

June 14, 2007

## **SPECIAL MEETING OF THE COMMON COUNCIL**

**JUNE 14, 2007**

Mayor Timothy T. Stewart called the Special Meeting of the Common Council to order on Thursday, the 14th day of June 2007 at 7:43 p.m. in the Common Council Chambers, City Hall.

Ten members were present at roll call: Ald. Trueworthy, Black, Cruz, Rocha, Catanzaro, Carroll, Hermanowski, Platosz, Salvio, and Gostin

Five members were absent: Ald. Collins, Kirejczyk, Wyskiewicz, Bernacki and Bielinski.

Ald. Bielinski arrived at 7:45 p.m.

City Clerk, Peter J. Denuzze, gave the invocation: O God, our Heavenly Father, bless this Common Council in their work this evening. Grant that their decisions are proper.

We ask this in Thy name. Amen.

Robert Landino led the pledge to the flag.

Peter J. Denuzze, City Clerk, read the Mayor's Warrant.

### **MAYOR'S WARRANT**

TO THE CLERK OF THE CITY OF NEW BRITAIN:

BY THE AUTHORITY OF THE STATE OF CONNECTICUT, you are hereby commanded to notify Mark H. Bernacki, Suzanne Bielinski, Shirley A. Black, Paul D. Catanzaro, John F. Carroll, Tonilynn Collins, Silvia Cruz, Peter J. Gostin, Lawrence J. Hermanowski, Edward J. Kirejczyk, Jr., Adam Platosz, Lori A. Rocha, Louis G. Salvio, Michael W. Trueworthy and James A. Wyskiewicz, Aldermen and Alderwomen of said City, that there will be a Special Meeting of the Common Council on Wednesday, June 14, 2007 at 6:45 p.m. in the Council Chambers, 27 West Main Street, City Hall, for the following purposes:

1. To accept a report of the City Plan regarding the Redevelopment and Urban Renewal Plan for the City of New Britain
2. To accept a report of Commission on Community and Neighborhood Development regarding the Redevelopment and Urban Renewal Plan for the City of New Britain
3. To act upon a resolution regarding the Approval of the Redevelopment and Urban Renewal Plan of the City of New Britain
4. To act upon a resolution regarding the Smart Park I – Approval as a Redevelopment and Urban Renewal Project; Guaranty and Indemnity Agreement

HEREOF FAIL NOT, but due service and return make according to law.

Dated at New Britain, this 13th day of June, 2007.

Timothy T. Stewart, Mayor

### **REPORT OF THE CITY PLAN COMMISSION**

**29693 RE: RESOLUTION REGARDING THE REDEVELOPMENT AND URBAN RENEWAL PLAN OF THE CITY OF NEW BRITAIN**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at its meeting on Monday, June 4, 2007, voted to unanimously approve the following resolution:

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WHEREAS, the Commission on Community and Neighborhood Development, acting through its Redevelopment Commission, has prepared a plan entitled "Redevelopment and Urban Renewal Plan of the City of New Britain" (the "Plan"), which Plan constitutes a redevelopment and urban renewal plan under Chapter 130 of the Connecticut General Statutes, as amended; and

WHEREAS, pursuant to Chapter 130 of the Connecticut General Statutes, as amended, the Commission on Community and Neighborhood Development, acting through its Redevelopment Commission, has transmitted the Plan to the City Plan Commission for study and has requested a written opinion from the City Plan Commission regarding the Plan; and

WHEREAS, the City Plan Commission has reviewed the Plan; and

WHEREAS, the City Plan Commission desires to render its written opinion regarding the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Plan Commission hereby finds that the Plan contains: Descriptions of the redevelopment and urban renewal areas and the condition, type and use of the structures therein; locations and extents of the land uses proposed for and within the areas, such as housing, recreation, business, industry, schools, civic activities, open spaces or other categories of public and private uses; locations and extent of streets and other public utilities, facilities and works within the areas; information regarding families displaced by the proposed improvements; present and proposed zoning regulations in the redevelopment and urban renewal areas; and, other details necessary to provide adequate information.

BE IT FURTHER RESOLVED, that the City Plan Commission hereby finds that the Plan conforms to the Master Plan of the City of New Britain as a whole.

