

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by the Council of the City of Norwich at a meeting held on December 4, 2023 and that the same has not been amended or rescinded:

**WHEREAS**, Ordinance 1740, adopted January 17, 2017, amended Section 14-11.1 of the Norwich Code of Ordinances to permit the Council by resolution to increase or decrease the permit fee for the use of the group picnic area or lakeside pavilion in Mohegan Park to reflect any increase or decrease in the operating expenses for the group picnic area or lakeside pavilion; and

**WHEREAS**, the current fee for such use is \$225 per day calculated from 11:00 a.m. to sunset and \$45 per hour for extra time use; and

**WHEREAS**, the operating expenses for the group picnic area and lakeside pavilion have increased and a permit fee increase is necessary to defray the operating expenses.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that the permit fee for the use of the group picnic area or lakeside pavilion be increased from \$225 to \$250 per day and to \$50 per hour for an hourly rate.

Dated at Norwich, Connecticut this 5th day of December, 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by the Council of the City of Norwich at a meeting held on December 4, 2023 and that the same has not been amended or rescinded:

**WHEREAS**, Section 112 of Public Act 21-111, as amended, authorizes the State Bond Commission to issue bonds in the amount of one hundred and seventy-five million dollars (\$175M) per year for each fiscal year ending June 30, 2023 through 2027, for the purpose of funding the Community Investment Fund (“CIF”) for distribution of discretionary grants to eligible Public Investment Communities and Alliance Districts; and

**WHEREAS**, \$175,000,000 is available each fiscal year of the CIF 2030 program for distribution to projects in eligible municipalities; and

**WHEREAS**, CIF 2030 provides an opportunity, if awarded, for the Norwich Development Corporation (“NCDC”) as an Economic Development Non-Profit, the City of Norwich (“City” or “Norwich”) as a qualifying Public Investment Community and Alliance District, and Patten Marina Holdings LLC (“Property Owner”) as a private partner, to make improvements to the Norwich Waterfront and Norwich Marina (originally developed by the American Wharf Development Corporation) to promote economic & community development; and

**WHEREAS**, The Norwich Waterfront consists of the municipally owned parcels at 46 West Main Street, 150 Chelsea Harbor, Howard T. Brown Memorial Park, and the Heritage Trail, as well as infrastructure utilized by the Property Owner at 46 West Main Street, 38 West Main Street and 150 Chelsea Harbor; and

**WHEREAS**, NCDC, a community development non-profit organization, has long acted to promote economic development in the City of Norwich and is overseeing the development of the Norwich Marina CIF2030 grant application; and

**WHEREAS**, by assignment, Patten Marine Holdings LLC is now the tenant under the existing lease with respect to the Norwich Marina and has committed to provide significant private funding toward the maintenance and improvements to the Norwich Marina with a goal of becoming the owner of the same; and

**WHEREAS**, the City of Norwich has already funded \$1,305,000 in improving Howard T. Brown Park, and committed \$135,000 in municipal funding to improve the Heritage Trail, and \$300,000 in American Rescue Plan funding for use to improve the Norwich Marina; and

**WHEREAS**, pursuant to the City of Norwich’s Code of Ordinances, the legislative power and authority of the City of Norwich is vested in the City Council which consists of the mayor and six (6) council members with the city manager serving as the chief executive officer of the City of Norwich.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWICH**, that it hereby approves the completion and filing of a Round #4 CIF Grant Application by the City of Norwich and the Norwich Community Development Corporation with a project total of no more than \$14,458,769.17 for a funding request to CIF for no more than \$11,715,769.17.

Dated at Norwich, Connecticut this 5th day of December, 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 December 4, 2023 and that the same has not been amended or rescinded:

**WHEREAS**, Section 112 of Public Act 21-111, as amended, authorizes the State Bond Commission to issue bonds in the amount of one hundred and seventy-five million dollars (\$175M) per year for each fiscal year ending June 30, 2023 through 2027, for the purpose of funding the Community Investment Fund (“CIF”) for distribution of discretionary grants to eligible Public Investment Communities and Alliance Districts; and

**WHEREAS**, \$175,000,000 is available each fiscal year of the CIF 2030 program for distribution to projects in eligible municipalities; and

**WHEREAS**, CIF 2030 provides an opportunity, if awarded, for the City of Norwich (“City” or “Norwich”) as a qualifying Public Investment Community and Alliance District to undertake planning activities for future development and investment; and

**WHEREAS**, The former Norwich State Hospital properties located at 628 and 705 Laurel Hill Road, with a combined size of 49.65+/- acres, are zoned for commercial development but have laid dormant and unused for many years though prime for redevelopment and adaptive reuse; and

**WHEREAS**, these properties are adjacent to other former Norwich State Hospital properties which are located in the Town of Preston and are being remediated for development as the “Preston Riverwalk” in partnership with the Mohegan Tribe; and

**WHEREAS**, in 2019 the City of Norwich expended \$45,500 of a Federal Environmental Protection Agency (EPA) Grant awarded for city-wide brownfield assessment to complete a Phase I Environmental Site Assessment, Limited Structural Assessment, Limited Hazardous Building Materials Assessment, and Limited Soils Sampling, as to better understand the existing conditions of the Norwich properties; and

**WHEREAS**, the property owner, Thames River Place LLC and an unnamed interested developer have agreed to partner with the City of Norwich Planning and Neighborhood Services Department to study and consider all development options for the Norwich properties to determine the most suitable, economically viable, and community supported potential uses for the properties; and

**WHEREAS**, pursuant to the City of Norwich’s Code of Ordinances, the legislative power and authority of the City of Norwich is vested in the City Council which consists of the mayor and six (6) council members with the city manager serving as the chief executive officer of the City of Norwich.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWICH**, that it hereby approves the completion and filing of a Round #4 CIF Planning Grant Application by the City of Norwich for a funding request to CIF for no more than \$250,000.

Dated at Norwich, Connecticut this 5th day of December, 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 December 4, 2023 and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich acquired the property described as map 71, block 2, lot 50 known as 26 Elijah Street, through a tax foreclosure taking title on October 17, 2018; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to transfer said property to Habitat for Humanities for no consideration to be demolished and rebuilt by Habitat for Humanities for housing through its program.

**THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that City Manager, John Salomone, be and hereby is authorized to execute and deliver a deed of conveyance together with such other letters or documents as are necessary to complete the transfer of title to Habitat for Humanity for the property known as 26 Elijah Street, Norwich.

Dated at Norwich, Connecticut this 5th day of December, 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 December 4, 2023 and that the same has not been amended or rescinded:

**WHEREAS**, on October 2, 2023 the Council of the City of Norwich adopted a resolution authorizing and directing City Manager John Salomone to enter into a Purchase and Sales Agreement with Ox Hill Land LLC to purchase property under terms and conditions acceptable to him and corporation counsel and to provide for a sale to take place on or before December 31, 2023; and

**WHEREAS**, no Purchase and Sales Agreement has been entered into at this time and the council wishes to extend the time to complete any purchase by the city to permit the incoming council to review this.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the time frame for a purchase to take place be extended until January 31, 2024.

Dated at Norwich, Connecticut this 5th day of December, 2023.

ATTEST: 

Roseanne Muscarella

City Clerk