20, 2013, and that the same has not been amended or rescinded:

WHEREAS, The Norwich Community Development Corporation (NCDC) is a non-profit, 501(c)3 Connecticut Corporation formed under the non-stock corporation laws of the State of Connecticut; and

WHEREAS, The Council of the City of Norwich by resolution adopted April 5, 1971 designated NCDC as the development agency of the City of Norwich for the purpose of exercising the powers granted by Chapter 132 of the Connecticut General Statutes; and

WHEREAS, NCDC has been serving as the development agency of the City of Norwich since April 5, 1971; and

WHEREAS, the City of Norwich and NCDC have enjoyed and mutually benefitted from the close relationship formed between them over the past thirty-six years; and

WHEREAS, the City of Norwich has from time to time provided funding to NCDC to enable it to pursue its goals on the behalf of the City of Norwich; and

WHEREAS, the City of Norwich wishes to continue the relationship with NCDC involving its core work of economic development services to provide the City with full time, professional assistance.

WHEREAS, this assistance shall include but not be limited to attraction, retention and expansion of business development opportunities and also may include development/re-development of under-utilized property, marketing, technical assistance and partnerships with various enterprises; and

WHEREAS, NCDC shall also continue to provide other associated work including the administration of the downtown bond, management of the business park and coordinating various projects previously assigned and/or development activities, special projects and technical assistance as assigned through the Mayor with the approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH, that said Council expresses its incontrovertible intent that the City of Norwich provide financial support to NCDC in the annual amount of Fifty Thousand Dollars (\$50,000) per fiscal year for the next five years subject to the annual appropriation process, commencing on July 1, 2013 for the first fiscal year, said funding to be paid in two installments with fifty percent (50%) paid on July 1st, and fifty percent (50%) paid on January 1st. Also, up to One Hundred Thousand Dollars (\$100,000) per fiscal year shall be paid in fiscal year 2013-14 and subsequent fiscal years not to exceed five years and subject to the annual appropriation process, to NCDC toward their activities relating to the administration of capital projects as assigned by the City, payable in twenty-five percent (25%) increments commencing the first year on the following dates: July 1st 2013, October 1st 2013, January 1st 2014 and April 1st 2014 and the subsequent years on the same schedule; and

BE IT FURTHER RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH that it recommends that the City Manager include such funding in City budgets for this purpose during this period; and

BE IT FURTHER RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH that this resolution may be amended from time to time by succeeding City Councils as deemed appropriate.

Dated at Norwich, Connecticut this 21st day of May 2013.

ATTEST:



Betsy M. Barrett
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 May 20, 2013, and that the same has not been amended or rescinded:

WHEREAS, the Council of the City of Norwich approved a development agreement pertaining to certain properties on Chestnut Street with an entity known as 88-98 Chestnut Street, LLC, which agreement provided for the phased development of certain properties on Chestnut Street; and

WHEREAS, the Council of the City of Norwich approved subsequent amendments to such Agreement, including a First Amended City of Norwich/88-98 Chestnut Street, LLC Developer Agreement and a subsequent First Amendment to the First Amended City of Norwich/ 88-98 Chestnut Street, LLC Developer Agreement (collectively, the “Agreement”); and

WHEREAS, a proposed Second Amendment to the Agreement was negotiated to effect the termination of the Agreement in a manner by which the Developer sought to accommodate the Developer’s third party obligations to certain adjoining property owners, but that document was not finalized, executed or delivered; and

WHEREAS, the Council of the City of Norwich finds that the Developer, 88-98 Chestnut Street, LLC, has failed to satisfy in a timely and complete fashion obligations to develop the “Combined Phase”, Phase III or Phase IV, all as required in said Amended Agreement and there has been a cessation of all attempts by the Developer to discharge any of its obligations with respect to the project which constitute continuing, ongoing and actual defaults under Article 7 of the Amended Agreements referred to herein, more particularly under Section 7.1; and

WHEREAS, Section 7.2 permits the City of Norwich to demand by written notice that the defaulting party cure the condition or event which has caused such default within 30 days.

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 issue a written notice to the Developer demanding that it cure its default under the Agreement within 30 days of receipt of said notice;

AND, BE IT FURTHER RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH, that absent a cure of its default under the Agreement and to develop said phases of the project within thirty (30) days of the date of receipt of this notice shall entitle the City of Norwich to exercise its rights to impose all remedies as set forth in Article 7, including the right of termination;

AND, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that all offers of the city to negotiate with the developer in contemplation of the execution and delivery of a Second Amendment to the Agreement by which the parties would terminate their mutual obligations under conditions of benefit to the Developer are otherwise hereby withdrawn.

Dated at Norwich, Connecticut this 21st day of May 2013.

