

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by the Council of the City of Norwich at a meeting held on May 19, 2014, and that the same has not been amended or rescinded:

WHEREAS, the City of Norwich acquired the property known as 105 Chestnut Street further described as Map 93, Block 3, Lot 38, on February 15, 2002; and

WHEREAS, the Council of the City of Norwich on March 3, 2014 appointed a committee known as the 105 Chestnut Street Committee of Sale, to prepare guidelines for the disposition of said property for redevelopment or other reuse through sale or other transfer; and

WHEREAS, the 105 Chestnut Street Committee of Sale has submitted a report recommending that 105 Chestnut Street be offered with a parcel of land located at 122 Chestnut Street to be included in the proposal, 122 Chestnut Street to be limited to parking use only in support of 105 Chestnut Street, also recommending that any proposed use of 105 Chestnut Street may include renovation, partial demolition or total demolition of the existing structure on 105 Chestnut Street, but that any proposed and actual use shall be limited to commercial uses, said property not to be available for residential development; and

WHEREAS, the Council of the City of Norwich accepts the recommendation of 105 Chestnut Street Committee of Sale

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the 105 Chestnut Street Committee of Sale be and hereby is authorized, with such assistance from city administrative staff as City Manager Alan H. Bergren may assign, to select and recommend to the Council of the City of Norwich a proposed developer for the to be combined lots of 105/122 Chestnut Street through a Request for Proposals process and to report its recommendations to the Council of the City of Norwich no later than the first meeting in October 2014, the Council to accept or reject its recommendation as to the developer, reserving the right to itself to amend or modify the terms of any proposed development.

Dated at Norwich, Connecticut this 20th day of May 2014.

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by the Council of the City of Norwich at a meeting held on May 19, 2014, and that the same has not been amended or rescinded:

A RESOLUTION APPROVING UP TO \$1.0
MILLION ADDITIONAL APPROPRIATION FOR
THE KELLY MIDDLE SCHOOL PROJECT, THE
ISSUANCE OF BONDS THERE FOR, AND THE
PROVISIONS OF PUBLIC ACT ADOPTED 2014

Whereas, the City of Norwich has by ordinance approved a \$40.25 million bond ordinance for the renovation and expansion of Kelly Middle School; and

Whereas, the extent of the renovations required has caused project bids to exceed the original project cost estimate by \$1.0 Million (hereinafter the “Revised Estimated Project Cost”); and

Whereas, the State legislature has adopted legislation that authorizes increased grant funding for the Kelly Middle School Project and, upon approval of the City Council, authorizes the City to appropriate, spend, and contract the Revised Estimated Project Cost and issue bonds to finance the revised net project cost to the City; and

Whereas, as a result of the Special Legislation, the revised net project cost is not projected to exceed the originally projected net project cost to the City; and

Whereas, section 512(b) of an act of the General Assembly referred to as Substituted Senate Bill No. 475 requires the City Council of the City of Norwich to approve its provisions in order for the Act to become effective;

NOW THEREFORE BE IT RESOLVED THAT

The City Council of the City of Norwich hereby approves the additional appropriation and section 512 of Public Act adopted 2014, P.A. 14-90 Section (a) (b).

Dated at Norwich, Connecticut this 20th day of May 2014.

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 19, 2014, and that the same has not been amended or rescinded:

WHEREAS, the City of Norwich, through a tax foreclosure, became the owner of certain real property known as 631 West Main Street, shown in the records of the Norwich Tax Assessor as Map 108, Block 3, Lot 86, on April 20, 2011; and

WHEREAS, on May 7, 2012 the Council of the City of Norwich appointed a committee known as the 631 West Main Street Advisory Committee to evaluate the property and provide a recommendation to the Council as to the disposition of the property; and

WHEREAS, on October 15, 2012 the Council approved an expenditure of \$1,540 for environmental testing with respect to the property; and

WHEREAS, the 631 West Main Street Advisory Committee recommended to the Council of the City of Norwich that the structure on the site be demolished; and

WHEREAS, the Council of the City of Norwich appropriated funds for the demolition of the structure which demolition has been completed; and

WHEREAS, the 631 West Main Street Advisory Committee also recommended that the property be combined with one or both of the abutting commercial properties and that a curb cut be eliminated; and

WHEREAS, the Council of the City of Norwich finds that this property is located in a General Commercial zone but is too small to be used for a stand-alone development; and that the division of parcels between adjoining commercial properties, or the incorporation of the parcel with one or both of the adjoining commercial properties will best serve the goals recommended by the 631 West Main Street Advisory Committee and adopted by the Council of the City of Norwich; and

WHEREAS, the assessor of the City of Norwich has determined that said property has a value of \$11,800; and

WHEREAS, on March 3, 2014 the Council of the City of Norwich appointed a committee to be known as the 631 West Main Street Committee of Sale to prepare guidelines for the sale or disposition of 631 West Main Street which Committee has recommended that the city dispose of this property by auction conducted by the tax collector, bidders limited to the owners or agents of the abutting commercial properties, any sale including a requirement that the property be merged with the acquirer's existing property or that a boundary adjustment be made with the acquirer's property and the other adjoining commercial property and that one of the existing curb cuts on the acquirer's property, this property, or the other adjoining commercial property in the event of a boundary line adjustment be eliminated;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the tax collector of the City of Norwich be and hereby is authorized and directed to sell at an auction 631 West Main Street identified as Map 108, Block 3, Lot 86, being limited to receiving bids from the owners or agents of the two commercial properties located on Main Street immediately abutting 631 West Main Street, subject to the requirements established for such sales, the auction to take place in such manner under such terms and at a time and place as set by the tax collector, with the specified requirement as a term of the auction and the sale of said property that any successful bidder must agree to combine the parcel with that of the bidder's existing abutting property, or enter into a mutual boundary line adjustment affecting both abutting commercial properties and eliminate at least one curb cut on one of the properties within 180 days of the sale date.

