



**REGULAR MEETING OF THE COMMON COUNCIL
MIDDLETOWN CONNECTICUT**

**MONDAY, JANUARY 6, 2020
7:00 PM**

MINUTES

The Regular Meeting of the Common Council of the City of Middletown was held in the Council Chamber of the Municipal Building on Monday, January 6, 2020, 2019, at 7:00 PM.

Present:

Councilwoman Jeanette White Blackwell	Councilman Vincent Loffredo
Councilwoman Meghan Carta	Councilman Antony Mangiafico
Councilman Grady Faulkner, Jr.	Councilman Edward McKeon
Councilman Darnell Ford	Councilman Eugene Nocera
Councilman Edward Ford, Jr.	Councilman Philip Pessina
Councilman Anthony Gennaro, Sr.	Councilwoman Linda Salafia

Also Present:

Mayor Benjamin D. Florsheim, Chair
Linda Reed, Council Clerk
Daniel Ryan, Esq., Corporation Counsel
Officer Matthew Silvestrini, Middletown Police, Sergeant-at-Arms,
Barbara Knoll Peterson, Mayor's Administrative Assistant
Brig Smith, Esq., General Counsel

Members of the Public: 10

1. Call to Order

Mayor Benjamin Florsheim calls the meeting to order at 7:04 PM. He leads the public in the Pledge of Allegiance.

The Clerk reads the Call of the Meeting and the Chair declares the call a legal call and the meeting a legal meeting.

The Chair welcomes the public to the regular meeting of the Common Council. The Chair reminds the Councilmembers to turn on microphones before speaking so that all comments can be captured in the recording.

2. Accept/Amend the Agenda

The Chair asks for any motions to accept or amend the agenda. Councilman Eugene Nocera moves to accept the agenda, as presented. Councilman Vincent Loffredo seconds the motion.

There being no discussion the Chair calls for a vote. The motion to accept the agenda, as presented, is unanimously approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, McKeon, Mangiafico, Nocera, Pessina, and Salafia). The matter is approved.

3. Approval of Minutes: Regular meeting of November 4, 2019 at 7:00 PM

The Chair asks for a motion to approve the minutes of the Regular Meeting of November 4, 2019, at 7:00 PM.

Councilman Edward McKeon moves to approve the Minutes of the Regular Meeting of November 4, 2019 at 7:00 PM. Councilman Philip Pessina seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 11 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Mangiafico, McKeon, Nocera, Pessina, and Salafia) and one (1) abstention (Councilman Loffredo). The matter is approved.

4. Approval of Minutes: Special Meeting (Biennial Meeting) of November 12, 2019 at 7:00 PM

The Chair asks for a motion to approve the minutes of the Special Meeting (Biennial Meeting) of November 12, 2019 at 7:00 PM.

Councilman Edward McKeon moves to approve the minutes of the Special Meeting (Biennial Meeting) of November 12, 2019 at 7:00 PM. Councilman Edward Ford, Jr. seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

5. Approval of Minutes: Special Meeting (Organizational Meeting) of November 14, 2019 at 6:00 PM

The Chair asks for a motion to approve the minutes of the Special Meeting (Organizational Meeting) of November 14, 2019 at 6:00 PM.

Councilman Philip Pessina moves to approve the minutes of the Special Meeting (Organizational Meeting) of November 14, 2019 at 6:00 PM. Councilman Edward McKeon seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

6. Approval of Minutes: Special Meeting (Questions to Directors) of December 2, 2019 at 6:00 PM

The Chair asks for a motion to approve the minutes of the Special Meeting (Questions to Directors) of December 2, 2019 at 6:00 PM.

Councilman Edward McKeon moves to approve the minutes of the Special Meeting (Questions to Directors) of December 2, 2019 at 6:00 PM. Councilwoman Jeanette White Blackwell seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

7. Approval of Minutes: Special Meeting (Ethics Workshop) of December 2, 2019 at 6:30 PM

The Chair asks for a motion to approve the minutes of the Special Meeting (Ethics Workshop) of December 2, 2019 at 6:30 PM.

Councilman Philip Pessina moves to approve the minutes of the Special Meeting (Ethics Workshop) of December 2, 2019 at 6:30 PM. Councilwoman Jeanette White Blackwell seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

8. Approval of Minutes: Regular Meeting of December 2, 2019 at 7:00 PM

The Chair asks for a motion to approve the minutes of the Regular Meeting of December 2, 2019 at 7:00 PM.

Councilman Darnell Ford moves to approve the minutes of the Regular Meeting of December 2, 2019 at 7:00 PM. Councilman Philip Pessina seconds the motion. There being no discussion, the Chair calls for a vote. The motion is approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

9. Public Hearing – Opens

The Chair opens the public hearing on any agenda items at 7:08 PM. He invites anyone wishing to speak to come to podium. He asks that speakers state their name and address for the record and that comments are limited to a five (5) minutes.

10. Public Hearing -- Closes

There being no public comment, the Chair closes the public hearing on agenda items is closed at 7:09 PM.

11. Mayor requests Council Clerk to read appropriation requests and the Certificate of Director of Finance – NONE

12. Department, Committee, Commission Reports and Grant Confirmation Approval

A. City Clerk's Certificate
APPROVED



City & Town Clerk's Office
245 deKoven Drive
Middletown, CT 06457

12A

Certification

I, Ashley Flynn-Natale, City and Town Clerk of the City of Middletown and custodian of the records and seal thereof, hereby certify that all ordinances and appropriations passed and adopted at the regular meeting of the Common Council on November 4, 2019 at 7:00 p.m. and December 2, 2019 at 7:00 p.m. and the special meetings on November 12, 2019 at 7:00 p.m., November 14, 2019 at 6:00 p.m., December 2, 2019 at 6:00p.m. and December 2, 2019 at 6:30 p.m. have been advertised in the local newspaper.

Dated at Middletown, Connecticut, this 23rd day of December, 2019.



Attest:

Ashley Flynn-Natale
Ashley Flynn-Natale
City & Town Clerk

B. Monthly Reports -- Finance Department: Transfer Report to December 20, 2019
APPROVED

Transfers of Funds - Operating Budget Accounts					
		From 11/22/19		To 12/20/19	
FY 2019-2020					
Date	Department	Budget Item	From Account No.	To Account No.	Amount
11/26/19	Town Clerk	Salaries & Wages, PT Temp		1000-04000-51220	992.00
		Contractual Services	1000-04000-55185		(992.00)
12/04/19	Police	Police Cruiser & All Appurtenances	2070-18000-79653-x-x-2020		(3,670.00)
		Building Camera Equipment		2070-18000-53124-x-x-2020	3,670.00
12/04/19	Sanitation	Contractual Services	2020-40000-55185		(2,654.50)
		Interdepartmental Services		2020-40000-52125	2,654.50
12/04/19	Special Accounts	Contingency Fund	1000-27000-57020		(563.00)
	Mayor	General Vehicle Services		1000-01000-53510-0010	563.00
12/09/19	PW/City Hall	Contractual Services	1000-22000-55185-0227-50001		(5,000.00)
		Repairs/Maintenance to Buildings		1000-22000-53380-0227-50001	5,000.00
12/06/19	Town Clerk	Elections	1000-04000-52195		(3,000.00)
		Salaries & Wages, PT Temp		1000-04000-51220	3,000.00
12/10/19	Fire	Drug, Alcohol, Physicals, Lab Test	2010-50000-55140-0500		(304.97)
		Compensatory Time Reduction		2010-50000-51490-0500	304.97
12/17/19	PW/Parks	Mower	2070-22000-79760-0320-x-2020		(471.24)
		(2) Mowers with Attachments		2070-22000-79790-0320-x-2020	471.24
12/17/19	Parking	General Administrative	1000-18500-52110		(1,500.00)
		Overtime		1000-18500-51340	1,500.00
12/19/19	Sanitation	Waste Removal	2020-40000-55410		(15,000.00)
		Depreciation		2020-40000-59510	15,000.00
19-Dec	Health	Salaries & Wages, PT Perm	1000-31000-51215		(4,000.00)
		Overtime		1000-31000-51340	4,000.00

12/19

C. Grant Confirmation & Approval – Health – continuing education and training for certified food inspectors: \$2,998
APPROVED

CITY OF MIDDLETOWN
MUNICIPAL BUILDING
MIDDLETOWN, CONNECTICUT 06457

REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL
OF THE FOLLOWING GRANT

Grant Number:	461	Date of Request:	12/16/2019
Name of Grant:	Continuing Education and Training for Certified Food Inspectors		
Amount Requested:	\$2,998.00	Code:	3042-31000-59200-x-x-2020
Grant Period: From:	1/1/2020	To:	12/31/2020
		Rev Code	3042-31000-43242-x-x-2020
Type of Grant:	Federal	Amount Loaned from General Fund:	\$2,998.00
Department Administering Grant:	Health		

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:

Purpose of grant is to support staff training in food safety per FDA standards

Signature: _____

Requested by: Joseph Havlicek

Status: Passed

Status Date: 1/6/2020

- D. Grant Confirmation & Approval – Health – to purchase food safety supplies, enabling Health Department to remain current with food safety standards per FDA guidelines: \$2,000

APPROVED

CITY OF MIDDLETOWN
 MUNICIPAL BUILDING
 MIDDLETOWN, CONNECTICUT 06457

**REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL
 OF THE FOLLOWING GRANT**

Grant Number:	462	Date of Request:	12/16/2019
Name of Grant:	Food Safety for Standard 1		
Amount Requested:	\$2,000.00	Code:	3041-31000-59200-x-x-2020
Grant Period: From:	1/1/2020	To:	12/31/2020
		Rev Code	3041-31000-43242-x-x-2020
Type of Grant:	Federal	Amount Loaned from General Fund:	\$2,000.00
Department Administering Grant:	Health		

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:

This grant enables the Health Department to remain current with food safety standards per the FDA guidelines. Funds will be used to purchase food safety supplies.

Signature: _____

Requested by: Joseph Havlicek

Status: Passed

Status Date: 1/6/2020

E. Grant Confirmation & Approval: -- Recreation & Community Services – funds to purchase toys for Bernie O’Rourke Detroit Hunter Holiday Toy Drive: \$3,000
APPROVED

CITY OF MIDDLETOWN
MUNICIPAL BUILDING
MIDDLETOWN, CONNECTICUT 06457

**REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL
OF THE FOLLOWING GRANT**

Grant Number:	<input type="text" value="463"/>	Date of Request:	<input type="text" value="12/16/2019"/>
Name of Grant:	<input type="text" value="Toy Drive Donations"/>		
Amount Requested:	<input type="text" value="\$3,000.00"/>	Code:	<input type="text" value="2160-32000-59022-0321-03132-x-x"/>
Grant Period: From:	<input type="text" value="7/1/2019"/>	To:	<input type="text" value="6/30/2020"/>
		Rev Code	<input type="text" value="2160-32000-48195-0321-03132-x-x"/>
Type of Grant:	<input type="text" value="Local"/>	Amount Loaned from General Fund:	<input type="text" value="\$0.00"/>
Department Administering Grant:	<input type="text" value="Recreation & Community Services"/>		

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:

Signature: _____

Requested by:

Status:

Status Date:

F. Grant Confirmation & Approval – Board of Education – miscellaneous grants:
\$747,597.73
APPROVED

CITY OF MIDDLETOWN
MUNICIPAL BUILDING
MIDDLETOWN, CONNECTICUT 06457

**REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL
OF THE FOLLOWING GRANT**

Grant Number:	<input type="text" value="459"/>	Date of Request:	<input type="text" value="12/16/2019"/>
Name of Grant:	<input type="text" value="as listed below"/>		
Amount Requested:	<input type="text" value="\$747,597.73"/>	Code:	<input type="text" value="2450-33000-59405-03025"/>
Grant Period: From:	<input type="text" value="7/1/2019"/>	To:	<input type="text" value="6/30/2020"/>
		Rev Code	<input type="text" value="2450-33000-43480-X-X"/>
Type of Grant:	<input type="text"/>	Amount Loaned from General Fund:	<input type="text" value="\$0.00"/>
Department Administering Grant:	<input type="text" value="Middletown Board of Education"/>		

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:

2066-Community HEC \$25,000.00; 2437-Proj 083-119 Ag-Sci Vehicles \$98,952.00; 2614-Greater Hartford B2B \$25,000.00; 2615-Greater Hartford Dealing w/Trauma \$5,000.00; 2763-Tri Town Collaborative Out of Schl Yth \$36,690.68; 2721-SPED Medicaid \$15,471.75; 2732-SWAIM Strings Pgm \$1,190.00; 2799-Food Services \$243,882.97; 8001-Retirees/COBRA Insurance \$156,118.08; 8003-Workers Comp Clms \$6,164.87; 8004-Preschool Pgm Fees \$11,251.00; 8009-Maintenance/Rentals \$924.00; 8011-Chrombook Replmnt Fee \$410.00; 8012-Sale of Electricity \$73,992.14; 8017-Field Trip Nurses/Paras \$526.36; 8023-Central Office Rcpts \$8,207.93; 8034-ADED Enrichment \$5,000.00; 8035-ADED GED/Pearson Receipts \$355.25; 8036-Even Start Fam Lrn Pgm \$754.00; 8093-Fingerprint Receipts \$675.75; 8095-SPED Tuition Reimbursement \$30,466.95; 9010-Keigwin Parent Fees \$1,189.00; 9011-21st Century FH Parent Fees \$75.00; 9151-WWMS Student Activities \$300.00. Total Special Programs through 11/15/19 \$11,920,979.16 ADDITIONS \$747,597.73 Total Special Programs through 12/16/19 \$12,668,576.89.

Signature: _____

Requested by:

Status:

Status Date:

G.
APPROVED

Preliminary Report on Anti-Racism Initiative of the City of Middletown

Preliminary Report on Anti-Racism Initiative in the City of Middletown

Introduction

Over the last year the National Conference for Community and Justice (NCCJ) has partnered with the City of Middletown on a comprehensive, wide-ranging anti-racism project. The project has three goals: to train town leadership and members of the Human Relations Commission on racism, to find out what the residents of color feel about racism in the city, and to begin looking for solutions to the current obstacles Middletown faces to achieving racial equity. As part of this initiative the NCCJ has conducted four focus groups with residents of color. This is a preliminary report on the findings of those focus groups. This report will be modified and expanded upon when the project is completed in 2020 and is subject to change as we complete the data analysis portion of the project.

Methodology

The purpose of the focus groups was to discover what ways people of color are seeing racism surface in Middletown, how they navigate it, and what recommendations they have for the town on improving the racial climate in the city. Focus groups are qualitative research. As such, they do not provide statistical analysis or numeric data sets for researchers to work with, but instead they give researchers a glimpse into the experiences of people in the research pool. Focus groups provide the depth of an interview with the economy of survey data by interviewing several people at a time. Because they are qualitative, they provide a rich pool of descriptive data for researchers to examine in order to find out how a phenomenon is manifesting in a specific environment.

