

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by the Council of the City of Norwich at a meeting held on March 1, 2021, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich, is utilizing the services of Signature Properties as a realtor, which has listed the property at 8 Garfield and received an offer to purchase.

**WHEREAS**, the Council has resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase on such terms and conditions as are satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

**WHEREAS**, City Manager John Salomone has received a Purchase and Sales Agreement from Signature Properties containing an offer to purchase 8 Garfield Avenue, the offer being the sum of \$40,000 with property to be conveyed in "as is" condition.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price of \$40,000 to Alpha Holdings LLC of Hamden CT pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to Alpha Holdings LLC or his designee for the property known as 8 Garfield Avenue, and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

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by the Council of the City of Norwich at a meeting held on March 1, 2021, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich Office of Community Development, as guided by the U.S. Department of Housing and Urban Development, is proposing a second substantial Amendment to the City of Norwich's Annual Action Plan and budget for FY 2019-2020 to incorporate \$544,143.00 of CDBG-CV Cares Act funds; and

**WHEREAS**, the Community Development Advisory Committee (CDAC) has held public meetings and voted on their recommendations for CDBG-CV allocations in the months of January and February; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the Council shall and hereby does allow for the substantial amendment and incorporation of CDBG-CV

**CITY OF NORWICH - CDBG-CV Requests (ROUND 2)**

PY45 Substantial Amendment #2 CDBG-CV                    \$    **544,143.00**

	<b>Request</b>		<b>CDAC Recommendation</b>	
<b>CD Office - Administration</b>	\$	49,338.00	\$	44,143.00
<b>Public Services</b>				
The ARC of Eastern CT	\$	10,500.00	\$	-
NHS Norwich CARES	\$	350,000.00	\$	275,000.00
United Way of SECT	\$	75,000.00	\$	75,000.00
<b>Total Public Services</b>	\$	435,500.00	\$	350,000.00
<b>Non-Public Services</b>				
Norwich Housing Authority	\$	150,000.00	\$	-
NCDC Employee Retention Program	\$	200,000.00	\$	150,000.00
<b>Total Non-Public Services</b>	\$	350,000.00	\$	150,000.00
Public Service	\$	435,500.00	\$	350,000.00
Non-Public Service	\$	350,000.00	\$	150,000.00
CD Administration	\$	49,338.00	\$	44,143.00
<b>Total All Funding</b>	\$	544,143.00	\$	544,143.00

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

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 March 1, 2021, and that the same has not been amended or rescinded:

**WHEREAS**, the City Manager John L. Salomone has re-appointed with Council approval as a **regular member** to the Redevelopment Agency for a term to expire on 2/28/25 or until a successor is appointed;

James Quarto (D)

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Redevelopment Agency.

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

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 March 1, 2021, and that the same has not been amended or rescinded:

To reallocate funds from capital projects for the replacement of a Public Works plow/chipper truck, renovation of the 23 Union Street conference room, and rehabilitation of the Little Plains Park fence.

**WHEREAS**, the Public Works department is requesting to replace a 16-year old gas powered, plow/chipper truck with over 100,000 miles on it; and

**WHEREAS**, the Planning & Neighborhood Services and Community Development departments are requesting to make improvements to the basement floor conference room in the 23 Union Street building in order to make it more functional; and

**WHEREAS**, the Public Works department is requesting to rehabilitate and repaint the historic cast iron fence surrounding the Little Plains Park; and

**WHEREAS**, there are funds available from previously approved capital projects which have been completed at less than their original appropriations.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that \$216,000 be and hereby is reallocated from the Capital Improvement Fund projects listed in 1. to the projects listed in 2. below:

1. Projects to reallocate funds from:

Org	Object	Project	Description	Amount
36024151	57200	C2008	23 Union Street Improvements	8,907.69
36024151	57340	C2106	Permit Software	95,000.00
36022013	57242		Mohegan park improvements	6,573.62
36022017	57242		Retaining wall repairs.	12,670.62
36022019	53010		MS4 compliance	3,134.07
36022019	57328		PW Vehicles	3,224.36
36024303	57320	C2131	Catch basin cleaner truck with jet	86,489.64
Total				216,000.00

2. Projects to reallocate funds to:

Org	Object	Project	Description	Amount
36024303	57320	C2140	Plow/chipper truck	86,000
36024151	57200	C2141	23 Union Street Conference Room	30,000
36024305	57100	C2142	Little Plains Park fence rehabilitation	100,000
Total				216,000.00

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

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 March 1, 2021, and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich acquired the property located at 33 East Cliff Street, Map 102, Block 5, Lot 9 by a Foreclosure by Sale Committee Deed recorded at volume 3225 page 31 of the Norwich Land Records following a foreclosure of tax liens; and

**WHEREAS**, said property is improved by a structure; and

**WHEREAS**, the Council of the City of Norwich has determined it to be in the best interest of the City of Norwich to attempt to dispose of this property by a negotiated sale using the services of Signature Properties of New England, listing the property at a price recommended to it by Signature Properties of New England.