BE IT FURTHER RESOLVED, that the City Plan Commission hereby finds that the Plan is sufficiently complete so as to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of the redevelopment and urban renewal projects, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

BE IT FURTHER RESOLVED, that the City Plan Commission hereby finds that the areas in which the proposed redevelopment and urban renewal are to be located are redevelopment and urban renewal areas; that carrying out the Plan will result in materially improving conditions in such areas; that, if necessary, sufficient living accommodations are available with a reasonable distance of such areas or are provided for in the Plan for families displaced by the proposed improvements, at prices or rentals within the financial reach of such families; and that the Plan is satisfactory as to site planning and relation to the comprehensive or general plan of the City.

BE IT FURTHER RESOLVED, that the City Plan Commission hereby approves the Plan.

BE IT FURTHER RESOLVED, that this resolution constitutes the written opinion of the City Plan Commission.

G. Geoffrey Bray, Chair  
City Plan Commission

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Salvio. So voted. Approved June 15, 2007 by Mayor Timothy T. Stewart.

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## **REPORT OF THE COMMISSION ON COMMUNITY AND NEIGHBORHOOD DEVELOPMENT**

### **29693-1 RE: RESOLUTION REGARDING THE REDEVELOPMENT AND URBAN RENEWAL PLAN OF THE CITY OF NEW BRITAIN**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Commission on Community and Neighborhood Development at its meeting on Thursday, June 14, 2007, voted to approve the following resolution:

WHEREAS, the Commission on Community and Neighborhood Development, acting through its Redevelopment Commission, has prepared a plan entitled "Redevelopment and Urban Renewal Plan of the City of New Britain" (the "Plan"), which Plan constitutes a redevelopment and urban renewal plan under Chapter 130 of the Connecticut General Statutes, as amended; and

WHEREAS, pursuant to Chapter 130 of the Connecticut General Statutes, as amended, the Commission on Community and Neighborhood Development, acting through its Redevelopment Commission, has transmitted the Plan to the City Plan Commission for study and has requested a written opinion from the City Plan Commission regarding the Plan; and

WHEREAS, the City Plan Commission has reviewed the Plan and has returned a written opinion to the Commission on Community and Neighborhood Development; and

WHEREAS, the Commission on Community and Neighborhood Development, acting through its Redevelopment Commission, has conducted a public hearing on Thursday, June 14, 2007, on the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Commission on Community and Neighborhood Development hereby finds that the Plan contains: Descriptions of the redevelopment and urban renewal areas and the condition, type and use of the structures therein; locations and extents of the land uses proposed for and within the areas, such as housing, recreation, business, industry, schools, civic activities, open spaces or other categories of public and private uses; locations and extent of streets and other public utilities, facilities and works within the areas; information regarding families displaced by the proposed improvements; present and proposed zoning regulations in the redevelopment and urban renewal areas; and, other details necessary to provide adequate information.

BE IT FURTHER RESOLVED, that the Commission on Community and Neighborhood Development finds the following:

- All proposed redevelopment and renewal projects and areas in the Plan exist within redevelopment and urban renewal areas.
- Carrying out the Plan will materially improve conditions within those redevelopment and urban renewal areas.
- While it is anticipated that no families or persons will be displaced by the proposed improvements in the Plan, sufficient living accommodations are available within a reasonable distance at prices or rentals within the financial reach of such families, should they be required.
- The Plan is satisfactory as to site planning and relation to the general plan of the City.
- This Plan conforms to the general plan for the City as a whole.
- The Plan, including all attachments incorporated by reference and amendments thereto, sufficiently indicates such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of the urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local

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objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

BE IT FURTHER RESOLVED, that the Commission on Community and Neighborhood Development hereby finds that the Plan is sufficiently complete so as to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of the redevelopment and urban renewal projects, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

BE IT FURTHER RESOLVED, that the Commission on Community and Neighborhood Development hereby approves the Plan and refers the Plan to the Common Council for its review and approval.

Mark J. Fortin, Chair, Commission on  
Community and Neighborhood Development

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Salvio. So voted. Approved June 15, 2007 by Mayor Timothy T. Stewart.