In order to ensure validity an outside researcher from the NCCJ who is a person of color as well as a trained qualitative researcher conducted the focus groups. An outside researcher helps to ensure validity by allowing the participants to be candid and vulnerable without fear of reprisal or retaliation from the town. In two of the focus groups we also provided a notetaker who was also a person of color. The race of the facilitator and notetaker was an important factor in helping the participants to be comfortable. All four focus groups were recorded and the recordings were destroyed after they were transcribed.

The Human Relations Commission worked in conjunction with the Office of Equal Opportunity and Diversity Management to identify people to participate in the focus groups. 38 people from various racial groups participated in the focus groups representing Black (African-American and recent immigrants¹), Asian, Latinx^{**}, Middle-Eastern, and bi and multi-racial groups. No compensation was given for the participation in these focus groups, but the participants were provided food and drink since the groups took place in the dinner hour or directly after school when people were likely to be hungry.

The NCCJ established ground rules to ensure the comfort of the participants and that the space would remain respectful and productive. The ground rules included things such as confidentiality, speak from the I, don't interrupt, and other basic guidelines for a productive dialogue. The participants were guided through a discussion on the positive aspects of being a person of color in Middletown, the negative aspects of being a person of color in Middletown, and their ideas for how Middletown could be made more inclusive. Each focus group took one hour, and at the end participants were informed that they could reach out to Faith Jackson, the Director of the Office of Equal Opportunity and Diversity Management, should they need any support or have any questions following the focus group.

In this preliminary report, most of the participant quotes are presented without comment or analysis. There will be a deeper exploration of these themes in the final report.

Major Themes

This section details some of the major themes that were expressed by residents during the focus groups. Participants generally feel that Middletown is a good place for people of color to settle down due to the relatively high level of racial diversity and the relatively low level of segregation. As one participant said,

There are minorities who live in the city, and if you come to Connecticut and you want to live somewhere where there are people of color, Middletown is that place. The thing I really like about this town is that within the state, you're living in a community that is integrated, if a black family moves out, a white family moves in, you know, things like that. In a lot of areas, it's based on the value, how does the property look, things like that... but in a lot of other areas it's like, black, white, and the real estate agents have a lot to do with that...but pretty much because the city is spread out it doesn't matter, white, black...we're spread out through the town. That's us. (Adult participant)

Other participants echoed these sentiments. This was a salient theme in all of the focus groups.

I think as far as the youth are concerned, one good thing is that our youth...they mix well. So it's not really about black kids white kids, they play together on sports teams, they party, they mix together, I don't see a lot of that black and white split. They are coming up together, uh, you know, if you're looking at that generation that's coming up and at least is creating a better foundation. (Adult participant)

You know how like, colored people used to be able to say that we don't see ourselves as people of color on television or stuff like that, since I've come to Middletown I've had a lot of opportunities for like, the accomplishments that we've done at the school, I get to see our accomplishments like,

in the news and in the newspaper and they wouldn't have done that if we weren't black and that was really cool.

Participants also seemed to agree that overt racism was not as much of an issue in Middletown as it is in other towns.

I see the difference when I first came up here, there was a lot of relationships that were black and white, I was like, wow, there's a lot of black women up here, dating white men. Besides the obvious racism, I haven't seen a lot of hardcore stuff, like people calling people n****r, you know nothing like that. (Adult participant)

Unfortunately, residents also agreed that this racial diversity is not reflected in the leadership of the town or of the school. The board of education, city hall, and the high school itself are mostly led by white people, and both youth and adult residents of color see few attempts to remedy that.

I think it's like, the racism I see more is in jobs, like, city jobs. You don't see a lot of black people in those at all. That work for the city, like working for the superintendent, the board of education, stuff like that. I think that with a lot of youth things, the actual activities, you don't see a lot of things being run by black people. It's a lot of just white people, it's hard to get in there, even if you have a good idea, you can't get in there and have the city back that idea. (Adult participant)

You have to take into consideration the percentage of people of color that's in Middletown and that should be reflected in the percentage of people who work for the town. I see they're doing that in the police force, but there's still so much work to be done. (Adult participant)

I have to say, there are not a lot of us in the schools, unless we are paras, and that's mostly what they do is put the people of color in the low positions and white people in high positions. They get all the help and we're supposed to figure it out. And we figure it out, but where is that assistance? It's not there. A lot of the schools don't have people that look like me and that's a huge problem. (Adult participant)

I don't think I've ever really had a Latino teacher in the school, I can't name one, except for maybe Mrs. Nolan, who is like a guidance counselor, and I never thought of that but I'm realizing right now that the connection I have with Mrs. Nolan is like. (Youth participant)

Participants indicated that when people of color are present in power positions residents of color are more valued and respected.

It's a lot more uncomfortable to do normal things that you would do, having teachers with the same culture as you do helps so much. Like Mrs. Rogers is also Muslim, and she lets me pray in her room sometimes, she asks me how fasting is going, or like, if I want to do events for Ramadan to help other students like me, and I don't think I'd be able to do that if it was any other teacher, I really wouldn't be able to come to them like that. (Youth participant)

Yeah, it's like a stronger bond because you know that they went through the same experiences, and I'm sure that like, when they were in school I'm sure it was either like, exactly the same or much worse for them, and they can also give you advice and like, tell you how to not really cope, but deal with the people around you who are less accepting. (Youth participant)

Residents feel that the lack of leadership of people of color is alienating and disempowering and would universally like to see more opportunities for other racial groups be created. Residents are also concerned that when opportunities for advancement or financial support are available they are not promoted to people of color or people of color who are invited into them are not invited in good faith but more as token applicants who will never get the opportunity they are seeking.

One last thing I wanted to mention, is job postings. Like job postings within the city. A lot of times those jobs are already, they've already considered somebody in house, but because it's protocol to post in on the outside, then they make it available, but if you do apply for it you're not going to get it because they already know who they want. (Adult participant)

Can I just say, I went to an exam today for a city job, and I was the only black person in the room, for this exam. Now, this is the second exam that I've done for the city for a position down in the clerk's office in the town hall, and I'm the only black person in the room. Now, in my mind, I'm like – am I sitting here because they need one token black person, to say that, literally I'm the only one two times and then I don't get the job? Because that for me is like – at what point, because if you take a walk down the hall in city hall or down the board of education down the hallway and say can all the black people step into the hallway you're probably going to get three between both buildings. And that for me is like a huge issue. (Adult participant)

I agree with a lot of you guys in the circle, and obviously there's like, one black teacher at least one in our school, but there's other things that I am that I don't see in the school and it makes it harder. I came from a school where most of the students were of color and we were like family, and if you saw one student who was not of color, then it was weird. You can't ask for that in Middletown in a school that has people who are Asian or whatever but I feel like some people who are of color get written up, you see them more in the hallway, or they're failing and they're the ones with the highest referrals for ISS, and the teachers who are writing them up they complain "oh, these kids don't do anything" but really they're just not given the chance. (Youth participant)

Another area where residents feel the lack of inclusion is in the justice system where they feel that their activities are more closely scrutinized and met with heavier consequences that have a ripple effect on their lives. Notably, the youth participants named the same unequal treatment at play in the school.

The story I'm going to tell is about a young woman, no arrests, no record, nothing. Some kids were picking on her 12-year old, and she got into a fight with them and they called the police and she got arrested. So, she was going to take her AR, her accelerated release, her free get out of jail card, you know, it was unfortunate that she lost her temper, but they were picking on her kid. She went to court, and *they gave her a year's probation* and if she makes the probation she won't have a record. That is not AR! She had to go with a public defender, that is what she could afford, *and a year's probation*. That is the type of bullshit they put down over here. I see this over and over at the courthouse. Two white kids got into a fight, they were fighting each other. The mother couldn't stop it, she called the father, he came from Durham, and he couldn't stop it, they called the police and they arrested them. The father went down there and said, oh, please release them and they did. But with black kids, over and over. You know, the school pipeline to prison, over and over. Look what happened to this young woman with no record at all, they put her in jail. That, I think, is terrible. (Adult participant)

Mine is similar, I mentioned she got into a confrontation, and the same thing basically happened. I don't know, she got into a confrontation with someone, and the person she got into a confrontation, in a complex with called the cops, and the cops wrote it up, and the cops sort of escalated the situation, where they started writing a report, but according to the people involved, it was a false report, but they wrote it up with the right lingo, or the language to get someone's attention, and now she has to go to court. And she lost her job because now she has this situation and she's a single mom, and it just spirals. Now it's back to square one. Now she has to keep going to court. She has a public defender, and the public defender has so many clients he doesn't have time to look at her case until five minutes before court, and now five minutes before he goes to court he postpones it because he says he doesn't have enough information so they put off her court date and now she still can't get her job back because of this situation. It's a vicious cycle. A vicious cycle. It's unfortunate. One little minor confrontation and they just roll it out. (Adult participant)

The majority of people who are written up are people of color and when you do one thing like that you can't turn around from it and especially with the administration and like you can't come back from it they judge you and it's like you're known for doing that. Like, in the situation I was in last year, last year was like rough and I'm a good student but last year was rough and I got caught up a little and now I got my act together but with administration, they wouldn't look at the good part, it was like, you did that one thing and that's all they're going to look at. I would be put in stuff I didn't do just like, I could just be sitting there and they would be like well, you used to do stuff like that so it is what it is. (Youth participant)

Residents feel particularly included when programs and other resources are set up specifically to honor their racial groups or as outreach to people of color. This is demonstrated in the following examples:

It's nice to know we have something like that in the school and I think it's just like nice to know that we have something that they're doing stuff to make sure like, everybody's like, culture is on it. (Youth participant)

They have different clubs and stuff like that. It's a group, like a support group or something, I don't know what you'd call it, but it's for like men of color to go on field trips and to talk about stuff in support groups, things like that. (Youth participant)

I was going to say it's very diverse. One thing I'm big on is that there are a lot of free things to do. You have some camps that are free if you're low income. Wesleyan has a lot of things you can do, people don't always realize that you can go to them, I know about them and I kind of share it, so it's easy things to do if you're around town. Like that thing on Saturday, it was free. That's where we celebrated 400 years, you know, 400 years since slave ships came in, and we had a big celebration in the park for free, and I think that's really awesome. (Adult participant)

Connecticut Congress or whatever has passed saying that we will have African-American and Latino history in schools and definitely starting a very young age because you know that all they hear is that people who are black are inferior, people who are black are slaves *over and over and over*, and it's amazing that all the people who have respect for our race even exist because that is it, you're a slave, you're black, you're a slave over and over and over you're pounded. And you know, the thing on Saturday, one of the commissioners was talking about slavery so we're beginning that, and that has to happen but it's slow. And as parents we have to do it to but many of us missed the seventies black is beautiful, so we don't know who we are. (Adult participant)

Residents overwhelmingly stated that the City of Middletown is a great place to live and to raise a family, but it is clear that there is still a lot of work to do in the area of racial equity. The final version of this report will include deeper analysis of the focus groups and recommendations for how the town can work to make sure that every resident is feeling welcomed and included in their town, no matter their race.

¹ NCCJ understands black as a race and African-American as an ethnicity. Ethnicity encompasses shared history, language, food, and other cultural markers. In the United States we place all black people in one racial-ethnic group, but there are clear cultural differences between African-Americans and recent immigrants.

² Latinx is a gender-neutral term for people of Hispanic origin.



City of Middletown

Memorandum

To: Linda Reed, Common Council Clerk

From: Faith M. Jackson, Director
Office of Equal Opportunity and Diversity Management

Date: December 30, 2019

Re: Supplement - Human Relations Commission Project

Dear Linda,

Because many of the City Common Council members are new and may not be familiar with how the Human Relations Commission Project got started, I am enclosing the following supplement to the consultant's preliminary report on the Anti-Racism Initiative in the City of Middletown. They are as follow:

- ❖ Initial Common Council Resolution: 124-17
- ❖ 2018 Human Relations Commission Project Status Fact Sheet
- ❖ 2019 Human Relations Preliminary Status Update Report – Monday, August 5, 2019
- ❖ Another copy of the Consultant's Preliminary Report for reference

Thank you.

C: Benjamin Florsheim, Mayor
Bobbye Knoll Peterson, Chief of Staff

**Office of Equal Opportunity & Diversity
Management**

EXHIBIT A

RESOLUTIONS

Resolution: 124-17

Date: September 22, 2017

RESOLUTION

WHEREAS, this nation, the United States of America, is now experiencing increasing civil unrest and public debate regarding the many fundamental rights and liberties, both natural and legal, as set forth in the United States Constitution and in our State and Federal laws;

WHEREAS, collectively, the United States Constitution, State and Federal laws, and Federal courts set forth the fundamental rights and liberties, which are unique to this nation, including, but not limited to, guarantees and protections pertaining to race, color, religion, sex, national origin, employment, age, gender, pregnancy, citizenship, veterans, marital status, familial status, housing, disability, equal access, and the right to vote;

WHEREAS, this nation and its people have evolved as a society and culture, so that today's needs are profoundly different from the needs of those who originally created this nation's framework in the 18th century;

WHEREAS, although the needs of our nation and its people have changed since the 18th century, there is a consensus that these fundamental rights and liberties, which may have evolved since originally enunciated, extend to, and must be guaranteed for, all people in this nation;

WHEREAS, the City of Middletown's Common Council has previously acknowledged, and remains united in, its longstanding, bipartisan commitment to guarantee and protect these fundamental rights and liberties for the City and its inhabitants; that is, that differences of race, creed, and national origin are essential to the health, safety, and welfare of this City and its inhabitants, and serve as a source of strength rather than as causes of discrimination, segregation, and restricted opportunity;

WHEREAS, in light of this bipartisan commitment, the City of Middletown Common Council adopted an Ordinance in February 1978, which is codified at §14 of the *City of Middletown Code of Ordinances*, memorializing the City's ongoing commitment to this goal, as described herein, and permanently establishing a Commission on Human Relations to ensure that this commitment is fulfilled;

WHEREAS, pursuant to the *Code* at §14-3, the City of Middletown's Commission on Human Relations is charged with the following functions; namely:

- (a) fostering mutual understanding and respect among all racial, religious, and ethnic groups of this community;
- (b) ensuring equality of treatment of any racial, religious or ethnic group, or any of its members;
- (c) assuring equality of opportunity for all individuals;
- (d) cooperating with governmental and non-governmental agencies and organizations having functions similar to this Commission; and
- (e) making such studies, as in the judgement of the Commission, will aid in further the aims of this article;

WHEREAS, pursuant to the *Code* at §14-4, the City of Middletown's Commission on Human Relations is vested with the following duties and responsibilities; namely:

- (a) to enlist the cooperation of the various racial, religious, and ethnic groups, community organizations, labor organizations and fraternal and benevolent associations, and other groups in programs and campaigns devoted to eliminating group prejudice, intolerance, bigotry and discrimination;
- (b) to study the problems of prejudice, intolerance, bigotry, discrimination and disorder occasioned thereby in all or any fields of human relationship;
- (c) to receive complaints of racial, religious and ethnic group tensions, prejudice, intolerance, bigotry, and disorder occasioned thereby, and discrimination against any persons, group of persons,

organizations, or corporations, and to refer such complaints to the proper agency having jurisdiction in the particular matter;

- (d) to publish, when appropriate, publications and reports of research designed to promote good will and to minimize or eliminate prejudice, intolerance, bigotry, and discrimination; and
- (e) to recommend to the Common Council legislation to aid in implementing, improving or strengthening programs to accomplish equality of opportunity and the elimination of prejudice, intolerance, bigotry and discrimination.

