

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by the Council of the City of Norwich at a meeting held on August 4, 2025 and that the same has not been amended or rescinded:

WHEREAS, the City of Norwich’s Office of Community Development, as guided by the U.S. Department of Housing and Urban Development, is proposing a Substantial Amendment to the City of Norwich’s Annual Action Plan and budget for FY 2024-2025 to recapture and reallocate \$649,000 of 2018-2023 CDBG funds; and

WHEREAS, the Community Development Advisory Committee (CDAC) has held public meetings and voted on their recommendations for CDBG allocations in the month of March and May; and

WHEREAS, the allocation process is subject to a 30-day comment period prior to being placed into effect and the Council of the City of Norwich must hold a public hearing regarding the recommendations prior to the final vote on the allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the Council shall meet on the subject of Community Development Block Grant 2024-2025 substantial amendment allocation.

CDBG Reprograming (2024-2025)		REVISED FUNDING
Available	\$ 700,000.00	\$ 649,000.00
	Request	CDAC Recommendation
Non-Public Services		
Norwich Housing Authority-JFK Heights II Boiler Replacement Phase I	\$ 225,000.00	\$ 225,000.00
Norwich Public Works -Taftville Sidewalk Revitalization	\$ 415,320.00	\$ 193,000.00
Norwich Planning & Neighborhood Services Demolition for Blight Remediation	\$ 90,000.00	\$ 90,000.00
Eastern Connecticut Housing Opportunities-Norwich Improvements	\$ 200,000.00	\$ 141,000.00
Norwich Community Development-Radon Testing and Remediation	\$ 60,000.00	\$ -
Norwich Community Development-Lead Paint Control Matching Funds	\$ 81,000.00	\$ -
Thames River Community Services-Climate Control & Energy Efficiency Syst.	\$ 139,380.00	\$ -
Total Public Services	\$ 1,210,700.00	\$ 649,000.00

Dated at Norwich, Connecticut this 5th day of August, 2025

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by the Council of the City of Norwich at a meeting held on August 4, 2025 and that the same has not been amended or rescinded: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, on October 16, 2023, the Council of the City of Norwich adopted a resolution authorizing the City Manager John Salomone 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

WHEREAS, on October 16, 2023 the Council of the City of Norwich adopted a resolution authorizing City Manager John Salomone to negotiate with Patten Marina Holdings, LLC a new Ground Lease with an option to purchase for the property developed under the Phase I, Phase II and Phase IV of the Development Agreement in favor of Patten Marina Holdings, LLC; and

WHEREAS, on October 24, 2023, JCM Norwich Marina Acquisitions, LLC assigned its interest in the Ground Lease to Patten Marina Holdings, LLC, subject to a mortgage to JCM Norwich Marina Acquisitions, LLC; and

WHEREAS, Patten Marina Holdings, LLC has secured bank financing to complete the purchase of the Norwich Marina, which, under the terms of the financing, will require the City of Norwich to transfer the fee simple interest of the Norwich Marina to Patten Marina Holdings, LLC; and

WHEREAS, on July 2, 2024, the City of Norwich acquired property located at 74-78 West Main Street, which property is adjacent to the Marina; and

WHEREAS, on December 4, 2023, the Council of the City of Norwich adopted a resolution authorizing the completion and filing of a Round #4 CIF Grant Application by the City of Norwich and 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; and

WHEREAS, the City of Norwich and Norwich Community Development Corporation have applied for Round #4 CIF Grant, which Grant would be contingent, among other conditions, on the City of Norwich having a fee simple interest in 150 Chelsea Harbor Drive; and

WHEREAS, the Council of the City of Norwich finds it is in the best interest of the City of Norwich to transfer the property located at 46 West Main Street to Patten Marina Holdings, LLC; and

WHEREAS, the Council of the City of Norwich finds it is in the best interest of the City of Norwich to also transfer the property located at 74-78 West Main Street to Patten Marina Holdings, LLC in exchange for 150 Chelsea Harbor Drive; and

WHEREAS, Patten Marina Holdings, LLC's financing of the Norwich Marina is conditioned on the income it derives from what is referred to as the "Ice Cream Shack" located at 150 Chelsea Harbor Drive, which is presently being rented to a restaurant; and

WHEREAS, the Council of the City of Norwich finds it's in the best interest of the City of Norwich to lease the restaurant portion and immediate surrounding areas of 150 Chelsea Harbor Drive to Patten Marina Holdings, LLC as a triple-net Lease for a period of Ten (10) years, with two Five (5) year options.

