

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by the Council of the City of Norwich at a meeting held on March 4, 2024 and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich became the owner of the property located at 86 Chestnut Street by a Certificate of Foreclosure recorded September 20, 1999 at Volume 1458, Page 204 of the Norwich Land Records; and

**WHEREAS**, the property is undeveloped and unimproved land consisting of .15 acres and is located in an CC zone.

**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 the property at 86 Chestnut Street, identified as Map 93, Block 3, Lot 50, being limited to receiving bids from the owners or agents of those properties immediately abutting 86 Chestnut Street, subject to the requirements established for such sales, the auction to take place in such manner and under such terms and at a time and place to be set by the Tax Collector, including the acceptance of bids by mail to the Tax Collector by a specified date. It shall be a specific requirement as a term of the auction that any successful bidder must agree to combine the property with that of the bidder's existing abutting property, and do so within 90 days of the date of auction.

Dated at Norwich, Connecticut this 5th day of March, 2024.

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by the Council of the City of Norwich at a meeting held on March 4, 2024 and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich became the owner of the property located at 49 Sturtevant Street by a Quit Claim Deed recorded August 1, 2023 at Volume 3444, Page 46 of the Norwich Land Records; and

**WHEREAS**, the property is undeveloped and unimproved land consisting of .64 acres and is located in an R-20 zone.

**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 the property at 49 Sturtevant Street, identified as Map 67, Block 3, Lot 14, being limited to receiving bids from the owners or agents of those properties immediately abutting 49 Sturtevant Street, subject to the requirements established for such sales, the auction to take place in such manner and under such terms and at a time and place to be set by the Tax Collector, including the acceptance of bids by mail to the Tax Collector by a specified date. It shall be a specific requirement as a term of the auction that any successful bidder must agree to combine the property with that of the bidder's existing abutting property, and do so within 90 days of the date of auction.

Dated at Norwich, Connecticut this 5th day of March, 2024.

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 March 4, 2024 and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich became the owner of three parcels of property on Laurel Circle identified as 30, 32 and 32A Laurel Circle by foreclosure by sale committee deed in an action brought by the City of Norwich against Cap Realty, LLC, said deed was recorded on September 6, 2019 at volume 3138 page 210; and

**WHEREAS**, the City of Norwich became the owner of three parcels of property on Ridgewood Drive identified as 28, 28A and 28B Ridgewood Drive by foreclosure by sale committee deed in an action brought by the City of Norwich against Cap Realty, LLC, said deed was recorded on November 19, 2019 at volume 3151 page 161; and

**WHEREAS**, 30 Laurel Circle consists of 3.09 acres more or less; 32 Laurel Circle consists of .99 acres more or less and 32A Laurel Circle consist of .06 acres more or less, the three lots more particularly described in a survey entitled "Resubdivision Plan #319 Laurel Park Lot Layout, Ridgewood Drive & Laurel Circle, Norwich, CT, Scale 1"=40', Project No. CLA-93-012, dated Sept. 1993, Sheet 1 of 3, Revised to 12/8/93", prepared by CLA Engineers, Inc., Norwich, CT; and

**WHEREAS**, 28 Ridgewood Drive consists of 1.28 acres more or less; 28A Ridgewood Drive consists of ..08 acres more or less and 28B Ridgewood Drive consist of ..20 acres more or less, the three lots more particularly described in a survey entitled "Resubdivision Plan #319 Laurel Park Lot Layout, Ridgewood Drive & Laurel Circle, Norwich, CT, Scale 1"=40', Project No. CLA-93-012, dated Sept. 1993, Sheet 1 of 3, Revised to 12/8/93", prepared by CLA Engineers, Inc., Norwich, CT; and

**WHEREAS**, the Public Works and Capital Improvements Committee of the Council of the City of Norwich at its meeting of December 19, 2023 considered a recommendation by the city planner, Deanna Rhodes, to combine the six properties to be maintained as an open-space area, which recommendation was adopted by the Committee.

**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 combine said lots by executing a quit claim deed from the City of Norwich to the City of Norwich, to be maintained as an open-space area.

Dated at Norwich, Connecticut this 5th day of March, 2024.

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 March 4, 2024 and that the same has not been amended or rescinded:

**WHEREAS**, the Council of the City of Norwich, by resolution adopted January 21, 2020 established the Norwich School Building Committee 2020 which committee has been charged, pursuant to Chapter 173 of the Connecticut General Statutes, to undertake the Norwich School Building Project as defined in section 10-282 of the Connecticut General Statutes; and

**WHEREAS**, the Council of the City of Norwich, on July 18, 2022, adopted an ordinance appropriating Three Hundred Eighty-Five Million (\$385,000,000) Dollars for the City of Norwich School Construction Program hereinafter to include the construction of four (4) new elementary schools on the grounds of the Moriarty Environmental Sciences Magnet School, the John B. Stanton School, the Uncas School and the former Greeneville School; the renovation “as new” of the existing Teacher’s Memorial Global Study Magnet Middle School or the construction of a new middle school on the site of the existing Teacher’s Memorial Global Study Magnet Middle School; and the conversion and renovation of the Samuel Huntington School to accommodate the central office for the Norwich Public Schools (collectively, the School Building Projects, and each individually, a School Building Project), the appropriation subject to approval of the ordinance at a referendum; and