WHEREAS, pursuant to the Code at §14-6, the City of Middletown's Commission on Human Relations shall perform the duties required by ordinance or resolution of the Common Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: that the City of Middletown rejects and renounces any and all acts, forms, and philosophies, which may engender and/or support, either directly or indirectly, racial, ethnic, and/or religious supremacy, intolerance, hatred, and/or any other threat to, and/or breach of, the fundamental rights and liberties as set forth in, and as guaranteed by, the United States Constitution and our State and Federal laws.

BE IT FURTHER RESOLVED: that, within six (6) months of the date of approval of this resolution, it is requested that the Commission on Human Relations submit to the Common Council a report which:

- (a) defines the goals and objectives of the Commission on Human Relations; and
- (b) recommends to the Common Council a basic program, outlining how the City of Middletown can work to foster the fundamental rights and liberties as set forth in this resolution with a focus on race and equality.

Financial Impact: None

Submitted by: Councilman Gene Nocera, Councilman Carl Chisem,
Councilman Robert Blanchard, Councilman Thomas Serra,
and Mayor Daniel T. Drew

Reviewed and Approved by: Human Relations Commission
At its meeting held on: September 20, 2017

Status: APPROVED AS AMENDED
by Common Council, City of Middletown
at its meeting held on: OCTOBER 2, 2017

K: review/ resolution/ Human Relations statement – Resolution 124-17 -- Oct 2017

Resolution No: 60-18
Date: April 23, 2018

RESOLUTION

WHEREAS, on October 2, 2017, the Common Council approved Resolution No. 124-17, acknowledging the City's longstanding and ongoing work, particularly through the Commission on Human Relations, to foster mutual understanding, respect, equality of treatment, and equality of opportunity among all people, to seek cooperation of governmental and non-governmental agencies and organizations in achieving these goals, and to make further studies to aid in achieving these goals; and

WHEREAS, in Resolution No 124-17, the *City of Middletown Code* is cited, specifically §14-4, which memorializes the duties and responsibilities of the City of Middletown's Commission on Human Relations; and

WHEREAS, to support and foster these duties and responsibilities, the Common Council requested that the Commission on Human Relations submit to the Common Council, within six (6) months of the date of approval of Resolution No 124-17, a special report which:

- (a) defines the goals and objectives of the Commission on Human Relations; and
- (b) recommends to the Common Council a basic program, outlining how the City of Middletown can work to foster the fundamental rights and liberties as set forth in this resolution with a focus on race and equality; and

WHEREAS, given the scope and importance of this project, additional time is needed for the Commission on Human Relations to complete this special report.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: that, the timeframe for the Commission on Human Relations to submit to the Common Council the special report, as fully described in the underlying Resolution No. 124-17, is extended to January 15, 2019.

Financial Impact: None

Submitted by: Councilman Gene Nocera, Councilman Carl Chisem,
Councilman Robert Blanchard, and Councilman Thomas Serra,

Status: APPROVED
by Common Council, City of Middletown
at its meeting held on: MAY 7, 2018

K: review/resolution/CC Human Rel ext of time Res 124-17 RES 60-18 – 7 May 2018

**Office of Equal Opportunity & Diversity
Management**

EXHIBIT B

HUMAN RELATIONS COMMISSION

**2018 HUMAN RELATIONS
COMMISSION PROJECT STATUS
FACT SHEET**

**City of Middletown
Human Relations Commission
Project Status Fact Sheet**

Pursuant to Resolution 124-17, approved at the Regular Meeting of the Common Council of Middletown Connecticut on October 2, 2017, the Human Relations Commission hereby submits a brief update on the status of the requested report, for which the Commission is requesting an extension to January 15, 2019.

It was requested that said report:

- (a) define the goals and objectives of the Human Relations Commission; and
- (b) recommend to the Common Council a basic program, outlining how the City of Middletown can work to foster the fundamental rights and liberties as set forth in this resolution with a focus on race and equality.

To a large extent, the first request is satisfied by §14 of the *City of Middletown Code of Ordinances*, which established the Human Relations Commission in 1978. At §14-3, the Commission is charged with:

- (a) fostering mutual understanding and respect among all racial, religious, and ethnic groups of this community;
- (b) ensuring equality of treatment of any racial, religious, or ethnic group, or any of its members;
- (c) assuring equality of opportunity for all individuals;
- (d) cooperating with governmental and non-governmental agencies and organizations having functions similar to this Commission; and
- (e) making such studies, as in the judgment of the Commission, will aid in furthering the aims of this article.

At §14-4, the Commission is vested with the duties and responsibilities to:

- (a) enlist the cooperation of the various racial, religious, and ethnic groups, community organizations, labor organizations and fraternal and benevolent associations, and other groups in programs and campaigns devoted to eliminating group prejudice, intolerance, bigotry, and discrimination;
- (b) study the problems of prejudice, intolerance, bigotry, discrimination and disorder occasioned thereby in all or any fields of human relationship;
- (c) receive complaints of racial, religious and ethnic group tensions, prejudice, intolerance, bigotry and disorder occasioned thereby, and discrimination against any persons, group of persons, organizations, or corporations, and to refer such complaints to the proper agency having jurisdiction in the particular matter;
- (d) publish, when appropriate, publications and reports of research designed to promote good will and to minimize or eliminate prejudice, intolerance, bigotry, and discrimination; and

**City of Middletown
Human Relations Commission
Project Status Fact Sheet**

(e) recommend to the Common Council legislation to aid in implementing, improving or strengthening programs to accomplish equality of opportunity and the elimination of prejudice, intolerance, bigotry and discrimination.

To address the second request and, in so doing, fulfill several of its charges, duties and responsibilities, the Commission now endeavors to convene Middletown's various groups (§14-3a), agencies and organizations (§14-3d), community leaders and stakeholders to raise awareness of systemic inequity (§14-4a), identify where it exists in modern Middletown (§14-4b), and publicize those findings (§14-4d) along with an action plan to address those inequities (§14-4d). In recognition of the magnitude and import of these objectives, the Commission proposes to engage the services of a consultant or consulting firm capable of organizing a comprehensive slate of public education and outreach, formal training, community discussions, focus groups, information gathering, data processing, and report generation.

To this end, at the May 16, 2018 regular meeting, the Commissioners agreed on the following timeline for this consulting project:

Summer 2018	Release formal Request for Proposals from select consulting firms
September 2018	Commissioners review proposals and choose favored approach
Fall 2018	Launch of proposed approach by selected firm
January 2019	Executive Summary of progress made presented to Common Council <i>(process likely still underway)</i>
June 2019	Complete process, finalize and release Special Report

The Commission appreciates the City's support for and funding of this crucial first step toward securing racial equity for its residents. By absorbing this cost, the City recognizes it as an investment in building a strong foundation upon which systemic inequity may be eradicated and the City of Middletown may become a model of progress toward equality of treatment and opportunity for all individuals.

**Office of Equal Opportunity & Diversity
Management**

EXHIBIT C

**2019 HUMAN RELATIONS
PRELIMINARY STATUS UPDATE
REPORT –
MONDAY, AUGUST 5, 2019**

**City of Middletown
Human Relations Commission
Preliminary Status Update Report
Monday, August 5, 2019**

Pursuant to Resolution 124-17, which was approved at a regular meeting of the Common Council of Middletown a little over a year ago; the Human Relations Commission has been working with the National Conference for Community and Justice group (NCCJ) out of Windsor, Connecticut to assist with developing a **Strategic Action Plan** for furthering its work in fostering and enhancing mutual understanding and equality and equity among all racial, religious, and ethnic groups within the community. However, we cannot change or transform systems, structures, or the community without changing how we view and think about racial equality and equity. Giving the climate of today, this is important work. Many organizations, entities, and schools are beginning to work on advancing racial equity.

The Scope of Work planned with NCCJ includes the following:

- Part I) hold two two-day Anti-Racism Workshops for City leadership/those in supervisory capacity, and Common Council members. We had two well-versed facilitators who conducted the workshops for us, Ms. Nyaunu Stevens and Mr. David Figliuzzi. **Fifty-three (54) people attended the two-day workshops.** Those who completed the training received a Certificate of Completion. Part I, has been completed and the overall feedback was positive. We intend to send out a short follow-up survey to obtain information on where people are on the Action Continuum Scale.
- Part II) two focus groups with identified representatives (people of color) from the community. We are preparing to hold the two sessions one adult and one youth, sometime at the end of August or early September when school is in session, and
- Part III) three community discussions with identified community groups in gathering information to develop the action plan will probably take place later part of October or early November.

The commission appreciates the City's support for and funding of these crucial first steps towards racial equity in building a strong foundation upon which systemic inequity may be eradicated. It is with hope that the City of Middletown may become a model of progress towards equality of treatment and opportunity for all citizens of our community.

8/5/19 HRC Project Update-FMJ

**Office of Equal Opportunity & Diversity
Management**

EXHIBIT D

**COPY OF THE
CONSULTANT'S PRELIMINARY
REPORT FOR REVIEW AND
REFERENCE**



Preliminary Report on Anti-Racism Initiative in the City of Middletown

Introduction

Over the last year the National Conference for Community and Justice (NCCJ) has partnered with the City of Middletown on a comprehensive, wide-ranging anti-racism project. The project has three goals: to train town leadership and members of the Human Relations Commission on racism, to find out what the residents of color feel about racism in the city, and to begin looking for solutions to the current obstacles Middletown faces to achieving racial equity. As part of this initiative the NCCJ has conducted four focus groups with residents of color. This is a preliminary report on the findings of those focus groups. This report will be modified and expanded upon when the project is completed in 2020 and is subject to change as we complete the data analysis portion of the project.

Methodology

The purpose of the focus groups was to discover what ways people of color are seeing racism surface in Middletown, how they navigate it, and what recommendations they have for the town on improving the racial climate in the city. Focus groups are qualitative research. As such, they do not provide statistical analysis or numeric data sets for researchers to work with, but instead they give researchers a glimpse into the experiences of people in the research pool. Focus groups provide the depth of an interview with the economy of survey data by interviewing several people at a time. Because they are qualitative, they provide a rich pool of descriptive data for researchers to examine in order to find out how a phenomenon is manifesting in a specific environment.

In order to ensure validity an outside researcher from the NCCJ who is a person of color as well as a trained qualitative researcher conducted the focus groups. An outside researcher helps to ensure validity by allowing the participants to be candid and vulnerable without fear of reprisal or retaliation from the town. In two of the focus groups we also provided a notetaker who was also a person of color. The race of the facilitator and notetaker was an important factor in helping the participants to be comfortable. All four focus groups were recorded and the recordings were destroyed after they were transcribed.

The Human Relations Commission worked in conjunction with the Office of Equal Opportunity and Diversity Management to identify people to participate in the focus groups. 38 people from various racial groups participated in the focus groups representing Black



(African-American and recent immigrants¹), Asian, Latinx^{**}, Middle-Eastern, and bi and multi-racial groups. No compensation was given for the participation in these focus groups, but the participants were provided food and drink since the groups took place in the dinner hour or directly after school when people were likely to be hungry.

The NCCJ established ground rules to ensure the comfort of the participants and that the space would remain respectful and productive. The ground rules included things such as confidentiality, speak from the I, don't interrupt, and other basic guidelines for a productive dialogue. The participants were guided through a discussion on the positive aspects of being a person of color in Middletown, the negative aspects of being a person of color in Middletown, and their ideas for how Middletown could be made more inclusive. Each focus group took one hour, and at the end participants were informed that they could reach out to Faith Jackson, the Director of the Office of Equal Opportunity and Diversity Management, should they need any support or have any questions following the focus group.

In this preliminary report, most of the participant quotes are presented without comment or analysis. There will be a deeper exploration of these themes in the final report.

Major Themes

This section details some of the major themes that were expressed by residents during the focus groups. Participants generally feel that Middletown is a good place for people of color to settle down due to the relatively high level of racial diversity and the relatively low level of segregation. As one participant said,

There are minorities who live in the city, and if you come to Connecticut and you want to live somewhere where there are people of color, Middletown is that place. The thing I really like about this town is that within the state, you're living in a community that is integrated, if a black family moves out, a white family moves in, you know, things like that. In a lot of areas, it's based on the value, how does the property look, things like that... but in a lot of other areas it's like, black, white, and the real estate agents have a lot to do with that...but pretty much because the city is spread out it doesn't matter, white, black...we're spread out through the town. That's us. (Adult participant)

Other participants echoed these sentiments. This was a salient theme in all of the focus groups.



I think as far as the youth are concerned, one good thing is that our youth...they mix well. So it's not really about black kids white kids, they play together on sports teams, they party, they mix together, I don't see a lot of that black and white split. They are coming up together, uh, you know, if you're looking at that generation that's coming up and at least is creating a better foundation. (Adult participant)

You know how like, colored people used to be able to say that we don't see ourselves as people of color on television or stuff like that, since I've come to Middletown I've had a lot of opportunities for like, the accomplishments that we've done at the school, I get to see our accomplishments like, in the news and in the newspaper and they wouldn't have done that if we weren't black and that was really cool.

Participants also seemed to agree that overt racism was not as much of an issue in Middletown as it is in other towns.

I seen the difference when I first came up here, there was a lot of relationships that were black and white, I was like, wow, there's a lot of black women up here, dating white men. Besides the obvious racism, I haven't seen a lot of hardcore stuff, like people calling people n****r, you know nothing like that. (Adult participant)

Unfortunately, residents also agreed that this racial diversity is not reflected in the leadership of the town or of the school. The board of education, city hall, and the high school itself are mostly led by white people, and both youth and adult residents of color see few attempts to remedy that.