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 of Norwich a quit claim deed to Patten Marina Holdings, LLC for the property located at 46 West Main Street and 74-78 West Main Street; 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 enter into a Lease with Patten Marina Holdings, LLC for the 2,352 square foot building.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to authorizing the Tax Collector to offer 21, 27, 33, 37, and 51 West Thames Street to abutting property owners.

WHEREAS, the City of Norwich became the owner of these properties at various times as described in the table herein; and

Location	M/B/L	Book/Page	Date	Type of Transaction	Approx. Acres
21 West Thames Street	109/3/5	2481/304	5/5/2008	Foreclosure by Sale Committee Deed	0.34
27 West Thames Street	109/3/6	2695/320	9/30/2011	Certificate of Foreclosure	0.02
33 West Thames Street	109/3/7	2680/228	6/14/2011	Certificate of Foreclosure	0.24
37 West Thames Street	109/3/8	3575/225	6/30/2025	Certificate of Foreclosure	0.18
51 West Thames Street	109/3/9	226/409	8/1/1943	Sale	0.20

WHEREAS, said properties are unimproved parcels located in a Multi-Family zone; and

WHEREAS, at its July 21, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of these properties by offering them to abutting property owners.

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 properties at 21, 27, 33, 37, and 51 West Thames Street, being limited to receiving bids from the owners or agents of those properties immediately abutting those properties, subject to the requirements established for such sales, the offer 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 offer 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 offer.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to authorizing the Tax Collector to offer 76 Boswell Avenue to abutting property owners.

WHEREAS, the City of Norwich became the owner of property located at 76 Boswell Avenue (Map 93, Block 6, Lot 37) in 2025 by Certificate of Foreclosure recorded in volume 3573, page 835 of the Norwich Land Records; and

WHEREAS, said property is an undeveloped and unimproved parcel of approximately 0.11 acres located in a Multi-Family zone; and

WHEREAS, at its July 21, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of this property by offering it to abutting property owners.

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 76 Boswell Avenue, being limited to receiving bids from the owners or agents of those properties immediately abutting 76 Boswell Avenue, subject to the requirements established for such sales, the offer 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 offer 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 offer.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to authorizing the Tax Collector to offer 153 Norwich Avenue to abutting property owners.

WHEREAS, the City of Norwich became the owner of property located at 153 Norwich Avenue (Map 63, Block 1, Lot 42) in 2019 by Certificate of Foreclosure recorded in volume 3146, page 162 of the Norwich Land Records; and

WHEREAS, said property is an undeveloped and unimproved parcel of approximately 2.10 acres located in a General Commercial/R10 zone; and

WHEREAS, at its July 21, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of this property by offering it to abutting property owners.

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 153 Norwich Avenue, being limited to receiving bids from the owners or agents of those properties immediately abutting 153 Norwich Avenue, subject to the requirements established for such sales, the offer 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 offer 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 offer.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to authorizing the City Manager to enter into a real estate listing agreement for 35 Elizabeth Street.

WHEREAS, the City of Norwich became the owner of property located at 35 Elizabeth Street (Map 109, Block 1, Lot 24) in 2024 by Certificate of Foreclosure recorded in volume 3500, page 216 of the Norwich Land Records; and

WHEREAS, said property is a two-family home on approximately 0.16 acres in a Multi-Family zone; and

WHEREAS, at its July 21, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of this property by a negotiated sale using the services of a real estate agent; and

WHEREAS, Signature Properties of New England was selected by the City of Norwich to serve as the real estate agent through RFP 20-27.

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 35 Elizabeth 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 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to authorizing the Tax Collector to offer 20R Huntington Lane to abutting property owners.

