

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by the Council of the City of Norwich at a meeting held on October 16, 2023 and that the same has not been amended or rescinded:

WHEREAS, the City Manager John L. Salomone, has appointed with Council approval as a **regular member** of the Inland Wetlands, Water Courses and Conservation Commission for a term to expire on June 15, 2025 or until a successor is appointed:

Christopher Seery (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Inland Wetlands, Water Courses and Conservation Commission.

Dated at Norwich, Connecticut this 17th day of October 2023.

ATTEST: 
Roseanne Muscarella
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by the Council of the City of Norwich at a meeting held on October 16, 2023 and that the same has not been amended or rescinded:

WHEREAS, the Church of the Divine Providence (Divine Providence Parish) will hold a “Taste of Poland Festival” on Saturday, October 21, 2023 from 2:00-6:00 PM at Howard Brown Park located on the Norwich waterfront at 100 Chelsea Harbor Drive, Norwich, Connecticut featuring Dennis Polisky & Maestro’s Men, a Grammy nominated, Polka Hall of Fame band, live music with free admission and parking, with art activities, and authentic Polish food; and

WHEREAS, the organizer, Divine Providence Parish, proposes to make available beer for sale during the festival, the proceeds of the sales of beer and food to be used to support various programs and activities sponsored by the Divine Providence Parish, the sales of beer to be handled by an appropriate licensed and permitted entity.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that, pursuant to Section 13.14.2 of the Norwich Code of Ordinances, City Manager John Salomone be and hereby is authorized to grant the Divine Providence Parish permission to sell beer at its “Taste of Poland Festival” to be held on Saturday, October 21, 2023 at the Howard T. Brown Park, subject to satisfactory proof that the Divine Providence Parish has complied with the applicable regulations of the State Liquor Commission; that identification will be mandatory from each person purchasing an alcoholic beverage; that the sales of beer will be made under a proper liquor license, and that proper insurances will be obtained and maintained by the Divine Providence Parish and any vendor of beer for the event.

Dated at Norwich, Connecticut this 17th day of October 2023.

ATTEST: 

Roseanne Muscarella

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 October 16, 2023 and that the same has not been amended or rescinded:

Relative to amendment of existing American Rescue Plan Act allocations.

RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the American Rescue Plan Act allocations adopted previously, be amended as follows:

No.	Project #	ARPA Exp. Code	Brief Description	Dept/ Entity	Details of requested change	Current balance unspent	Change + / (-)	City Manager recommended
1	ARP01	3.1-Public Sector Workforce: Public Safety	Law enforcement to reduce gun violence	Police Dept	Decrease appropriation of funds to make available to reprogram. PD continues to have difficulty hiring persons qualified to be police officers.	\$715,196	(\$500,000)	\$500,000 <u>back to available balance</u>
2	ARP02	2.35-Negative Economic Impacts: Aid to Tourism, Travel or Hospitality	Uncas Leap Heritage Park	Public Works	Additional funds for this project, to include the stairs to connect from Yantic to Sachem streets. \$90K is currently in Capital for the stairs, bid is \$225K.	\$2,401,793	\$150,000	\$150,000 <u>from available balance</u>
3	ARP42	2.22-Negative Economic Impacts: Strong Healthy Communities	Senior Center: assist with transportation for seniors.	Human Services	Allow \$28K from balance to be used to purchase additional vehicle which will increase capacity of services.	\$45,188	\$0	\$0 no change to bottom line
No.	Project #	ARPA Exp. Code	Brief Description	Dept/ Entity	Details of requested change	Current balance unspent	Change +/(-)	City Manager recommended
4	ARP63	2.37-Negative Economic Impacts: other assistance	YMCA project: clean up	Public Works	CRCOG have agreed both Loan and Grant funds, however Grant is not available as yet. Project requires additional funds to prevent delays in clean up. Grant funds can be offset when received.	\$338,244	\$186,719	\$186,719 <u>from available balance</u>

5	ARP51	2.37-Negative Economic Impacts: other assistance	Bridge replacement	Norwich Golf Course	Additional funds of up to \$95K needed to award lowest bid to complete project.	\$143,800	\$95,000	\$95,000 from available balance
6	New Project	2.37-Negative Economic Impacts: other assistance	Purchase of Land adjacent to Mohegan Park and Senior Center.	Public Works	Purchase for Open Space or potential future site for Police Dept. Such project would require a referendum.	N/A	\$385,000	\$385,000 from available balance
NET Total Dollar Amount								\$316,719
Prior BALANCE OF FUNDS AVAILABLE								\$316,719
REVISED FUNDS AVAILABLE AFTER ABOVE PROPOSED CHANGES								\$0 All available funds will be allocated

Dated at Norwich, Connecticut this 17th day of October 2023.