I think it's like, the racism I see more is in jobs, like, city jobs. You don't see a lot of black people in those at all. That work for the city, like working for the superintendent, the board of education, stuff like that. I think that with a lot of youth things, the actual activities, you don't see a lot of things being run by black people. It's a lot of just white people, it's hard to get in there, even if you have a good idea, you can't get in there and have the city back that idea. (Adult participant)

You have to take into consideration the percentage of people of color that's in Middletown and that should be reflected in the percentage of



people who work for the town. I see they're doing that in the police force, but there's still so much work to be done. (Adult participant)

I have to say, there are not a lot of us in the schools, unless we are paras, and that's mostly what they do is put the people of color in the low positions and white people in high positions. They get all the help and we're supposed to figure it out. And we figure it out, but where is that assistance? It's not there. A lot of the schools don't have people that look like me and that's a huge problem. (Adult participant)

I don't think I've ever really had a Latino teacher in the school, I can't name one, except for maybe Mrs. Nolan, who is like a guidance counselor, and I never thought of that but I'm realizing right now that the connection I have with Mrs. Nolan is like...(Youth participant)

Participants indicated that when people of color are present in power positions residents of color are more valued and respected.

It's a lot more uncomfortable to do normal things that you would do, having teachers with the same culture as you do helps so much. Like Mrs. Rogers is also Muslim, and she lets me pray in her room sometimes, she asks me how fasting is going, or like, if I want to do events for Ramadan to help other students like me, and I don't think I'd be able to do that if it was any other teacher, I really wouldn't be able to come to them like that. (Youth participant)

Yeah, it's like a stronger bond because you know that they went through the same experiences, and I'm sure that like, when they were in school I'm sure it was either like, exactly the same or much worse for them, and they can also give you advice and like, tell you how to not really cope, but deal with the people around you who are less accepting. (Youth participant)

Residents feel that the lack of leadership of people of color is alienating and disempowering and would universally like to see more opportunities for other racial groups be created. Residents are also concerned that when opportunities for advancement or financial support are available they are not promoted to people of color or people of color who are invited into them are not invited in good faith but more as token applicants who will never get the opportunity they are seeking.



One last thing I wanted to mention, is job postings. Like job postings within the city. A lot of times those jobs are already, they've already considered somebody in house, but because it's protocol to post in on the outside, then they make it available, but if you do apply for it you're not going to get it because they already know who they want. (Adult participant)

Can I just say, I went to an exam today for a city job, and I was the only black person in the room, for this exam. Now, this is the second exam that I've done for the city for a position down in the clerk's office in the town hall, and I'm the only black person in the room. Now, in my mind, I'm like – am I sitting here because they need one token black person, to say that, literally I'm the only one two times and then I don't get the job? Because that for me is like – at what point, because if you take a walk down the hall in city hall or down the board of education down the hallway and say can all the black people step into the hallway you're probably going to get three between both buildings. And that for me is like a huge issue. (Adult participant)

I agree with a lot of you guys in the circle, and obviously there's like, one black teacher at least one in our school, but there's other things that I am that I don't see in the school and it makes it harder. I came from a school where most of the students were of color and we were like family, and if you saw one student who was not of color, then it was weird. You can't ask for that in Middletown in a school that has people who are Asian or whatever but I feel like some people who are of color get written up, you see them more in the hallway, or they're failing and they're the ones with the highest referrals for ISS, and the teachers who are writing them up they complain "oh, these kids don't do anything" but really they're just not given the chance. (Youth participant)

Another area where residents feel the lack of inclusion is in the justice system where they feel that their activities are more closely scrutinized and met with heavier consequences that have a ripple effect on their lives. Notably, the youth participants named the same unequal treatment at play in the school.

The story I'm going to tell is about a young woman, no arrests, no record, nothing. Some kids were picking on her 12-year old, and she got into a



fight with them and they called the police and she got arrested. So, she was going to take her AR, her accelerated release, her free get out of jail card, you know, it was unfortunate that she lost her temper, but they were picking on her kid. She went to court, and *they gave her a year's probation* and if she makes the probation she won't have a record. That is not AR! She had to go with a public defender, that is what she could afford, *and a year's probation*. That is the type of bullshit they put down over here. I see this over and over at the courthouse. Two white kids got into a fight, they were fighting each other. The mother couldn't stop it, she called the father, he came from Durham, and he couldn't stop it, they called the police and they arrested them. The father went down there and said, oh, please release them and they did. But with black kids, over and over. You know, the school pipeline to prison, over and over. Look what happened to this young woman with no record at all, they put her in jail. That, I think, is terrible. (Adult participant)

Mine is similar, I mentioned she got into a confrontation, and the same thing basically happened. I don't know, she got into a confrontation with someone, and the person she got into a confrontation, in a complex with called the cops, and the cops wrote it up, and the cops sort of escalated the situation, where they started writing a report, but according to the people involved, it was a false report, but they wrote it up with the right lingo, or the language to get someone's attention, and now she has to go to court. And she lost her job because now she has this situation and she's a single mom, and it just spirals. Now it's back to square one. Now she has to keep going to court. She has a public defender, and the public defender has so many clients he doesn't have time to look at her case until five minutes before court, and now five minutes before he goes to court he postpones it because he says he doesn't have enough information so they put off her court date and now she still can't get her job back because of this situation. It's a vicious cycle. A vicious cycle. It's unfortunate. One little minor confrontation and they just roll it out. (Adult participant)

The majority of people who are written up are people of color and when you do one thing like that you can't turn around from it and especially with the administration and like you can't come back from it they judge you and it's like you're known for doing that. Like, in the situation I was in last



year, last year was like rough and I'm a good student but last year was rough and I got caught up a little and now I got my act together but with administration, they wouldn't look at the good part, it was like, you did that one thing and that's all they're going to look at. I would be put in stuff I didn't do just like, I could just be sitting there and they would be like well, you used to do stuff like that so it is what it is. (Youth participant)

Residents feel particularly included when programs and other resources are set up specifically to honor their racial groups or as outreach to people of color. This is demonstrated in the following examples:

It's nice to know we have something like that in the school and I think it's just like nice to know that we have something that they're doing stuff to make sure like, everybody's like, culture is on it. (Youth participant)

They have different clubs and stuff like that. It's a group, like a support group or something, I don't know what you'd call it, but it's for like men of color to go on field trips and to talk about stuff in support groups, things like that. (Youth participant)

I was going to say it's very diverse. One thing I'm big on is that there are a lot of free things to do. You have some camps that are free if you're low income. Wesleyan has a lot of things you can do, people don't always realize that you can go to them, I know about them and I kind of share it, so it's easy things to do if you're around town. Like that thing on Saturday, it was free. That's where we celebrated 400 years, you know, 400 years since slave ships came in, and we had a big celebration in the park for free, and I think that's really awesome. (Adult participant)

Connecticut Congress or whatever has passed saying that we will have African-American and Latino history in schools and definitely starting a very young age because you know that all they hear is that people who are black are inferior, people who are black are slaves *over and over and over*, and it's amazing that all the people who have respect for our race even exist because that is it, you're a slave, you're black, you're a slave over and over and over you're pounded. And you know, the thing on Saturday, one of the commissioners was talking about slavery so we're beginning that, and that has to happen but it's slow. And as parents we have to do it to but



many of us missed the seventies black is beautiful, so we don't know who we are. (Adult participant)

Residents overwhelmingly stated that the City of Middletown is a great place to live and to raise a family, but it is clear that there is still a lot of work to do in the area of racial equity. The final version of this report will include deeper analysis of the focus groups and recommendations for how the town can work to make sure that every resident is feeling welcomed and included in their town, no matter their race.

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1. ¹ NCCJ understands black as a race and African-American as an ethnicity. Ethnicity encompasses shared history, language, food, and other cultural markers. In the United States we place all black people in one racial-ethnic group, but there are clear cultural differences between African-Americans and recent immigrants.
 2. Latinx is a gender-neutral term for people of Hispanic origin.

**H.
APPROVED**

Boathouse Update Report

M E M O R A N D U M

TO: Common Council, City of Middletown
cc: Mayor Florsheim

FROM: Boathouse Building Committee

SUBJECT: Boathouse Building Committee Update Report

DATE: December 18, 2019

This report is being submitted as part of the "Department, Committee, and Commission Reports" portion of the January 6, 2020 Common Council meeting to provide the Common Council a history

and update on activities of the Boathouse Building Committee. This was prepared in support of a Resolution requesting authorization to utilize funds from the Economic Development Fund to engage professional services to develop alternative schematic plans for development of a new boathouse and renovation / improvements to the existing City boathouse.

CHRONOLOGY

As a result of its work with Project for Public Spaces to develop a plan for revitalization of the Middletown riverfront, in its final report in June 2014, the Middletown Riverfront Redevelopment Commission recommended, among other initiatives, "that the City plan, design and construct a boat house that can accommodate the rowing programs of Middletown High, Wesleyan University, Choate Rosemary Hall, Xavier and Mercy, as well as a community program. This boathouse should be dual use with a banquet facility above."

That summer, Governor Malloy announced that he would recommend \$2.6 million in State funding to support the initiative and in September 2014 the City received an approval letter from the State for an Urban Act Grant in the amount of \$2.6 million for "predevelopment activities for the riverfront to advance the development of a boathouse and restaurant / event space which will help reconnect Middletown to its riverfront as part of a broader riverfront recapture strategy." The Common Council adopted a Resolution on October 6, 2014 authorizing the Mayor to apply for the funding, execute a financial assistance agreement with the State Department of Community Development, and provide in-kind services as a local match for the grant. The Grant Confirmation and Approval adopted by the Common Council on April 6, 2015 states that the City will use financial assistance for environmental assessment, architectural / engineering services along the riverfront as well as remediation to prepare the boathouse site for development."

In August 2015, the City issued a Request For Proposals (RFP#2015-023) for Environmental and Architectural Services and in October 2015 a contract was awarded to Tighe & Bond partnering with ARC (Architectural Resources Cambridge). The scope of work under the \$895,000 contract to be supported by the State funding included:

Environmental and architectural services to support a project that includes construction of an ~40,000 square foot community rowing facility with a 300 person event space (third floor) overlooking the Connecticut River. The purpose of the project is to spur economic development and attract people to the riverfront. This project will also include bank stabilization activities, dock replacement, concrete ramp upgrades, and landscape architecture for the site. Included are:

- Linear feet of dock = 525 LF±
- Concrete ramp dimensions = 200'x45'± (same as existing ramp)
- Hinged ADA access ramp = 135' x 25'±

During late 2015 and early 2016, staff from the Planning, Conservation, and Development Department and the Mayor's Office met with representatives of the school, university, and community programs to complete a needs assessment.

Activities through September 2016:

- Extensive public outreach
- Land Survey
- Wetland Delineation
- Market Study
- ~20% of the design (including Architecture, mechanical/electrical/plumbing, dock & ramp upgrades...)

On April 4, 2016, the Common Council established a nine member Boathouse Building Committee. The Committee has held two public forums and numerous meetings since that date. Also, several committee members have traveled to other community boathouses to observe the design and operation and to Worcester Polytechnic Institute to observe their indoor rowing tanks. The Chair and Co-Chair also held several additional meetings with the architects, engineers, and representatives of the Middletown High and Wesleyan rowing programs to ensure the preliminary designs to meet their needs.

During the course of the monthly meetings from April through November 2016, the Boathouse Building Committee reviewed numerous conceptual design drawings and mock-ups and authorized the architects and engineers to proceed with key design features including the boat storage areas, exercise areas, locker rooms, and meeting rooms for Middletown High, Wesleyan University, and community rowing. The committee also authorized incorporating indoor rowing tanks for school and University programs as well as the community at large to use. The committee also reviewed site elevations, boat ramps and access, parking, and landscape architecture. Finally, the committee authorized incorporation of an event space to accommodate 300, including support areas and catering kitchen, into the design as well as an outdoor deck and a main lobby / entrance to support the event space. Of course all mechanical and environmental elements associated with these design features were also included.

In July 2016 an amendment was made to the Tighe & Bond contract to fund a market study by Camoin Associates (copy attached) and increase the scope of the architectural and engineering services from an ~40,000 square foot building to an ~65,000 square foot building with an additional ~9,500 square feet of deck. This amendment increased the costs under the contract by \$513,600 (\$487,000 for architectural and engineering services, \$15,000 for the market study, and \$11,600 for project management, public outreach, and meeting participation).

Activities October 2016 through December 2016:

- Phase III and Geotechnical Investigations
- Landscape Architecture
- Preliminary Interior design

- Preliminary Exterior finishes

In December 2016 a second amendment was made to the Tighe & Bond contract adding an additional \$11,000 in cost. This is to cover an additional \$1,000 for the market study for attendance and presentation at a public forum, an additional \$10,000 for additional project management, public outreach, and meeting participation by architects and engineers. The amendment also authorized reallocation of \$50,000 from the first amendment to design of an engineering cap as part of the preferred remedial alternative for the site. This brought the revised contract cost to \$1,419,600.

Activities January 2017 through August 2019:

- Final 40% design (building and site)
- Professional Cost Estimate
- Remedial Action Plan

From January through June 2017, the Building Committee and Tighe & Bond worked with Turner Construction Company on professional cost estimates and value engineering to develop a cost estimate based on the 40% design that had been approved by the Committee. This work resulted in a projected cost estimate of \$68,383,000 for an 87,000 square foot facility that would house Middletown High School, Wesleyan University and Community Rowing storage areas, meeting and exercise rooms, indoor rowing tanks and an event space to accommodate 300 guests. There was a consensus in the Committee that although we were very pleased with the design, the current fiscal climate would preclude us from getting support for capital / bond funding at that level. The Committee decided to explore additional sources of capital funding as well as ways to increase the potential of operating revenues and reduce operational costs to see if the life cycle costs of the proposed developmental could be made more acceptable.

By October 2017, the Committee had heard a presentation from Sports Facility Advisory (SFA) and Row America and engaged them to complete a feasibility analysis and pro forma financial operations forecast for a new boathouse. In February 2018 they presented a feasibility study and pro forma financial projections for a two story boathouse of approximately 22,000 square feet with projected development costs of approximately \$11.5 million. Although their report included valuable input and analysis, the Committee was skeptical about their operational plan (their proposal was based on SFA operating the facility). By this time, Wesleyan University had advised us that they wanted to continue to use their current facility / ground lease with the City and would not lease space or participate in capital funding for a new Boathouse facility.

Activities September 2018 through December 2019:

- Plan / alternative concepts for grading and restoration of Columbus Point following remediation in fulfillment of our obligations under the State Urban Act Grant;
- Location for developing a new boathouse for Middletown High Rowing;
- Renovations to the existing boathouse for future use by community rowing.

From September 2018 through February 2019 Tighe & Bond worked on environmental testing and design plans for the remediation and regrading / restoration of Columbus Point and around the existing boathouses that is anticipated to use the remaining State grant funds. Bid specifications were developed and plans were submitted to DEEP and DECD to get approval from the plans. DEEP had numerous questions on the NDDDB (Natural Diversity Database) and Fisheries aspects of the plan. There have been several meetings with DEEP and DECD and after a meeting on December 16, 2019 Tighe and Bond will be submitting additional information to gain approval for a Certificate of Permission and Flood Management Plan with an expected review period of ninety (90) days.