WHEREAS, the City of Norwich became the owner of property located at 20R Huntington Lane (Map 60, Block 1, Lot 17) in 2024 by Quit Claim recorded in volume 3527, page 248 of the Norwich Land Records; and

WHEREAS, said property is an undeveloped and unimproved parcel of approximately 5.10 acres located in an R40 zone; and

WHEREAS, at its July 21, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of this property by offering it to abutting property owners.

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 20R Huntington Lane, being limited to receiving bids from the owners or agents of those properties immediately abutting 20R Huntington Lane, subject to the requirements established for such sales, the offer 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 offer 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 offer.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Relative to the City of Norwich “opting in” to participate in three new opioid settlements.

WHEREAS, BrownGreer PLC, the directing administrator for the National Opioid Settlements recently announced three new national opioid settlements which have been reached with Purdue/Sackler family, Sandoz, Inc., and eight opioids manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus); and

WHEREAS, the City of Norwich must “opt in” to participate in these three new settlements by signing and returning documentation to be received in the next few weeks with a deadline to return the required documentation of September 30, 2025; and

WHEREAS, the Council finds it will be in the best interest of the City of Norwich to “opt in” to each of these three settlements for which it is eligible utilizing the forms provided which will require signing of the Participation Forms as well as any other required documents relative to the three settlements via DocuSign or other means provided by the directing administrator.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that City Manager John Salomone, Comptroller Joshua Pothier and/or Corporation Counsel Michael Driscoll, or their designees, be and hereby are authorized and directed to enter into, execute and deliver in the form requested the required Participation Forms for the three settlements with Purdue/Sackler family, Sandoz, Inc., and eight opioids manufacturers, respectively, and cause the same to be delivered via DocuSign or as otherwise required.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

Resolution to Accept Property from Norwich Community Development Corporation

WHEREAS, the City of Norwich is the owner of property designated as 100R Chelsea Harbor Drive, Norwich, Connecticut, Assessor's Map Block Lot reference being 102/6/57, by virtue of a Warranty Deed recorded in the Norwich Land Records at Volume 573, Page 104, and a Quit Claim Deed recorded in said land records at Volume 570, Page 246, said property comprising a portion of property commonly referred to as the Howard T. Brown Park; and

WHEREAS, the Norwich Community Development Corporation is the owner of property designated as 90 Chelsea Harbor Drive, Norwich, Connecticut, Assessor's Map Block Lot reference being 102/6/56, by virtue of a Quit Claim Deed dated February 3, 1983 and recorded in said land records at Volume 592, Page 316, said property used as part of Howard Brown Park since its inception; and

WHEREAS, the Norwich Community Development Corporation is willing to transfer for no consideration to the City of Norwich by Quit Claim Deed title to 90 Chelsea Harbor Drive in order to clarify and unify title to the Howard T. Brown Park; and

WHEREAS, the Council of the City of Norwich is willing to accept a Quit Claim Deed transferring title to 90 Chelsea Harbor Drive from the Norwich Community Development Corporation in order to clarify and unify title to the Howard T. Brown Park;

NOW THEREFORE, BE IT RESOLVED that City Manager John Salomone be and hereby is authorized and directed to accept and cause to be recorded a Quit Claim Deed satisfactory to him and the corporation counsel conveying the property at 90 Chelsea Harbor Drive from the Norwich Community Development Corporation to the City of Norwich and to prepare or receive such other forms, documents, or other written communications as may be required in connection with this transaction.

Dated at Norwich, Connecticut this 5th day of August, 2025

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 August 4, 2025 and that the same has not been amended or rescinded:

WHEREAS, the City of Norwich is the owner of property located at 20 Lawler Lane, which is the site of the Moriarity School; and

WHEREAS, the City of Norwich is the owner of property located at 20 Canterbury Turnpike; and

WHEREAS, in connection the construction of the new school located at 20 Lawler Lane, there is a zoning requirement for a lot line adjustment, moving approximately 1.38 acres from 20 Canterbury Turnpike and appending it to 20 Lawler Lane, a copy of the mylar is attached as Exhibit "A".

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 to the City of Norwich to reflect the lot line adjustment appending 1.38 acres from 20 Canterbury Turnpike to 20 Lawler Lane.