## RESOLUTIONS

### **29693-2 RE: REDEVELOPMENT AND URBAN RENEWAL PLAN OF THE CITY OF NEW BRITAIN**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

At a special meeting of the Common Council held on June 14, 2007 on a motion by Council member Trueworthy and seconded by Council member Salvio the following resolution was adopted:

WHEREAS, the Commission on Community and Neighborhood Development (the "Commission"), acting through its Redevelopment Commission, has prepared a plan entitled "Redevelopment and Urban Renewal Plan of the City of New Britain" (the "Plan"), which Plan constitutes a redevelopment and urban renewal plan under Chapter 130 of the Connecticut General Statutes, as amended; and

WHEREAS, pursuant to Chapter 130 of the Connecticut General Statutes, as amended, the Commission, acting through its Redevelopment Commission, transmitted the Plan to the City Plan Commission for study and has requested a written opinion from the City Plan Commission regarding the Plan; and

WHEREAS, the City Plan Commission has reviewed the Plan and has returned a written opinion to the Commission approving the Plan and has issued its report to the Common Council; and

WHEREAS, on June 14, 2007, the Commission, acting through its Redevelopment Commission, conducted a public hearing on the Plan and thereafter approved the Plan, including the findings and determinations included therein, and has issued its report to the Common Council.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby accepts the reports of the Plan Commission and the Commission on Community and Neighborhood Development.

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BE IT FURTHER RESOLVED, that the Common Council hereby approves the Plan, including the findings and determinations of the Plan Commission and the Commission on Community and Neighborhood Development included therein.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Salvio. Roll call vote – 10 in favor, 1 opposed. In favor: Ald. Trueworthy, Black, Cruz, Rocha, Carroll, Hermanowski, Platosz, Salvio, Gostin and Bielinski. Opposed: Ald. Catanzaro. Approved June 15, 2007 by Mayor Timothy T. Stewart.

**29675-2 RE: SMART PARK I – APPROVAL AS A REDEVELOPMENT AND URBAN RENEWAL PROJECT: APPROVAL OF GUARANTY**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

At a special meeting of the Common Council held on June 14, 2007 on a motion by Council member Trueworthy and seconded by Council member Gostin the following resolution was adopted:

WHEREAS, The City of New Britain site known as Smart Park I has been vacant for over ten (10) years; and

WHEREAS, The City of New Britain has a strong commitment to redevelopment and economic development, including job creation and Grand List growth; and

WHEREAS, Centerplan Development Company LLC is involved in a variety of industrial, residential and retail development projects and its development team has experience in the development and construction of commercial real estate projects; and

WHEREAS, Centerplan Development Company LLC desires to purchase said property for the construction of a manufacturing facility (the "Project"); and

WHEREAS, once the Project is completed, there will be over two hundred and twenty-five (225) new jobs created and significant tax revenue to the City of New Britain; and

WHEREAS, in order to successfully develop the Project, Centerplan Development Company LLC has determined the parcels of land located at 263 Myrtle Street and 285 Myrtle Street, known as Smart Park Parcels A and B, are the most viable location to construct the Project; and

WHEREAS, Centerplan Development Company LLC has offered to purchase from the City of New Britain these two parcels for a sale price of \$252,000.00; and

WHEREAS, the Common Council has approved the sale of these two parcels to Centerplan Development Company LLC; and

WHEREAS, as a condition of said purchase, Centerplan Development Company LLC has required that the City of New Britain, acting by and through the Commission on Community and Neighborhood Development, execute and deliver a Guaranty substantially in the form on file in the Town Clerk's Office (the "Guaranty"); and

WHEREAS, the parcels constituting the Project are included in the Redevelopment and Urban Renewal Plan of the City of New Britain (the "Plan"), which Plan has been approved by the Common Council.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby approves the Project as a project within the Plan.

BE IT FURTHER RESOLVED, that, pursuant to the Plan, the Common Council hereby finds the Guaranty to be necessary and desirable in order to aid and cooperate in the planning and

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undertaking of the Project, and hereby approves the Guaranty, substantially in the form on file in the Town Clerk's office.

BE IT FURTHER RESOLVED, that the Mayor, acting for the City of New Britain, is hereby authorized to execute and deliver on behalf of the City of New Britain said Guaranty.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Gostin. Roll call vote – 11 in favor, 0 opposed. In favor: Ald. Trueworthy, Black, Cruz, Rocha, Catanzaro, Carroll, Hermanowski, Platosz, Salvio, Gostin and Bielinski. RESOLUTION ADOPTED. Approved June 15, 2007 by Mayor Timothy T. Stewart.

There being no further business to come before the Council, Ald. Trueworthy moved to adjourn, seconded by Ald. Bielinski. So voted. Meeting adjourned at 8:19 p.m.

ATTEST: Peter J. Denuzze, City Clerk