The Committee decided to seek assistance on development of a new boathouse for Middletown High Rowing and renovations to the existing boathouse for Community Rowing. In June 2019 the Committee began discussions with local architect and rower, Christina Wasch and her associates at DiBattisto Associates, LLC. They were provided with all of the analysis and design materials from Tighe & Bond and ARC-USA (the Boston architects who Tighe & Bond retained for the original plan), including CAD files, cost estimates, plan drawings, Camoin Market Study, and SFA / Row America feasibility study. In October 2019, DiBattisto Associates submitted a proposal to develop three alternative schematic design concepts for development of new and / or renovated boathouses for Middletown High Rowing and Community Rowing. The fee for this work would be \$18,000. If a schematic concept is selected there would be additional fees to complete a 40% design and civil engineering for the selected concept. Since the remaining State Grant funds must be used to complete remediation and related site work, the Boathouse Building Committee made a request of the Common Council Economic Development Committee (EDC) to recommend use of \$18,000 from the City's Economic Development Fund in order to move forward with development of the schematic design concepts. At a meeting on October 23, 2019 the EDC unanimously approved the transfer of \$18,000 from the Economic Development Fund to the Economic Development Outreach Initiatives budget line to facilitate completion of the schematic concept designs for the Boathouse project.

GRANT ACCOUNTING

Grant amount	\$ 2,600,000
Designated for State legal expenses	\$ (1,000)
Reimbursed for expenses incurred	\$ (1,281,144)
Encumbered	\$ (174,479)

Grant funds remaining**	\$ 1,143,377
Local match*	\$ 48,000

* fully met by crediting City funding for Project for Public spaces and a portion of the City's EPA Assessment Grant

** remaining grant funds are expected to be expended primarily for remediation work

NEXT STEPS

The Boathouse Building Committee plans to seek bids for the remediation and regarding / restoration work on Columbus Point and around the existing boathouses early next year, simultaneously with submission of the applications for approval of the Certificate of Permission and Flood Management Plan from DEEP. As much of this work as can be completed within the remaining grant funds would be performed next summer.

The Committee hopes that with approval by the Common Council of the \$18,000 from the Economic Development Fund, the Boathouse Building Committee will have by that time reviewed the schematic design concepts developed by DiBattisto Associates and make a recommendation to the Mayor and Common Council whether to proceed with further design and engineering work and request funding of approximately \$150,000 to do it.

Following that, the Mayor and Common Council may consider moving forward with the schematic design developed by DiBattisto Associates which is expected to have a construction budget of under \$10,000,000 or revisiting the original, larger scale design completed by ARC-USA which would have a projected cost of more than \$68,000,000. Proceeding with either plan would require approval of a bond authorization by City voters.

Councilman Grady Faulkner, Jr. reads and moves for approval the Department, Committee, Commission Reports and Grant Confirmation Approvals. Councilman Philip Pessina seconds the motion. The Chair calls for the vote. The motion is unanimously approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico McKeon, Nocera, Pessina, and Salafia). The Chair states the matter passes with 12 affirmative votes.

13. Payment of all City bills when properly approved

APPROVED

Councilman Eugene Nocera moves for approval of the payment of all City bills when properly approved. Councilman Philip Pessina seconds the motion.

There being no discussion, the Chair calls for the vote. It is unanimous to approve with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico McKeon, Nocera, Pessina, and Salafia). The Chair states the matter passes with 12 affirmative votes.

14. Resolutions, Ordinances, etc.

A. Approving that \$18,000 in funds from the Economic Development Fund Balance be transferred to the Economic Development Outreach Initiatives line for the Planning, Conservation & Development Department to continue to finalize the concept design for the boathouse project

TABLED

RESOLUTION 01-20

File Name: K: review/ resolution/ PCD EDC boathouse RES 01-20 – 6 Jan 2020

Councilman Vincent Loffredo reads and moves for approval of the proposed resolution, Councilman Philip Pessina seconds the motion.

The Chair calls on Councilman Edward McKeon.

Councilman McKeon states that, notwithstanding all of the good work of the Boathouse Committee, landing in a place that is outrageous all of us think that it was a bipartisan commitment that he heard during the campaign to go forward with riverfront development in a meaningful way, but doing so with a master plan. While we have a plan that was offered by the consultant, who did the charrettes, we do not have a master plan in place. What we are talking about here is spending money to design a boathouse to be put in a certain place without a master plan. Councilman McKeon states that he would prefer to see this \$18,000 spent on developing a master plan rather than a boathouse put up without addressing any of the other issues in the consultant's report, given to us seven (7) years ago and for which nothing else has been done. He will not support this expenditure or boathouse design.

The Chair calls on Councilman Eugene Nocera.

Councilman Nocera states that he will support the request. He respects Councilman McKeon's concerns. His knowledge of the comprehensive plan discussed in the past is that the Canoe Club and boathouse were always designed to be where they are. This is a much smaller project. His concern is that the concept developed cannot forget that the launch for boats and crew team needs to be looked at and that the cleanup around Sumner Creek is so long overdue that it needs to be addressed. When it comes forward for referendum, he will be looking for that as it is a very important piece for the future.

The Char calls on Councilman Grady Faulkner, Jr.

Councilman Faulkner states that he is concerned about the funds. He asks who is here from Economic Development. He would have liked to have heard comments from the committee members as to the

ultimate goal. If the plan is getting back to the regatta stage, then this is a worthy pursuit. Other than that, he asks what we are looking for, adding that he understands that there is a figure of approximately \$6M to \$7M. He asks if anyone knows the cost estimate for the total project.

Councilman Vincent Loffredo replies that this question was asked earlier and answered by Planning & Zoning Director Joseph Samolis. The original proposal regarding this development, which has been in development since 2016, ranged from \$85M for the mega-project, which includes a reception center and other things, versus maintaining, developing, and expanding on the boathouse, maintaining and enhancing what was developed over many years. That boathouse is the original boathouse, which was built in the 1970s. This is the high school program, which has been around for many, many years. To his knowledge, no one has ever proposed that any existing structures, as part of riverfront development, not be maintained and enhanced. In addition, this work needs to be done if anything further is to be done. If we decide to go forward with the project, the reduced project would have three (3) architectural concepts – designs – as to how we might expand or retain or improve what is currently there, including if they have to expand the boathouse footprint, which would require digging the ground out and taking away the inappropriate elements that are currently there. In addition to what was mentioned earlier in terms of what is located there, that footprint goes from Columbus Point to where the boathouses are now, up to the waterfront and up to Sumner Creek. This gives us some idea, as well, as we talked about riverfront development. In this area alone, which we have already developed and enhanced and want to move forward on, just the cost of what will be involved, give us some sense as we explore more robustly the potential for further development of the riverfront going forward. Councilman Loffredo states that he supports putting this in place, adding that, if don't want to put it in place, especially if there is a sense that we don't want to enhance the crew program. What has happened is that the City started out and then the Wesleyan boathouse came along. Currently, that area services Middletown High, Xavier, and Wesleyan University. He is not aware if Mercy has a program. Over time, there is also a strong community program, which has developed, to get on the river in the spring and summer with community crew teams. That is the comprehensive plan that they are looking at. There is support -- unique support like those who play baseball or soccer or football – but the crew program in Middletown has developed over time. As mentioned, there was a lot of strong support in the community and beyond so that Middletown became a focal point for these regattas. Many people volunteered their time and coordinated the effort. He asks Councilman Pessina if he was on some of those committees. Councilman Loffredo notes that this is the nature that they are looking at to be put in place, noting that it is a fairly minimal expenditure at this point looking at what has already been expended. This puts a fine point as to where we are, dealing specifically with the current boathouse.

Councilman Faulkner replies that he does not know what funds Economic Development has in its fund balance.

Councilman Loffredo replies that, as Chairman of Economic Development, he asked that question. He understands that there will be \$80,000 still in the fund after this expenditure.

Councilman Faulkner asks if they feel strongly about this.

Councilman Loffredo replies that it was the Committee's recommendation, adding that this was a matter that came . . . an item that was on the November 4, 2019 agenda of the former Common Council and the question regarding coming up with the funding was not totally addressed. It is from that that this matter is now on our current agenda to consider whether or not we move forward with the expenditure of this money.

Councilman Faulkner has one last question: is the feeling that, once they do this design . . . do they already know what they want to do.

Councilman Loffredo replies that they are looking at three (3) things: (1) taking the current facility, looking at that structurally, whether they can just add on to that, enhance it in some way on the 2nd floor or whatever; (2) potentially removing what is currently there and shifting and developing a new, expanded footprint, taking the old one out and building a new one; and (3) the question came of potentially some coordination with the Wesleyan facility.

Councilman Faulkner asks what the economic incentive is.

Councilman Loffredo replies that it is the question of, in that area, what we are talking about in terms of attracting events on the river, having a boathouse there. There are events there, noting that Wesleyan uses their facility with events that attracts and brings in people from their sphere. The City has the high school involved with their events on the river as does Xavier. All of these events attract people into the City, who spend time here, particularly the events from Wesleyan. These events involve overnights and things of that nature with people spending a day or two around here.

Councilman Faulkner replies, so that is where (inaudible)

Councilman Loffredo interjects that it is like having a parade or having the motorcycle event on Main Street or the cars . . . these are events that attract folks who come to spend time. Also, it is a program that has been here a long time, noting that John Smith was a teacher in Middletown in the 1970s, a Wesleyan graduate, who started the whole program, noting that the building is named after him. The suggestion being made, whether or not there is an interest in the rowing community, to bring back a more robust

regatta – is a very worthwhile exploration, adding that we first must have this facility to attract and involve people to bring their boats and launch them.

The Chair calls on Councilwoman Linda Salafia.

Councilwoman Salafia states that she will not support this resolution. This is doing things out of order. They need a need master plan first because we need to know the design shapes. She has no problem with the boathouse, adding that we need a boathouse, but we don't know what it will look like in relation to the riverfront. To do that, we need a master plan and then we can decide. She knows that we will need remediation, but that is a different subject than the design decision. They are different. The design of the boathouse comes after the master plan. She reiterates that remediation is different. A master plan should now not take that long to develop. It should not take years. We need a consultant, an architectural firm to come in and just do it. It will not take years to develop and it needs to be done first.

The Chair calls on Councilman Philip Pessina.

Councilman Pessina states that what Councilman Loffredo said is absolutely correct. The reason why we want this work done, noting that the previous Economic Development Commission voted unanimously to get this done, is because the first conceptual drawings and the concept was beyond out pocketbook. This \$18,000 will go to improvements of the boathouse, smaller scale. As Councilman McKeon alluded to, bipartisanship, noting that "we" on the campaign trail talked about river development in a very meaningful and human way. We all need to see some kind of progress there. The remediation needs to happen right away, as Planning Director Joseph Samolis alluded to. Once that remediation is done, once we approve this \$18,000 opportunity to get a conceptual drawing of this area. He adds that he will be supporting this resolution. The boathouse is going to be there unless there is some extreme, new plan that pulls it all out. Where the boathouse is very conducive to rowing. As a Lion member for several years, and serving on the Planning Committee for the regatta, it was one of the greatest events that the City had. Tis rowing building will not only enhance the high school and university, as everyone mentioned, but we must look further down the road. To Councilman Faulkner's comment about economic development, we have bass tournaments here. The river is very attractive to these types of activities. He recalls that, as a kid, growing up, he remembers boat races on the river. They were well attended. Until we show the public that we are starting something on the riverfront – remediation, getting that boathouse done up to the Canoe Club, possibly getting a public boat launch -- we will have a document that doesn't say "we have to do it," but it will give us a roadmap for "if and when" we want to do that boathouse. The public is waiting to see some sort of development. It is not willy-nilly attack or plan. He has seen both of them over his years on the Police Department and sitting on this Council: that they continually show the boathouse, the Canoe Club, the boat launch all in that area. It is not money being expended for naught. He agrees that there needs to be a plan and that can be a plan too. We need to show the public, the boating public, the people who want to invest along the riverfront that we are doing something and doing something now in a thoughtful manner. He is definitely supporting this, adding that it is the first step of what we have all talked about during campaigning. He is sure that it will open up the area to economic development. He knows that it will happened based on his historical look on this river, from what he saw over several year working on the regatta. We will know what the capability is. We owe it to the high school students, to our adults and seniors, and to the university that uses the boathouse: to give them a much needed structure, which will take us into further development of the riverfront. He reiterates that it needs to be done and that the public is waiting.

The Chair calls on Councilman Edward McKeon.

Councilman McKeon states that he doesn't want anyone to misunderstand: he is all for a boathouse and for riverfront development. These programs – the Wesleyan program and the high school programs – can and will go on for year in the existing boathouse. He is not suggesting that we should wait for years. What he is suggesting is that this pent up desire to build has been here since the report first came out seven (7) years ago. There are members on this Council who were here when this report was delivered. The outcry has been "Let's get to the river" for as many years. What happened is that the committee was created and came back with an outrageous plan to build an \$85M boathouse. We have to understand that this is \$18,000. They come back with a plan for a specific place on the river. What that means is that this area can then not be used for anything else. With a boathouse comes the need for parking, for roads, and access to the river. We don't really know what DOT (Department of Transportation) is planning to do with the exit that goes by the existing boathouse. We don't have that plan because we haven't sat down. Having a masterplan will tell us what needs to be done, adding that this can be done expeditiously. We can do it as quickly as this Council acts on it. We need to find out what the entire plan is before we create something else and place it somewhere that is not part of a masterplan at this point. As Planning Director Joseph Samolis said, the remediation is going to go forward. That's great. The money will be spent; the earth will be dug out; it will be remediated, which is fantastic. But he maintains that, if we want to do this right, then we should look at the entire area. He quips that maybe this isn't the right place for the boathouse; maybe someone who really know what they are doing says it is 2500 feet down the river. He states that he doesn't know because he isn't an expert, but he would like to hear an expert talk about it. He doesn't think that any of us can speak to it at this point. He states that he will not be supporting this resolution.

Councilman Vincent Loffredo makes a point of information for the record.

Councilman Loffredo states that he did ask if we were to move the boathouse to another spot on the river, the costs would be enormous and the delay and the involvement of the Army Corps of Engineers and other folks, who need to be involved. To his knowledge and for any plan that he has been made aware of when they have talked with people about development on the river, at no time did anyone say that we ought to relocate what we currently have in terms of launches and so forth. The cost would be astronomical. AS or the delay, they are still waiting to hear back from the Army Corps of Engineers based on the fact that there is erosion further up. For the record, he wants to say that he did run through some of the costs and the engineering and the research that would have to be done and the fact that we have railroad tracks running the entire length before we get to the river. He reiterates that he wants to put that on the record for informational purposes.