ATTEST: 
Roseanne Muscarella
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 October 16, 2023 and that the same has not been amended or rescinded:

WHEREAS, on September 18, 2023 the Council of the City of Norwich adopted a resolution acknowledging the proposed assignment of the Ground Lease and Development Agreement for the Norwich Marina from JCM Norwich Marina Acquisitions, LLC to Patten Marina Holdings, LLC having concluded that Patten Marina Holdings, LLC is likely to be of sound financial standing sufficient to provide reasonable assurance of being financially able to perform its obligations under the Ground Lease and Development Agreement, the assignment of the Ground Lease and Development Agreement expected to take place within thirty (30) days of the adoption of the resolution and authorized and directed City Manager John Salomone to execute and deliver on behalf of the city its consent to the assignment of the Ground Lease and Development Agreement; and

WHEREAS, this resolution also authorized and directed City Manager John Salomone to negotiate, execute, and deliver on behalf of the city, such agreements and other documentation as he may deem prudent and necessary to effectuate the transition to new agreements based on the presently existing economic reality with Patten Marina Holdings, LLC which new agreements were to include a number of specified items or categories of items; and

WHEREAS, the City Manager, Kevin Brown of the Norwich Community Development Corporation, and its attorney and the Corporation Counsel have had a number of discussions with representatives of Patten Marina Holdings, LLC and with its attorney and have come to a number of understandings as well as identified areas for continuing discussions and negotiations; and

WHEREAS, JCM Norwich Marina Acquisitions, LLC and Patten Marina Holdings, LLC plan to hold a closing to assign to Patten Marina Holdings, LLC the Ground Lease, and Development Agreement within the next several days; and

WHEREAS, at the time of the previous assignment of the Ground Lease and Development Agreement from the American Wharf Development Corporation to JCM Norwich Marina Acquisitions, LLC, the Consent and Certificate executed by City Manager Alan Bergren on October 28, 2011 recognized that the Phase I and Phase II developments as called for in the Development Agreement had been materially and substantially performed and discharged and affirmative waived any rights to claim of default by JCM Norwich Marina Acquisitions, LLC of its obligation as successor developer under the Development Agreement and/or the Ground Lease with respect to the obligations to construct and develop the Phase I and Phase II Developments; and

WHEREAS, said Certificate and Consent further recognized that the obligations of the American Wharf Development Corporation with respect to the Development Agreement as to Phase III and Phase IV, and a Pedestrian Foot Bridge called for in Article 6 of the Development Agreement were in part deemed satisfied, in part deemed superseded or waived, and may in part remain unsatisfied; and

WHEREAS, through ongoing discussions in connection with the assignment of the Ground Lease and Development Agreement to Patten Marina Holdings, LLC it has become apparent that many of the initial terms and conditions of the Development Agreement and Ground Lease need to be reconsidered to include the terminating the Development Agreement and the entering into a new Ground Lease incorporating appropriate terms from the Development Agreement or a new Development Agreement, and provide an option to purchase the property in form of Patten Marina Holdings, LLC, said new Ground Lease and/or Development Agreement to recognize the city's interest as expressed in the council's resolution of September 18, 2023.

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 execute and deliver on behalf of the city such consents, certificates, and other documentation as he may deem prudent and necessary to document the status of the Marina Ground Lease and Marina Development Agreement and to consent to their assignment by JCM Norwich Marina Acquisitions, LLC to Patten Marina Holdings, LLC, or a related entity; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to continue his negotiations with Patten Marina Holdings, LLC in an effort to agree upon a new Ground Lease containing an option for purchase the property developed under the Phase I, Phase II and Phase IV of the Development Agreement in favor of Patten Marina Holdings, LLC or to provide under an agreement satisfactory to him for the termination of the existing Development Agreement the incorporation of necessary protections for the city in a new Ground Lease or a new Development Agreement to include the elimination of the base rent payments of \$5,000 per annum in the years 2024, 2025, 2026, and the \$230,000 payment in the year 2027, and to negotiate a new rent structure for the remaining years of the present Ground Lease should an option to purchase not be exercised.

Dated at Norwich, Connecticut this 17th day of October 2023.

ATTEST: 

Roseanne Muscarella
City Clerk