



Pedro E. Segarra
Mayor

September 2, 2014

Honorable Shawn T. Wooden, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Special Meeting of the Court of Common Council

Dear Council President Wooden:

In accordance with Chapter IV Section 5(b) of the Hartford City Charter, I hereby call a Special Meeting of the Hartford Court of Common Council for 6:00 PM on Thursday, September 4, 2014 in the Council Chambers in Hartford City Hall.

The purpose of the meeting is to receive and refer, to Public Hearing and to Council Committee, the Mayor's recommendations regarding development of Downtown North, including:

1. Resolution authorizing the transfer of nineteen properties to DoNo Hartford, LLC, developer of the Downtown North Neighborhood, for consideration of \$1.00 for each parcel, for the purpose of designing, developing, and building a Double A Minor League Baseball ballpark and mixed use development.
2. Resolution authorizing the City to lease back the ballpark facility from DoNo Hartford, LLC, for an initial term of 25 years.
3. Resolution authorizing the City to sublease the ballpark facility to Connecticut Double Play, LLC for use and occupancy of the ballpark for an initial term of 25 years for a rental payment in the amount of \$500,000 for years 1 through 15 and \$600,000 in years 16 through 25.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Pedro E. Segarra", is written over the text "Respectfully submitted,".

Pedro E. Segarra
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

INTRODUCED BY:
Pedro E. Segarra, Mayor

COURT OF COMMON COUNCIL
City of Hartford, September 4, 2014

WHEREAS, The City of Hartford ("City") issued a "Request for Proposals for Public Private Partnership" for "Completing Hartford's Neighborhoods, with Mixed-Use Development & Proposed Minor League Baseball Facility" for the City's Downtown North neighborhood; and

WHEREAS, The City has selected DoNo Hartford LLC ("Developer") as the Developer to plan, design and construct a mixed-use development project, including a minor league baseball park in the City's Downtown North neighborhood, and

WHEREAS, the City must transfer certain properties to the Developer to facilitate the development plan, and now therefore, be it

RESOLVED, that the Mayor is hereby authorized to transfer the following properties to the Developer - 1212 Main Street; 1214 Main Street; 1169 Main Street; 40 Chapel Street; 271-273 Windsor Street; 58 Chapel Street; 425 & 426 Ann Uccello Street; 44 Chapel Street; 1181-1183,1185-1187,1189-1195,1209,1213-1225,1229-1237,1243-1247,1261-1265,1267,1269-1275, 1269H Main Street; 439 Ann Uccello Street (the "Parcels") free and clear of any encumbrances and environmental conditions, if any, in consideration for the payment of One Dollar (\$1.00) for each parcel; and be if further

RESOLVED, that the Mayor is hereby authorized to transfer the Parcels to the Developer in order to design, develop and build a Double A MiLB ballpark and a mixed-use development, which development may include residential units, commercial and retail spaces and parking, and such other terms and conditions as in the best interests of the City; and be if further

RESOLVED, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City, and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the other aforesaid actions, and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

INTRODUCED BY:
Pedro E. Segarra, Mayor

COURT OF COMMON COUNCIL
City of Hartford, September 4, 2014

WHEREAS, The City of Hartford ("City") has engaged in negotiations with Connecticut Double Play, LLC the owner of a Minor League Baseball franchise to locate a team in Hartford on the conditions that the City develop and lease for an initial term of twenty-five (25) years; and

WHEREAS, The City intends to enter into an agreement with DoNo Hartford LLC ("Developer") to plan, design and build, at the Developer's costs and expense, a completed Ballpark facility; and

WHEREAS, The City intends to lease back the Ballpark facility from the Developer for purposes of entering into an agreement with Connecticut Double Play, LLC the owner of a Minor League Baseball franchise for a team to be located in Hartford, Connecticut; and now therefore, be it

RESOLVED, that the Mayor is hereby authorized to enter into a lease with the Developer on the following materials terms:

- a) Initial term: 25 years;
- b) City responsible for payment of property taxes, insurance, utilities, maintenance, repair and replacement, including roof, mechanical and structural items; and be it further

RESOLVED, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City, and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the other aforesaid actions, and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

INTRODUCED BY:
Pedro E. Segarra, Mayor

COURT OF COMMON COUNCIL
September 4, 2014

WHEREAS, The City of Hartford ("City") has engaged in negotiations with Connecticut Double Play, LLC, the owner of a Minor League Baseball franchise to locate a team in Hartford on the condition that the City develop and lease for an initial term of twenty-five (25) years a ballpark facility; and

WHEREAS, The City intends to enter into an agreement with DoNo Hartford LLC ("Developer") to plan, design and build, at the Developer's costs and expense, a completed Ballpark facility; and

WHEREAS, The City intends to lease back the Ballpark facility from the Developer for purposes of entering into a sublease with Connecticut Double Play, LLC, for its minor league baseball team to be located in Hartford, Connecticut; and now therefore, be it

RESOLVED, that the Mayor is hereby authorized to enter into a sublease with Connecticut Double Play, LLC for the use and occupancy of the Ballpark facility for an initial term of 25 years, plus three (3) additional terms of five (5) years each and annual rent in Years 1-15 in the amount of \$500,000 and Years 16-25 in the amount of \$600,000; and be it further

RESOLVED, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City, and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the other aforesaid actions, and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.