Dated at Norwich, Connecticut this 20th day of May 2014.

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 19, 2014, and that the same has not been amended or rescinded:

WHEREAS, the property located at 31 New London Turnpike further described as Map 67, Block 3, Lot 74, is adjacent to the Yantic River and in a flood hazard zone, having flooded on a number of occasions, including flooding on March 26, 2010 causing the property and buildings located on it to suffer significant damage; and

WHEREAS, flood profile information for the 10-year, 50-year, 100-year, and 500-year flood events at the building location confirm that future flooding is likely; and

WHEREAS, said property is owned by Bugbee & Gawendo, LLC and occupied by The Nutmeg Companies, Inc.; and

WHEREAS, the Council of the City of Norwich by resolution adopted November 1, 2010 recognized that grant funding for the acquisition of 31 New London Turnpike, might be available from the Federal Emergency Management Administration for post-disaster hazard mitigation through the Hazard Mitigation Grant Program and, by such resolution, the Council acknowledged that the City of Norwich had made an application under the Hazard Mitigation Grant Program to acquire said property, to demolish the structures located on the site and to maintain the property as open-space in perpetuity; and

WHEREAS, the Council then authorized and directed City Manager Alan H. Bergren to attempt to negotiate an agreement with the Bugbee & Gawendo, LLC and/or The Nutmeg Companies, Inc. whereby the City of Norwich, if awarded a grant under the Hazard Mitigation Grant Program, would acquire the property, demolish all buildings on the site and maintain said property as open-space in perpetuity; and

WHEREAS, a relocation of The Nutmeg Companies to a site within the City of Norwich was strongly encouraged; and

WHEREAS, City Manager Alan H. Bergren has been able to negotiate an Agreement to acquire said property with the relocation of the Nutmeg Companies to a site in the Norwich Business Park, the acquisition of their new business site to be structured as a 1031 Exchange Transaction; and

WHEREAS, this Agreement calls for the City of Norwich to acquire the property for \$650,000 together with an expense reimbursement of \$100,000 through grants and other fundings, in kind contributions by the City of Norwich and a payment estimated to be \$20,000 from city funds set aside for this project with a closing to take place on or before October 1, 2014; and

WHEREAS, to fund this acquisition the City of Norwich has received a grant of \$570,075 from the Federal Emergency Management Administration through the Hazard Mitigation Grant Program leaving a local match of \$190,025 towards which the city has received a State of Connecticut sub-grant award of \$100,000 for the purchase and protection of open-space through the State of Connecticut Open-Space and Watershed Land Acquisition Grant Program; and a further \$50,000 grant through the State of Connecticut to be used for moving and other expenses; and

WHEREAS, pursuant to the FEMA grant the City of Norwich will be required to demolish the existing structures on the site within 90 days of obtaining title to the same

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 an Agreement of Sale and a Reimbursement Agreement with Bugbee & Gawendo, LLC, The Nutmeg Companies, Inc. and/or such entity as may be established to accomplish a 1031 exchange of the real estate as described herein, said agreement being satisfactory to him and to the Corporation Counsel, and that he, at an appropriate time cause a resolution to be presented to the Council of the City of Norwich which authorizes the purchase of the property under the general terms and conditions described herein.

Dated at Norwich, Connecticut this 20th day of May 2014.

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 19, 2014, and that the same has not been amended or rescinded:

WHEREAS, the Council of the City of Norwich included funding in its 2013-14 Capital Budget of \$36,750 for the Taftville Volunteer Fire Department for the purpose of replacing self- contained breathing apparatus packs; and

WHEREAS, the Taftville Volunteer Fire Department has determined that it would not be purchasing these packs until fiscal year 2015-16; and

WHEREAS, the Taftville Volunteer Fire Department had been approved by the Council of the City of Norwich to reallocate \$20,000 of the funds in the Capital Budget which had been allocated for the purpose of replacing self-contained breathing apparatus packs towards the replacement of the dive truck; and

WHEREAS, the Taftville Volunteer Fire Department has requested to apply the remaining \$16,750 of the funds in the Capital Budget which had been allocated for the purpose of replacing self-contained breathing apparatus packs towards the stripping, repairing, sealing, and repainting of the Taftville fire station.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the 2013-14 Capital Budget for the Taftville Volunteer Fire Department be and hereby is amended to reduce \$16,750 funding for the purpose of replacing self-contained breathing apparatus packs and add \$16,750 funding for stripping, repairing, sealing, and repainting of the Taftville fire station.

Dated at Norwich, Connecticut this 20th day of May 2014.

ATTEST: 
Betsy M. Barrett
City Clerk