The Chair calls on Councilman Eugene Nocera.

Councilman Nocera

Councilman Nocera states that he served on the Harbor Improvement Committee last term, noting that it is a great group with great expertise on the Committee. He is compelled to point out that the boat house was not placed where it is for willy-nilly reasons; rather, the bend in the river was deemed most appropriate -- safest place -- for the launch for that reason. We should recognize that there is precedent for us to move forward on small pieces, adding that, in fact, a year ago, this Council passed the grant to put transient dock just north of the Canoe Club. These transient docks, which are a phenomenal idea and which he supported, were ready to break ground when that Federal grant fell through. They are aggressively trying to get that funding replaced. He notes that we are looking to replace the railings thru Public Works along the harbor and boardwalk as they are deemed unsafe, adding that we move incrementally without the master plan because we have to. It is a combination, which he is supporting. We need a master plan, but we also need to move when we can.

The Chair calls on Councilwoman Linda Salafia.

Councilwoman Salafia states that she is in complete agreement with Councilman McKeon: we need to know what we are planning to do there. She does not foresee moving the boathouse or doing away with the boathouse. She expected the boathouse to expand and be used by the public. She notes that we really need to decide what we want it to look like: a quaint fishing village or ultra-modern. How do we want it to look? The only way to get a cohesive riverfront is by having a master plan. It is the guideline for contractors, architects, and investors in that area. Everyone keeps saying, if we have a master plan, my building is going to look like the building next to it, they will complement one another, not fighting against one another. If we keep doing this willy-nilly and piece by piece, then anything can be there. She believes that we are not going to lose the boathouse, but she reiterates that we need to be careful and do the master plan first and then do this work. She also indicates that she has a bit of a problem in that as the package from Planning & Zoning or Economic Development on the history of this whole procedure states in the last paragraph or so of that report that the original design with the banquet facility came in at \$68M. The report insinuated that, if we do not approve this \$18,000 and go with a smaller boathouse, it will only cost \$10M. In other words, if we don't approve this, then we are going to end up paying \$68M, which is not right. She states that, in her opinion, this work is being done in the wrong order: first have the master plan in place and then do the designs for the boathouse and anything else we think that we might want down there. If we don't have a master plan first, we will end up with a mish-mash.

The Chair calls on Councilman Anthony Mangiafico.

Councilman Mangiafico states that many of his concerns have already been voiced by Councilman McKeon and Councilwoman Salafia. He believes that the master plan should be guiding the entire development of the river, not the boathouse guiding the master plan. He is concerned that, if we spend this \$18,000 on the boathouse plan, then its aesthetics will guide the rest of the river, which is not how it should be: a piecemeal. He recounts that, during the campaign, we all said that we have one change of getting the riverfront correct and that all starts with the master plan. For these reasons, he will not be supporting this resolution this evening.

The Chair calls on Councilman Grady Faulkner, Jr.

Councilman Faulkner asks if moving this matter to next month will give the Committee enough time to give the Council a briefing so that we can see what they see, to get a better update.

Councilman Loffredo replies that this item ended up on this agenda because it was not addressed completely by the previous Council. Moving forward, this Council has concerns that this funding is driving this master plan. He does not believe that this is what we are doing, but he understands where people are coming from with that point of view. At the end of the day, this is a design. To answer Councilman Faulkner's question; if he wants to table it, he is not opposed.

Councilman Faulkner moves to table this item to a date certain, a month or two.

Councilman Loffredo asks if he wants a date certain, if he wants to come back next month.

Councilman Faulkner replies, "Yes, at least," adding that, if they can put together . . .

Councilman Loffredo interjects that issues have been raised here and that they will be addressed. At the end of the day, individuals have the right to be for or against, so this whole issue should wait until a whole master plan for the whole riverfront is put together, that is fine. At the end of the day, that is how the decision is going to be made, then that's fine, adding that this is not what it was intended to be in any shape or fashion so whatever is his desire. Councilman Loffredo asks if there is a motion, a second to the motion.

Councilwoman Linda Salafia seconds Councilman Faulkner's motion to postpone.

Councilman Pessina states "point of order."

The Chair calls on Councilman Philip Pessina.

Councilman Pessina asks what Councilman Faulkner's question was. He notes that Councilman Faulkner said that he wants to see something. Councilman Pessina states that this rendition will be done as a conceptual for \$18,000 for us see what the boathouse is going to look like on a scaled down version from the original, more expensive one. He believes that, once we see this, it may lessen the fears of the Councilmembers, who are worried about its looks. It will be a rendition that we can see and put our hands on. He asks if the Council wants to go that way. In his opinion, there is no need to postpone this; rather, he thinks that there is a need for us to see something, adding that he thinks that the public is also looking to see what the concept will be. He reiterates that this is what this \$18,000 allowance will allow an architect to do. He opines that, once we have that and you have this, we will be able to see where we will go and make a more informed decision, adding that, if we delay another month and another month, where are we going.

Councilman Faulkner replies that a lot has been brought up and, in fact, one of the concerns is whether the riverfront is going to be blocked off with this type of activity and how does that affect the regular community, adding that we are not all boaters.

Councilman Pessina replies that he wanted to see where Councilman Faulkner was coming from and now he understands. Thank you.

The Chair calls on Councilwoman Jeanette White Blackwell.

Councilwoman Blackwell asks as a point of clarification: are we suggesting that this matter be tabled to have a master plan developed.

(Unidentified speaker) No

Councilwoman Blackwell states that she wants to be clear as to why we are looking to table this item.

The Chair replies that he believes that Councilman Faulkner can speak to that question.

Councilman Faulkner replies that he is looking to table this item if this resolution is voted down, it is down. He adds that it would have been nice to hear from the Economic Development Commission, to have a presentation saying "this is what we see and this is the economic benefit to it." He states that he does not know whether or not they already have concept drawings.

Councilman Vincent Loffredo states "point of information."

The Chair calls on Councilman Vincent Loffredo.

Councilman Loffredo states that this comes out of the fact that, years ago, the Council established a Boathouse Committee, which has been in effect. The money that came in for remediation and the considerable amount of money that has already been expended from the State money with all of the concepts and so forth. This has been part of the City's look at this particular area – from Columbus Point to the boathouse and down a few other spots along the waterfront where they launch the boats – it's that area. Nobody has talked about the fact that it would be abandoned, which should be factored into the cost of doing something further. It is like the question of the chicken and the egg: that somehow, to his knowledge, this is not, in any shape or fashion, going to impact any master plan other than the fact that there is some sense that the boathouse, which has been there since the 1970s and it's now 2020, should be located someplace else and what the cost of that might be and the impact that would have on Wesleyan and Middletown High and that whole area. He does not think that is in the best interest of the City. For those, who want to table this for action, he thinks, because they are looking for more information, he won't say that they can't move to table; however, he is not sure that they will get much more information. The question here is a masterplan: this is not, it was never intended for a master plan.

Councilman Faulkner replies that he is not thinking . . .

Councilman Loffredo interjects, saying that this is all related to the boathouse and already having expended of \$1M+ for remediation and the development of a boathouse that is no longer in play.

The Chair calls on Corporation Counsel, Daniel Ryan, Esq.

Attorney Ryan addresses Councilman Faulkner, asking if the motion to table is to table to the next meeting.

Councilman Faulkner replies, "Yes, at least."

Attorney Ryan explains that the motion needs to be specific.

Councilman Faulkner replies, "Yes."

Attorney Ryan states, "To the February meeting."

Councilman Faulkner replies, "Yes."

Attorney Ryan asks Councilman Faulkner, "For what purpose?"

Councilman Faulkner replies that the tabling is so that the Council can be informed as to what the Economic Development Commission is looking at in making this proposal to the Council. The Council needs to know the economic value that they are considering as they invest money into it as well as the impact on the regular community, having use of that area.

Attorney Ryan reiterates that the motion is to table this item to the February meeting. He asks if there is a second to this motion.

Several unidentified speakers offer a second to the motion.

(Unidentified speaker) Councilwoman Salafia has already seconded the motion to table.

The Chair asks Councilman Nocera is he want to speak to the motion, noting that both he and Councilman McKeon have lights on.

Councilman Eugene Nocera states that he would like to speak to the issue. He states that he believes that the Council would benefit from more robust information from the Economic Development Commission as to the scope of the project, which they envision, and the economic benefit. He also supports that the Council move in a timely manner, so that it be addressed next month.

The Chair calls on Councilman Edward McKeon.

Councilman McKeon states that he would like to call the question . . . *(inaudible)*.

The Chair states that, in that case, the motion has been made and seconded so the Council will vote at this time on the motion to table. He adds that this motion provides that this item be addressed at the February Common Council meeting. The Chair calls for the vote. The motion is approved with nine (9) aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Nocera, and Salafia) and three (3) nay votes (Councilmembers Mangiafico, McKeon, and Pessina). The Chair states the matter passes with nine (9) affirmative votes and three (3) nay votes.

The Council Clerk asks to confirm the names of the nay votes. The Council Clerk also asks for the status of the initial motion to approve the resolution, which was moved by Councilman Loffredo and seconded by Councilman Pessina.

Corporation Counsel replies *(inaudible)*. The Clerk repeats the answer, saying that the motion to approve is disposed of by approval of the motion to table.

The Chair asks the Councilmember's, voting "no" just confirm their names for the record. The Chair confirms that the three (3) "no" votes are from Councilmembers Mangiafico, McKeon, and Pessina. The Chair reiterates that the Motion to Table is approved with nine (9) aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Nocera, and Salafia) and three (3) nay votes (Councilmembers Mangiafico, McKeon, and Pessina). The Chair states the matter passes with nine (9) affirmative votes and three (3) nay votes.

Councilman Faulkner adds that they should not forget to provide the requested information. *(Inaudible comments.)*

B. Approving the appointment of James O'Connell as an Alternate Member of the Planning & Zoning Commission of the City of Middletown, filling the balance of the 4-year term from January 6, 2020 to November 16, 2021, such vacancy created by the resignation of Christopher Sugar

APPROVED

RESOLUTION No. 02-20; K: review/ resolution/ CC James O'Connell PZC RES 02-20 – 6 Jan 2020

WHEREAS, due to the resignation of Planning & Zoning Commissioner Christopher Sugar, a vacancy on the Planning & Zoning Commission exists as an alternate member for the 4-year term ending November 9, 2021; and

WHEREAS, Chapter II, Section 8 “Vacancy in Office”, subparagraph D states that for vacancies in office other than the offices of Mayor and Deputy Mayor, at a regular or special meeting duly warned for that purpose and next following a Declaration of Permanent Vacancy in an Elective Office, the Common Council shall by majority vote fill such vacancy and such appointee shall be a member of the same political party as the predecessor in said office and shall be appointed for the remainder of the term of office whose position he/she has been appointed to fill;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: Approving that James O’Connell is appointed as an Alternate Member of the Planning & Zoning Commission of the City of Middletown, filling the balance of the 4-year term from January 6, 2020 to November 9, 2021, such vacancy created by the resignation of Planning & Zoning Commission Alternate Member Christopher Sugar.

Councilman Philip Pessina reads the resolution and moves to approve. Councilman Edward Ford, Jr. seconds the motion.

The Chair calls on Councilman Philip Pessina.

Councilman Pessina states that he has known Jim O’Connell and has seen him on football field. This nominee has done a lot in the community and he is a great citizen. He has a lot of interest in this position. Councilman Pessina wholeheartedly supports this appointment and ask the Council to give a fine Middletown citizen an opportunity to serve as an alternate on the Planning & Zoning Commission, reiterating that he has a lot to offer.

The Chair calls on Councilwoman Linda Salafia.

Councilwoman Salafia asks the nominee if he is sure that he doesn’t want to change his mind, quipping that a master plan is done by the Planning & Zoning Commission. This is his chance to opt out.

There being no further discussion, the Chair calls for the vote. The motion is approved unanimously with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The Chair states the matter is approved.

C. Approving that the Mayor is authorized to enter into the Amendment to the Tax Stabilization Agreement with Charles C. Hajjar, Trustee of 213 Court Street Realty Trust, and Charles C. Hajjar, Trustee of College Street Realty Trust, along with any related documents, prior to approval as to content and form by the Office of the General Counsel.

APPROVED

RESOLUTION NO: 03-20; K: review / resolution/ GCC tax Hajjr tax amendment 213 Court -- 03-20 – 6 Jan 2020

WHEREAS, the Common Council previously authorized and the mayor previously executed a tax stabilization agreement (the “**Agreement**”) among the City of Middletown (the “**City**”), and **Charles C. Hajjar, Trustee of 213 Court Street Realty Trust** (the “**Lessor**”), and **Charles C. Hajjar, Trustee of College Street Realty Trust** (the “**Lessee**”) (the Lessor and Lessee are referred to together as the “**Developer**”); and

WHEREAS, the Agreement provided a seven-year stabilization period so that the Developer could finance and build a multi-story mixed use residential building in downtown Middletown (the “**Project**”); and

WHEREAS, the Project is located at three parcels, 213 Court Street, 181 Court Street, and 138 College Street (the “**Property**”).

WHEREAS, the Developer encountered substantial hurdles in constructing the Project but nonetheless completed it, with the retail component now fully leased and the residential component nearly so; and

WHEREAS, the Developer took out a standard construction loan through Citizen’s Bank for the Project and recently identified an opportunity to convert the construction loan into a permanent loan by refinancing through Wells Fargo; and

WHEREAS, Wells Fargo has identified an issue with section 7 of the Agreement (the “**Non-Assignment Clause**”), which provides:

7. Non-Assignment: The approvals, benefits, and rights conferred by this Agreement, including the Deferred Assessment, inure only to the Developer. The Developer will not assign, sell, transfer, convey, delegate or otherwise dispose of the Property, this Agreement, or any of its rights and obligations under this Agreement in whole or in part, including by operation of law, change of control, or merger, without the prior approval of the City’s Common Council. Any purported actions or attempts to do so will be void, as will any actions or attempts to change the Developer’s ownership, membership, or management after the Effective Date without Common Council approval.