ATTEST:



Betsy M. Barrett
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 May 20, 2013, and that the same has not been amended or rescinded:

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

WHEREAS, the Council of the City of Norwich, by resolution adopted February 22, 2011 appointed a Reid & Hughes Committee to analyze and make recommendations as to repair, restoration, modification and marketing of the Reid & Hughes Building and to report their recommendations to the Council; and

WHEREAS, said Reid & Hughes Committee presented a report to the Council on January 17, 2012, its report including a document entitled "Assessment of Redevelopment Opportunities," dated January 9, 2012; and

WHEREAS, the Council of the City of Norwich, by resolution adopted February 6, 2012 appointed a Reid & Hughes Planning and Development Committee to develop and issue a Request for Proposals seeking proposals from qualified developers to develop the Reid & Hughes Building, to evaluate all proposals received, and to submit all proposals together with the Committee's recommendations to the Council; and

WHEREAS, said Reid & Hughes Planning and Development Committee received one proposal from Becker & Becker Associates, Inc. which it duly reported to the Council; and

WHEREAS, the Council of the City of Norwich, by resolution adopted July 2, 2012 directed City Manager Alan H. Bergren to negotiate on behalf of the City of Norwich with Becker & Becker Associates, Inc. and or such entity as may be established by Becker & Becker Associates, Inc. for purposes of developing the Reid & Hughes Building to reach an Agreement with respect to the development of the Reid & Hughes Building and to deliver said Agreement to the Council of the City of Norwich for consideration of the same; and

WHEREAS, after negotiation with Becker & Becker Associates, Inc., City Manager Alan H. Bergren has reported to the Council of the City of Norwich that he has not been able to negotiate an Agreement which he believes to be satisfactory with Becker & Becker Associates, Inc.; and

WHEREAS, the Council of the City of Norwich has received an engineering report dated April 18, 2013 presenting a cost analysis as to different approaches to Demolition and Façade Preservation of the properties identified as the Reid & Hughes Building; and

WHEREAS, the Council of the City of Norwich, having considered the information available to it, finds that it would be in the best interest to the City of Norwich to consider committing a sum of money to the development of or demolition, with or without façade preservation but with subsequent reuse, of the Reid & Hughes Building property and to issue a new Request for Proposals with respect to the property identified as the Reid & Hughes Building.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the proposal of Becker & Becker Associates, Inc. presented to the City of Norwich through a Request for Proposal process as described herein be rejected with no developer selected;

AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that City Manager Alan H. Bergren, be and hereby is, authorized and directed to notify Becker and Becker Associates, Inc. that its proposal has not been accepted and to thank it for its continuing interest in developing property in Norwich;

AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that Norwich Community Development Corporation, be and hereby is, authorized and directed to prepare a Request for Proposals seeking proposals from qualified developers to develop the Reid & Hughes Building property to include developers proposing redevelopment without significant demolition of the existing structures, demolition of the existing structure and reuse of the property, with or without preservation and/or incorporation of the façade in the finished project; to indicate the City of Norwich will consider advancing a sum of money to the project, the sum and terms of any advance to be determined together with the conveyance of the property to the successful developer; and to require all proposals to include a project timeline, a requirement that the successful developer post a performance bond and satisfactory proof of the financial capacity to carry out the project as proposed;

AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that Norwich Community Development Corporation present a draft of the Request for Proposals to the Council by June 17, 2013 for its review and approval;

AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that it reserves to itself all decisions to be made as to selecting any developer or any proposal, or none of the same, with respect to the development of the Reid & Hughes Building property.

Dated at Norwich, Connecticut this 21st day of May 2013.

ATTEST: 
Betsy M. Barrett
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 May 20, 2013, and that the same has not been amended or rescinded:

WHEREAS, the City of Norwich has a mixed residential housing stock that is both rental and owner occupied; and

WHEREAS, The Department of Housing and Urban Development (HUD) has determined that owner occupied housing helps to improve stability in neighborhoods and the City wishes to increase opportunities for homeownership specifically for teachers, military personnel and law enforcement, and

WHEREAS, the Connecticut Housing Finance Authority (“CHFA”) has developed programs to provide low interest, fixed rate home mortgage loans to local and state police officers, provided the municipality currently has a community policing program, and to teachers and military personnel who are CHFA-eligible home buyers to encourage them to live in the community in which they are employed, and

WHEREAS, the City of Norwich currently has a community policing program in place and is eligible to participate in the police homeownership program as well as the military personnel and teachers program, and

WHEREAS, the City of Norwich wishes to participate in the CHFA homeownership programs in order to promote homeownership in the community.

NOW, THEREFORE, be it resolved by the Council for the City of Norwich that City Manager, Alan H. Bergren, be and hereby is authorized and directed to notify CHFA of the decision of the Council of the City of Norwich to participate in the above referenced programs, to forward CHFA a certified copy of this resolution and to execute deliver and take such other actions as are necessary and appropriate to establish and implement these programs in the City of Norwich.

Dated at Norwich, Connecticut this 21st day of May 2013.

ATTEST: 
Betsy M. Barrett
City Clerk