**WHEREAS**, at the November 2022 state election, held November 8, 2022, the ordinance was approved; and

**WHEREAS**, the Norwich School Building Committee 2020 has selected the Downes Construction Company of New Britain to act as construction manager on the School Building Projects; and

**WHEREAS**, the Norwich School Building Committee 2020 has selected the Construction Solutions Group LLC to advise on and perform the project management services for the School Building Projects; and

**WHEREAS**, the Norwich School Building Committee 2020 has considered and received presentations and materials favoring and opposing the use of a Project Labor Agreements with respect to the School Building Projects, a Project Labor Agreement being defined at Connecticut General Statute §31-56a as “a pre-hire agreement covering the terms and conditions for all persons who will perform work on a specific public works project”; and

**WHEREAS**, Connecticut General Statute §31-56b reserves the decision whether to authorize a Project Labor Agreement to a “public entity” defined as the state and any agency, instrumentality or political subdivision thereof; the City of Norwich, as a public entity, acting through its city council; and

**WHEREAS**, Connecticut General Statute §31-56b(c) establishes specific requirements for any Project Labor Agreement entered into by a public entity; and

**WHEREAS**, the Council of the City of Norwich has determined that it is in the City’s best interest that there be Project Labor Agreements for the School Building Project because it will assist in making a skilled workforce available for the School Building Projects, will help or prevent construction delays on the School Building Projects, promote quality construction for and safety on the School Building Projects, promote the advancement of minority and women owned businesses and produce a positive effect on apprenticeship and employment opportunities within the Norwich-New London community; and

**WHEREAS**, to implement these interests, the Council of the City of Norwich authorizes Project Labor Agreements that in addition to containing the specific provisions of Connecticut General Statute §31-56b mandates, contain the following provisions:

## **SECTION 1**

- a) The Norwich-New London Building Trades Council will hold career fairs for five (5) consecutive years, starting in the Spring of 2024, wherein they will identify and actively recruit Norwich residents into apprenticeship. The Connecticut State Building Trades Training Institute will assist with recruitment and referrals.
- b) The Norwich-New London Building Trades Council will make good-faith-efforts to achieve a hiring goal of 25% Norwich residents and 30% New London County residents on the School Building Projects, which understanding will be stipulated to in the Project Labor Agreements.
- c) At all career fairs that will be held in the Spring/Summer of 2024 to 2029, the Norwich-New London Building Trades Council will identify residents to enroll in their 40-hour apprenticeship readiness program. Those residents identified as participants will be enrolled in respective Building Trades apprenticeship program of their choice.
- d) The Norwich-New London Building Trades Council will work with the City of Norwich on any workforce development initiatives regarding the construction industry, including but not limited to, offering construction-related workshops, and working with school administrators and community groups.

## **SECTION 2**

- a) All Union employees now in the employ of any Contractor performing services on a School Building Project shall remain members in good standing of the appropriate union during the term of the Project Labor Agreement to the extent permitted by law. All other employees subsequently employed by the Contractor shall either elect to become members of Union, but if they choose not to become Union members, they shall not be required to join a Union, but may pay the hourly agency fee and not be required to pay the monthly Union dues. The Union shall ensure that the Union security requirement in this provision shall be in compliance with all applicable federal and state laws.
- b) Other provisions of a Project Labor Agreement notwithstanding, Contractors who designate key non-Union employees may satisfy described benefit obligations with respect to those employees by (i) providing those employees with coverage under their own bona fide private benefit plans, provided such plans satisfy the requirements of the Internal Revenue Service Code, (ii) by electing to pay into the applicable jointly held trustee funds as designated, or (iii) by including the full amount of such benefits in the employee's wages. When the benefit payments are paid into private plans, the payment to be made on behalf of those employees must equal the total supplement amount set forth in the Wage and Benefit Section of any Project Labor Agreement entered into and must be consistent with the requirements of the Connecticut Prevailing Wage, and any shortfall to be included in the employee's wages.
- c) An option for a private plan equivalent supplement shall not apply to the contributions required in the Joint Apprentice Training Committee (JATC) or similar apprentice funds if the Contractor does not have an apprentice training program approved by the Department of Labor. Upon appropriate request, any contractor providing coverage to key non-Union employees under

private benefit plans will provide appropriate documentation of benefit payments made to individual employees during the term of their employment on a School Building Project.

- d) Contractors who exercise the option to pay into their own private benefit plans rather than the applicable jointly trusteed funds shall be responsible for and guarantee employee benefits/supplement payments and shall indemnify and hold harmless the jointly trusteed funds designated against any and all benefit/supplement claims by its employees.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWICH**, that the City of Norwich be and hereby is authorized to require the construction manager for each School Building Project to enter into a Project Labor Agreement for such School Building Project with the Norwich-New London Building Trades Council that contains the terms set forth in Sections 1 and 2 above and in Connecticut General Statute §31-56b; that City Manager John Salomone be and hereby is authorized and directed, to provide any necessary assistance to the parties in forming the Project Labor Agreements; that City Manager John Salomone be and hereby is authorized and directed to determine whether the Project Labor Agreements that are presented to him contain the terms set forth in Section 1 and 2 above and in Connecticut General Statute §31-56b and to submit such Project Labor Agreements to the Council of the City of Norwich for its information.

Dated at Norwich, Connecticut this 5th day of March, 2024.

ATTEST:   
Roseanne Muscarella  
City Clerk