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to enter into an individual real estate listing agreement satisfactory to him with Signature Properties of New England offering to sell the property at 33 East Cliff Street at a proposed sale price recommended by Signature Properties of New England; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that, upon receipt of a Purchase and Sales Agreement from a prospective purchaser containing the proposed sales price recommended by Signature Properties of New England and containing such terms and conditions as are satisfactory to City Manager John Salomone, then, City Manager John Salomone shall be and hereby is authorized and directed to notify the Council of the City of Norwich of the proposed Purchase and Sales Agreement, which the Council may then approve by a resolution authorizing City Manager John Salomone to enter into a Purchase and Sales Agreement as presented for the subject property on behalf of the City of Norwich and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance for said property and to execute, receive and deliver such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

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 March 1, 2021, and that the same has not been amended or rescinded:

**WHEREAS**, section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly (the "ACT") established a program, known as the Commercial Property Assessed Clean Energy (C-PACE) Program to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for the repayment of loans; and

**WHEREAS**, the Act authorized the Clean Energy Finance and Investment Authority (the "Authority"), a public instrumentality and public subdivision of the state charged with implementing the C-PACE Program on behalf of the state, to enter into a written agreement with participating municipalities pursuant to which municipalities might agree to assess, collect, remit, and assign, benefit assessments to the Authority in return for energy improvements for benefitted property owners within a municipality and for costs reasonably incurred by the municipality to perform such duties; and

**WHEREAS**, the Council of the City of Norwich, by a resolution adopted September 16, 2013 acknowledged that it, constituting the legislative body of the City of Norwich, approved a proposed C-PACE agreement with the Authority and authorized City Manager Alan H. Bergren to execute and deliver the C-PACE agreement on behalf of the city of Norwich; and

**WHEREAS**, Norwich currently has two C-PACE accounts for which it receives an annual administrative fee of \$500; and

**WHEREAS**, the Connecticut Green Bank f/k/a the Authority is making changes to the C-PACE Program including the shifting of billing and collecting C-PACE tax assessments from the city to the Connecticut Green Bank which will require Norwich to execute a C-PACE Partial Release Agreement, a copy attached to this resolution as Exhibit A, freeing Norwich from the billing and collection aspects of the program, the change to be implemented for the July 2021 tax collection cycle.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH:**

- (a) That we, the Council of the City of Norwich, constituting the legislative body of the City of Norwich hereby approve of the C-PACE Partial Release Agreement freeing Norwich from the building and collection aspects of the C-PACE Program, and
- (b) That City Manager, John Salomone, be and hereby is authorized and directed on behalf of the City of Norwich to execute and deliver a C-PACE Partial Release Agreement satisfactory to him, substantially in the form of Exhibit A as attached hereto, to the Connecticut Green Bank f/k/a Clean Energy Finance and Investment Authority or as he otherwise determines, the delivery requested to take place by the end of April 2021.

## C-PACE PARTIAL RELEASE AGREEMENT

**THIS C-PACE PARTIAL RELEASE AGREEMENT** (the “Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2021 (the “Effective Date”), by and between **NORWICH, CONNECTICUT**, a municipal corporation organized and existing under the laws of the State of Connecticut (the “Municipality”), and the **CONNECTICUT GREEN BANK, F/K/A CLEAN ENERGY FINANCE AND INVESTMENT AUTHORITY**, a quasi-public agency of the State of Connecticut, having its business address at 845 Brook Street, Rocky Hill, Connecticut 06067 (the “Green Bank”).

### RECITALS

**WHEREAS**, Municipality and Green Bank entered into that certain Commercial Property Assessed Clean Energy (“C-PACE”) Agreement dated October 7, 2013 (the “C-PACE Agreement”) pursuant to section 16a-40g of the Connecticut General Statutes (the “C-PACE Statute”) associated with the administration of the clean energy program authorized under the C-PACE Statute (the “C-PACE Program”).

**WHEREAS**, pursuant to the C-PACE Statute, Green Bank is the statewide administrator of the C-PACE Program and, among other things, establishes the program guidelines for the C-PACE Program (the “C-PACE Guidelines”);

**WHEREAS**, Green Bank has recently amended the C-PACE Guidelines to permit billing and collection of all C-PACE Program benefit assessment liens by the Green Bank;

**WHEREAS**, Green Bank and Municipality desire to release the Municipality of certain billing and collections obligations under the C-PACE Agreement to facilitate the billing and collection of benefit assessment liens by Green Bank, in accordance with the C-PACE Guidelines.

**NOW THEREFORE**, for and in consideration of the mutual covenants and agreements set forth herein, it is hereby agreed as follows:

1. **Defined Terms.** All capitalized terms used in this Agreement and not otherwise defined shall have the respective meanings set forth in the C-PACE Agreement.
2. **Release of Certain Billing and Collection Obligations.** As of the [Date], Green Bank shall be deemed to have released Municipality from liability for all billing and collection covenants and obligations set forth in Section 3(e) and Section 3(f)(1) of the C-PACE Agreement with respect to any Benefit Assessment Liens recorded by the Municipality prior to and after the Effective Date (the “Released Obligations”). Such Released Obligations shall not, however, include the obligation of Municipality to pay to Green Bank any funds received, due to error or any other reason, which Municipality knows or has reason to believe are associated with a Benefit Assessment Lien, no later than thirty days after the month that such funds are received.
3. **Release of Annual Fee Obligation.** After the Municipality receives the Annual Fee for the fiscal year 2021, Municipality shall be deemed to have released Green Bank from the obligation to make any future Annual Fee payment to Municipality. Such release shall not, however, include

the obligation of Green Bank to cover the Municipality's out of pocket costs and expenses in discharging its duties under the C-PACE Agreement in accordance with Section 3(g) thereof.

4. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.
5. **Amendment and Waivers.** Any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the Green Bank and the Municipality.
6. **Entire Agreement.** This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF**, Municipality and Green Bank have each caused this Agreement to be executed and delivered as of the date indicated above:

**NORWICH, CONNECTICUT**

By: \_\_\_\_\_  
John Salomone, City Manager

**CONNECTICUT GREEN BANK**

By: \_\_\_\_\_  
Bryan T. Garcia, President

Dated at Norwich, Connecticut this 2<sup>nd</sup> day of March 2021.

ATTEST:



Betsy M. Barrett  
City Clerk