WHEREAS, the Non-Assignment Clause would prevent the tax stabilization benefits in the Agreement from passing through to a new owner in the event Wells Fargo had to foreclose on the Project; and

WHEREAS, this restriction means that, if a foreclosure occurred, the Project might remain vacant and therefore reduce the City's tax revenue; and

WHEREAS, a vacancy would also threaten the ancillary revenue and economic development that comes from having a high density residential development downtown, with a critical mass of residents who have substantial disposable income; and

WHEREAS, the Developer has every incentive to avoid foreclosure and the City has every incentive to make sure that if a foreclosure ever occurred, the Project would remain viable and could be picked up by a new developer; and

WHEREAS, the proposed refinancing through Wells Fargo furthers both of the Parties' interests; and

WHEREAS, Charles C. Hajjar and his related entities (the "**Hajjar Group**") have invested over \$50 million in downtown Middletown; and

WHEREAS, the Hajjar Group first purchased property in the City in the 1990's, which it still owns to this day; and

WHEREAS, the Hajjar Group owns a substantial real estate portfolio not just locally but nationally; and

WHEREAS, the Hajjar Group has never been foreclosed upon, nor even missed a mortgage payment for the entire portfolio; and

WHEREAS, the proposed refinancing would have no economic impact to the City; and

WHEREAS, Wells Fargo has requested a minor amendment to the Non-Assignment Clause to allow a transfer in the unlikely event of foreclosure (the "**Amendment**");

NOW THEREFORE BE IT RESOLVED that the Mayor is authorized to enter into the Amendment to the Tax Stabilization Agreement with Charles C. Hajjar, Trustee of 213 Court Street Realty Trust, and Charles C. Hajjar, Trustee of College Street Realty Trust, along with any related documents, prior to approval as to content and form by the Office of the General Counsel.

Fiscal Impact: None

**AMENDMENT TO REAL ESTATE TAX STABILIZATION AGREEMENT
BY AND AMONG
THE CITY OF MIDDLETOWN
AND
CHARLES C. HAJJAR, TRUSTEE OF 213 COURT STREET REALTY TRUST
AND
CHARLES C. HAJJAR, TRUSTEE OF COLLEGE STREET REALTY TRUST**

This is an amendment (the "**Amendment**") to a tax stabilization agreement (the "**Agreement**") among the City of Middletown (the "**City**"), and **Charles C. Hajjar, Trustee of 213 Court Street Realty Trust**, a Massachusetts real estate trust, having a mailing address of 30 Adams Street, Milton, MA 02186 (the "**Lessor**"), and **Charles C. Hajjar, Trustee of College Street Realty Trust**, a Massachusetts real estate trust, having a mailing address of 30 Adams Street, Milton, MA 02186 (the "**Lessee**"). The Lessor and Lessee are referred to together as the "**Developer**." The Agreement provided a seven-year stabilization period so that the Developer could finance and build a multi-story mixed use residential building in downtown Middletown (the "**Project**"). The Project is located at three parcels, 213 Court Street, 181 Court Street, and 138 College Street (the "**Property**"). The legal description for the Property is set forth in a Special Warranty Deed recorded in the City's land records at Book 1776, Pages 98-105. The Agreement is recorded in the City's land records at Book 1860, Pages 971-982. The effective date of this Amendment will be the date of the mayor's signature.

WHEREAS, the Developer encountered substantial hurdles in constructing the Project but nonetheless completed it, with the retail component now fully leased and the residential component nearly so; and

WHEREAS, the Developer took out a standard construction loan through Citizen's Bank for the Project and recently identified an opportunity to convert the construction loan into a permanent loan by refinancing through Wells Fargo; and

WHEREAS, Wells Fargo has identified an issue with section 7 of the Agreement (the "**Non-Assignment Clause**"), which provides:

7. Non-Assignment: The approvals, benefits, and rights conferred by this Agreement, including the Deferred Assessment, inure only to the Developer. The Developer will not assign, sell, transfer, convey, delegate or otherwise dispose of the Property, this Agreement, or any of its rights and obligations under this Agreement in whole or in part, including by operation of law, change of control, or merger, without the prior approval of the City's Common Council. Any purported actions or attempts to do so will be void, as will any actions or attempts to change the Developer's ownership, membership, or management after the Effective Date without Common Council approval.

WHEREAS, the Non-Assignment Clause would prevent the tax stabilization benefits in the Agreement from passing through to a new owner in the event Wells Fargo had to foreclose on the Project; and

WHEREAS, this restriction means that, if a foreclosure occurred, the Project might remain vacant and therefore reduce the City's tax revenue; and

WHEREAS, a vacancy would also threaten the ancillary revenue and economic development that comes from having a high density residential development downtown, with a critical mass of residents who have substantial disposable income; and

WHEREAS, the Developer has every incentive to avoid foreclosure and the City has every incentive to make sure that if a foreclosure ever occurred, the Project would remain viable and could be picked up by a new developer; and

WHEREAS, the proposed refinancing through Wells Fargo furthers both of the Parties' interests; and

WHEREAS, Charles C. Hajjar and his related entities (the "**Hajjar Group**") have invested over \$50 million in downtown Middletown; and

WHEREAS, the Hajjar Group first purchased property in the City in 2003, which it still owns to this day; and

WHEREAS, the Hajjar Group owns a substantial real estate portfolio not just locally but nationally; and

WHEREAS, the Hajjar Group has never been foreclosed upon, nor even missed a mortgage payment for the entire portfolio; and

WHEREAS, the proposed refinancing would have no economic impact to the City; and

WHEREAS, Wells Fargo has requested a minor amendment to the Non-Assignment Clause to allow a transfer in the unlikely event of foreclosure; and

WHEREAS, the General Counsel Commission has determined the Amendment is proper as to form; and

WHEREAS, the Common Council has authorized the mayor to execute this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreements stated herein, the City and Developer agree as follows:

The Non-Assignment Clause is hereby amended to read as follows, with the bold language indicating the new and agreed-upon language required to secure refinancing through Wells Fargo:

7. Non-Assignment: The approvals, benefits, and rights conferred by this Agreement, including the Deferred Assessment, inure only to the Developer. The Developer will not assign, sell, transfer, convey, delegate or otherwise dispose of the Property, this Agreement, or any of its rights and obligations under this Agreement in whole or in part, including by operation of law, change of control, or merger, without the prior approval of the City's Common Council. Any purported actions or attempts to do so will be void, as will any actions or attempts to change the Developer's ownership, membership, or management after the Effective Date without Common Council approval. **This restriction will not apply in the event that the Property is foreclosed upon. If foreclosure is commenced, the Developer will promptly provide the City with notice.**

All other provisions of the Agreement remain unchanged and in full force and effect.

[Remainder of page left blank intentionally, signature page to follow]

BY SIGNING BELOW, THE PARTIES CONFIRM THAT THEY HAVE CAREFULLY READ AND UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT, ENTER INTO THE AGREEMENT KNOWINGLY, VOLUNTARILY, AND OF THEIR OWN FREE WILL, UNDERSTAND ITS TERMS AND THEIR SIGNIFICANCE, AND INTEND TO ABIDE BY ITS PROVISIONS WITHOUT EXCEPTION.

WITNESS:

CITY OF MIDDLETOWN

Benjamin D. Florsheim
Its Mayor, Duly Authorized

Date: _____

APPROVED AS TO FORM:

Office of the General Counsel

WITNESS:

DEVELOPER

Charles C. Hajjar

Its Trustee
And Not Individually
Hereunto Duly Authorized

Date: _____

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**REAL ESTATE TAX DEFERRAL AGREEMENT
 BY AND BETWEEN
 THE CITY OF MIDDLETOWN
 AND
 213 COURT STREET REALTY TRUST**

This agreement to fix the assessment of a property located at 181 and 213 Court Street and 138 College Street ("Agreement") is made by and between the City of Middletown, 245 deKoven Drive, Middletown, Connecticut 06457, a municipal corporation, having its territorial limits within the County of Middlesex and State of Connecticut (the "City"), and Charles C. Hajjar, Trustee of 213 Court Street Realty Trust, a Massachusetts real estate trust, having a mailing address of 30 Adams Street, Milton, MA 02186 (the "Lessor"), and Charles C. Hajjar, Trustee of College Street Realty Trust, a Massachusetts real estate trust, having a mailing list of 30 Adams Street, Milton, MA 02186 (the "Lessee"), known together as the "Developer" and known collectively with the City as the "Parties," and effective as of the date that this Agreement is signed by the City's Mayor (the "Effective Date").

WITNESSETH THAT:

WHEREAS, the Developer has timely filed with the City an application for tax incentive (the "Application") indicating the Developer's intent to develop the Property, and is requesting that the City grant the tax incentive set forth in detail in this Agreement; and

WHEREAS, the Developer plans to construct a mixed use building as detailed in the Application and the attached Appendix A (the "Development Work") on a property known as 181 Court Street, 213 Court Street and 138 College Street in Middletown, Connecticut (the "Property"); and

WHEREAS, such Development Work shall cost the Developer more than three million dollars; and

WHEREAS, the Developer wishes to receive a tax incentive authorized by Middletown City Ordinance Section 272-9 and C.G.S. § 12-65b for said Development Work; and

WHEREAS, the Economic Development Committee has determined the Developer's application conforms to and complies with the City's requirements; and

WHEREAS, the Common Council has authorized the Mayor to execute this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreements stated herein, the City and Developer agree as follows:

- 1. Use of Property:** After the Development Work has been completed and the Developer has obtained a certificate of occupancy, the Developer proposes to use the Property for the purposes detailed in Appendix A.

- 2. Period of Development:** The Developer shall commence the Development Work described in the Application and in Appendix A not later than February 2, 2016, and the Development Work shall be completed by February 2, 2018. This period is hereby designated the "Period of Development."

The parties agree that should the Development Work not be completed by such time, this Agreement shall be null and void. An extension of such deadline may be requested by the Developer and must be approved by the City.

- 3. Description and Cost of Work to be Performed:** The Development Work, as set forth in the Application and detailed in Appendix A, is incorporated herein so that all representations by the Developer contained in such Application and detailed in Appendix A shall be construed to be material inducements for the execution of the Agreement by the City.

The Developer declares that the cost (excluding property acquisition and soft costs) of the Development Work will be approximately Eighteen Million Dollars and Zero Cents (\$18,000,000.00).

4. Tax Incentive and Benefit:

- a. The base assessment of the Property during the Period of Development shall be Eleven Million, Eight Hundred Nineteen Thousand, Five-Hundred Sixty Dollars and Zero Cents (\$11,819,560.00) (the "Base Assessment"). Such Base Assessment is subject to recalculation for any City-wide revaluation.
- b. In addition to the provisions of Section 2 of this Agreement, the Period of Development shall terminate, and the phase-in of the increase in assessment attributable to the Development Work shall commence on, the October 1st after any of the following occurs:
 - i. The issuance of a final Certificate of Occupancy for all of the proposed residential units; or
 - ii. The date that the improvement is sufficiently complete to be used as intended as determined by the Chief Building Inspector.
- c. Upon the completion of the Development Work and the issuance of a final Certificate of Occupancy for all of the proposed residential units, the City Assessor shall determine the post-development assessment for the Property in accordance with C.G.S. § 12-53a (the "Post-Development Assessment"). The amount of the Post-Development Assessment in excess of the Base Assessment shall constitute the increase in assessment attributable to the Development Work, which is eligible for deferment and phase-in under this Agreement (the "Deferred Assessment.")

d. The Deferred Assessment shall be phased-in according to the following schedule:

Year 1-	2% of the Deferred Assessment shall be assessed in addition to the Base Assessment;
Year 2-	5% of the Deferred Assessment shall be assessed in addition to the Base Assessment;
Year 3-	5% of the Deferred Assessment shall be assessed in addition to the Base Assessment;
Year 4-	10% of the Deferred Assessment shall be assessed in addition to the Base Assessment;
Year 5-	15% of the Deferred Assessment shall be assessed in addition to the Base Assessment;
Year 6-	20% of the Deferred Assessment shall be assessed in addition to the Base Assessment; and
Year 7-	20% of the Deferred Assessment shall be assessed in addition to the Base Assessment.

After Year 7, this Tax Deferral Agreement shall terminate, pursuant to C.G.S. § 12-65b, and the full value of the Development Work shall be assessed in addition to the Base Assessment.

5. City-wide Revaluation: In the event of a general revaluation by the City:

a. If a city-wide revaluation occurs at any time after the Effective Date, and if that general revaluation results in a change of the Base Assessment or the Post-Development Assessment, the resulting difference between the Post-Development Assessment after the revaluation and the Base Assessment after the revaluation will be considered the new and revised Deferred Assessment, which will be applied according to the assessment deferral schedule described in Section 4(d). Any new and revised Deferred Assessment will be applied until the termination of this Agreement or any subsequent city-wide revaluation, at which time the Deferred Assessment will be recalculated by the method described above.

b. Nothing contained in this Agreement shall be construed to defer any increase in the assessment of the Property not attributable to the Development Work.

6. Improvement Inspection and Certification: The completed Development shall be subject to inspection and certification by the City as being in conformance with the criteria established under the Connecticut General Statutes, City Ordinances, and applicable provisions of the State Building Code, the State Fire Code, the State Public Health Code, the Housing Code of the City of Middletown, and the Zoning Code of the City of Middletown, as such statutes, codes, and ordinances may from time to time be amended.

Additionally, within sixty days of the Developer obtaining any Certificate of Occupancy for the Development Work, the City shall perform an audit of those items set forth in C.G.S. § 12-53 (books, papers, and other documents, including but not limited to, federal tax forms relating to the acquisition and cost of fixed assets, general ledgers, balance sheets, disbursement ledgers, fixed asset and depreciation schedules, financial statements, invoices, operating expense reports, capital and operating leases, conditional sales agreements, and building or leasehold ledgers). The audit will be performed in accordance with the confidentiality provisions of C.G.S. § 1-201(b) (exempting disclosure of commercial and financial information given in confidence). The audit will be used so that the City can certify that the Developer has spent approximately Eighteen Million Dollars (\$18,000,000) on the Development Work, with reasonable allowance for cost savings, and that such work is in compliance with the Application and Appendix A. Failure of the Developer to meet the aforesaid requirements will constitute a material breach of this Agreement.

7. **Non-Assignment:** The approvals, benefits, and rights conferred by this Agreement, including the Deferred Assessment, inure only to the Developer. The Developer will not assign, sell, transfer, convey, delegate or otherwise dispose of the Property, this Agreement, or any of its rights and obligations under this Agreement in whole or in part, including by operation of law, change of control, or merger, without the prior approval of the City's Common Council. Any purported actions or attempts to do so will be void, as will any actions or attempts to change the Developer's ownership, membership, or management after the Effective Date without Common Council approval.
8. **Invalidity of Provisions:** If any paragraph, section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the remaining portions of this Agreement shall be deemed to be invalid, and this entire Agreement and all tax incentives created herein shall be null and void.
9. **Termination of Agreement:** The Developer shall be in default and this Agreement shall be terminated effective immediately if the Developer fails to fulfill any terms of this Agreement or should any of the following occur:
 - a. The Developer does not complete the Development Work in conformance with the Application and Appendix A including any subsequently approved amendments or modifications thereto;
 - b. The Development Work, as completed does not result in an increase in a Post-Development Assessment of at least One Hundred Thousand Dollars and Zero Cents (\$100,000.00) over the Base Assessment prior to the Development Work;
 - c. The Development Work is not commenced by the dates set forth in this Agreement;
 - d. Upon the completion of the Development work the Developer is delinquent in the payment of real estate taxes levied on the Property by no more than sixty (60) days;

- e. The Developer has a legal or equitable interest in any property in the City for which taxes are delinquent;
- f. The Developer receives an abatement or deferral of increases attributable to the improvements under any other assessment deferral or tax abatement program;
- g. The Property receives federal or state subsidies which include payment of local taxes for more than twenty-five percent of the dwelling units, or payment-in-lieu-of taxes (PILOT);
- h. The residential units for the Property are anything other than market-rate housing or receive any government subsidies.

In the event that this Agreement is terminated as a result of the failure of the Developer to meet the obligations contained in this Agreement, the Developer shall be required to repay the City the dollar amount of any incentive received by the Developer in this Agreement.

10. Remedies Not Exclusive: In the event that the Developer is in default, the City may take any legal and equitable action available to it, and may demand that any Deferred Assessment granted hereunder be repaid dollar-for-dollar.

11. Miscellaneous:

- a. The Developer agrees to abide by all applicable local ordinances and state statutes and to perform all work in compliance with such statutes and ordinances.
- b. The Developer agrees to abide by all provisions contained in Resolution #13-15, which was approved by the Middletown Common Council on February 2, 2015, and which is hereby incorporated into this Agreement by reference (see "Resolution #13-15" attached hereto as Appendix B). Consistent with Resolution #13-15:
 - i. The City shall cap the building permit fee at \$142,600.00 for real property improvements located at the Property; and
 - ii. The parties agree that the City intends to construct a new parking garage. While such construction is taking place, the Developer agrees that it shall provide the City with 175 parking spaces at \$20.00 per space per month at a parking garage owned by the Developer located at 213 Court Street, Middletown, Connecticut. The Developer shall provide the aforementioned parking spaces to the City from the date the City commences construction on the City's parking garage for a period of at least eighteen (18) months, or until the completion date of the City's parking garage, whichever event occurs later but not to exceed twenty-four (24) months. The City shall notify the Developer, in writing, of the date upon which construction commences upon the City's new parking garage ("Commencement Notice") upon the receipt of which notice parking rights in accordance with this sub-paragraph (ii) shall commence.

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On or before the first day of the month following the receipt of the Commencement Notice, the City shall make payment to Developer in the amount of three thousand five hundred (\$3,500.00) dollars which amount shall be paid month to month thereafter for a period of at least eighteen (18) months and terminating on the last day of the month following receipt of written notice from the City of its completion of construction of its parking garage but not to exceed twenty-four (24) months. The City shall give the Developer 60 days written notice of any extension beyond the initial 18-month period. The City agrees that, for the duration of this lease, the 175 spaces shall be included in the 374 spaces that the Developer reserves for public parking, reducing the effective number of spaces reserved for the general public to 199. The City agrees that, in the event of 1) expiration of this lease or 2) expiration of the time in which to give the Commencement Notice, the number of spaces that must be reserved for the general public shall be reduced from 374 to 355. If the Commencement Notice is not received before November 1, 2022, all obligations under this subparagraph 11.b.ii shall expire.

- c. Any of the provisions of this Agreement may be amended only in writing. Such amendments shall be effective, provided both parties to the Agreement have given their prior consent to the change.
- d. This Agreement incorporates all of the understandings of the parties hereto and supersedes any prior agreements, whether written or oral, reached by the parties prior to the execution of this Agreement.

[Remainder of page left blank intentionally, signature page to follow]

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BY SIGNING BELOW, THE PARTIES CONFIRM THAT THEY HAVE CAREFULLY READ AND UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT, ENTER INTO THE AGREEMENT KNOWINGLY, VOLUNTARILY, AND OF THEIR OWN FREE WILL, UNDERSTAND ITS TERMS AND THEIR SIGNIFICANCE, AND INTEND TO ABIDE BY ITS PROVISIONS WITHOUT EXCEPTION.

WITNESS: CITY OF MIDDLETOWN, CONNECTICUT

[Signature]
Linda Betencourt
[Signature]
Mayor Daniel T. Drew
Its Mayor, Duly Authorized
Date: 2/19/16

APPROVED AS TO FORM:

[Signature]
Office of the General Counsel

WITNESS: Joseph E. Olbrys LESSOR: 213 Court Street Realty Trust

[Signature]
[Signature], Trustee
Charles C. Hajjar
Its Trustee
And Not Individually
Hereunto Duly Authorized
Date: 2/12/16

Page 8 of 12

WITNESS: *Joseph E. Olbrys*

LESSEE: *College Street Realty Trust*

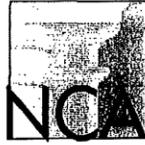
Joseph E. Olbrys

[Signature] Trustee

Charles C. Hajar
Its Trustee
And Not Individually
Hereunto Duly Authorized

Date: 2/2/16

[Remainder of page left blank intentionally, appendices to follow]



NORTHEAST
COLLABORATIVE
ARCHITECTS

138 COLLEGE STREET HOUSING DEVELOPMENT

138 College Street Housing Development is an 93-unit, market rate apartment complex located at the corner of College and Broad Streets, directly adjacent to the Middlesex Corporate Center Building and Parking Garage. The building is an L-shape plan, fronting College Street to the south and Broad Street to the west, reinforcing an already-established streetscape and building massing. The remaining land between the new housing development, the office building and the parking garage will be developed as a courtyard for use by the residents of the building.

The building will be 6-stories high, with a taller clock-tower element at the corner of College and Broad. The first, or ground, level will have commercial space, amenities for apartment residents (fitness room, community room, and management office), as well as apartments facing into the courtyard. The total non-residential space allocation is as follows:

	Approximate SF	Proposed Rental Rates
Commercial Space (A)	960	\$15.00 psf NNN
Commercial Space (B)	730	\$15.00 psf NNN
Commercial Space (C)	730	\$15.00 psf NNN
Total Commercial Space	2420	\$15.00 psf NNN
Amenity Space (Fitness)	350	\$0.00
Amenity (Community)	1090	\$0.00
Management Office	550	\$0.00
Total Amenity Space	1990	\$0.00

Resident apartments comprise the remainder of the first floor, the second through fifth floors, and the 6th floor "penthouse" level (larger apartments). They are distributed as follows (+ units are located on the penthouse level)

	# Units	Approx. SF	Proposed Rental Rates*
2 BR	18	1150	\$2,645.00/mo
1 BR	52	850	\$1,955.00/mo
1 BR +	8	1075	\$2,472.50/mo
Studio	13	590	\$1,357.00/mo
Studio +	2	635	\$1,460.50/mo
Total	93	82,440	-

*\$2.30 psf

The basement level (approx. 4500SF) connects the new building to the existing parking garage and includes some tenant storage, as well as mechanical, electrical, and trash/recycling collection space.

APPENDIX B:

Resolution Number: 13-15
Resolution Number: 06-15
Date:

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN ECONOMIC DEVELOPMENT INCENTIVE PROPOSAL FOR A MIXED USE DEVELOPMENT AT THE CORNER OF BROAD STREET AND COLLEGE STREET.

Whereas, Encouraging downtown residential market rate development has been a long-standing policy goal of the City; and

Whereas, the 1993 Downtown Visions Plan had a simple goal to attract more people and investment to downtown, especially a critical mass of market rate to upper income targeted units; and

Whereas, Hajjar Management Co., Inc. (hereinafter referred to as the "Developer") proposes to develop a mixed-use development with 89 units of market rate apartments and 5,000 square feet of first floor retail space at the corner of Broad Street and College Street (hereinafter referred to as the "Project"); and,

Whereas, the Developer will secure and invest approximately \$20 million in construction financing for the Project;

Whereas, 213 Court Street, 138 College Street and 181 Court Street are assessed currently at \$11,819,560 (hereinafter referred to as the "Base Assessment") and the Project will add approximately \$8.4 million in assessed value to the grand list; and,

Whereas, at the December 3, 2014 meeting of the Economic Development Committee (EDC), the Committee voted to recommend a 7 year fixing of the assessment and capping the building permit fee at \$142,600.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: the Mayor shall be authorized to execute an agreement for the Project to fix of the assessment for a period of 7-years pursuant to Section 272-9(F) of the Middletown Code of Ordinances and authorized by C.G.S. 12-65b according to the following table:

Year 1-	2% of assessed increase above the Base Assessment;
Year 2-	5% of assessed increase above the Base Assessment;
Year 3-	5% of assessed increase above the Base Assessment;
Year 4-	10% of assessed increase above the Base Assessment;
Year 5-	15% of assessed increase above the Base Assessment;
Year 6-	20% of assessed increase above the Base Assessment;
Year 7-	20% of assessed increase above the Base Assessment;

; and,

BE IT FURTHER RESOLVED; That an executed agreement shall commence after issuance of a final Certificate of Occupancy and shall be contingent upon the obligations contained within such agreement including the a description of the Project; and,

BE IT FURTHER RESOLVED; That the Mayor shall be authorized to cap the building permit fee at \$142,600 for real property improvements located at 213 Court Street, 138 College Street and 181 Court Street pursuant to Section 272-9(H) of the Middletown Code of Ordinances; AND

BE IT FURTHER RESOLVED; Hajjar will provide to the city at the cost of \$20 per space, 175 spaces for 18 months or until completion of the new parking garage; and

BE IT FURTHER RESOLVED; That the project be presented to both the Planning and Zoning Commission and the Middletown Preservation and Design Review Board for approvals; and

BE IT FURTHER RESOLVED; That the City's standard non-assignment clause provide that the approvals and benefits that we are conferring tonight shall inure to Hajjar Management Company and/or the current property owner, not to any successors or assigns thereof without approval of the Common Council nor shall such benefits inure to either entity without approval of the Common Council if their respective majority ownership or principles or management personnel change from the current structure.

Submitted by: Councilmen;
Michael Wackern, Director Planning, Conservation, and Development

Status: POSTPONED TO FEBRUARY 2, 2014
by the Common Council, City of Middletown
at its meeting held on: JANUARY 5, 2015

Status: AMENDED AND APPROVED
by the Common Council, City of Middletown
at its meeting held on: FEBRUARY 3, 2015

FISCAL IMPACT: A detailed cost benefit analysis is provided in a separate report for the Council. In summary, this project will add over \$12 million in new taxable value to the grand list.

The costs are a combination of actual costs and opportunity costs. The actual costs to the City Budget are \$18,407. This amount is based on the lower taxes collected compared to the approximate taxes that are collected for the area of land to be developed.

The opportunity costs include the fixing of the assessment and waived building permit fees. These costs exist only as part of an incentive to attract a new development to Downtown Middletown and have a \$12 million construction project.

The direct benefits in revenue to the City of Middletown are detailed in the report provided. In summary:

- The City collects \$18,407 in taxes without this development. In year 1, the City collects \$149,656 in taxes and building permit fees.
- When the fixed assessment has expired, the City will collect approximately \$352,800 in property taxes, based on current values and tax rate.
- The City will recoup its investment in year 1, and has positive cash flow in year 1.

The indirect benefits include increased taxable personal property, increased automobile taxes, and 89 new households visiting restaurants and businesses downtown.

Received for Record at Middletown, CT
 On 02/19/2016 At 10:34:10 am
 -3- 

Councilwoman Meghan Carta reads the resolution and moves to approve. Councilman Vincent Loffredo seconds the motion.

There being no discussion, the Chair calls for the vote. The motion is approved unanimously with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The Chair states the matter is approved.

D. Approving that, based on available funding and departmental requests, the CNR Plan for the Middletown Fire Department for fiscal years 2020-2023 is approved as presented; and that any funds remaining in the Middletown Fire Department CNR plan be transferred into the following fiscal year.

APPROVED

RESOLUTION NO: 04-20; K: review / resolution/ Fire CNR RES 04-20 – 6 January 2020

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: That based on available funding and departmental requests, the CNR Plan for the Middletown Fire Department for fiscal years 2020-2023 is approved as follows; and

BE IT FURTHER RESOLVED: That any funds remaining in the Middletown Fire Department CNR plan be allowed to be transferred into the following fiscal year:

2020-2021

Radio Equipment	\$2,500	Spare batteries for mobil radios
Major Appliances	\$1,000	
Major Facility Repairs	\$1,000	
Fire Hose and Equipment	\$2,000	
Command Vehicle Replacement	\$70,000	Replacement of 2006 vehicle
TNT Rescue Tool Upgrades	\$22,000	Battery Operated Hydraulic Rescue Tool
Computer/Technology Upgrades	\$1,000	
Outdoor Power Equipment	\$1,000	
Specialized Rescue and Testing Equipment	\$5,000	Dive equipment upgrades
Training Equipment	\$1,000	
Parking Lot Repairs	\$1,000	
Gym Equipment and Upgrades	\$2,000	
Total	\$109,500	

2021-2022

Radio Equipment	\$2,000	Spare batteries for mobile radios
Major Appliances	\$1,000	
Major Facility Repairs	\$5,000	
Fire Hose and Equipment	\$2,000	
SCBA Cylinders	\$1,000	
Zodiac Vessel Replacement Motors	\$5,000	Replacement of two outboard motors
Station Furniture	\$2,000	
Computer/Technology Upgrades	\$2,000	
Outdoor Power Equipment	\$1,000	
Specialized Rescue and Testing Equipment	\$6,000	Dive Comms upgrades
Staff Vehicle Replacement	\$50,000	Replacement of 2006 vehicle
Training Equipment	\$1,000	
Gym Equipment and Upgrades	\$6,000	
Total	\$84,000	

2022-2023

Radio Equipment	\$3,000	Spare batteries for mobile radios
Major Appliances	\$1,000	
Major Facility Repairs	\$1,000	
Fire Hose and Equipment	\$3,000	
TNT Rescue Tool Upgrades	\$10,000	Hydraulic rescue rams
SCBA Cylinders	\$5,000	Replacement of cylinders 15 years old
Station Furniture	\$5,000	
Computer/Technology Upgrades	\$3,000	
Outdoor Power Equipment	\$1,000	
Specialized Rescue and Testing Equipment	\$10,000	2 Dive team dry suits
Training Equipment	\$1,000	
Gym Equipment and Upgrades	\$7,000	
Total	\$50,000	

Fiscal Impact: All funding of the Fire Department CNR will be accounted for through the Department's Operational Budget by annual contributions.

Councilman Darnell Ford reads the resolution and moves to approve. Councilman Grady Faulkner, Jr. seconds the motion.

The Chair calls on Councilman Vincent Loffredo.

Councilman Loffredo states that he would like to clarify. He asks if this material will be part of the proposed new budget, in part. The Chair replies, "Correct."

Councilman Loffredo asks if, during the process of budget deliberations, if, by chance, this material needs to be modified, there would have to be some recognition that it would have to be modified. He asks if that is correct. The Chair replies, "That is correct."

There being no further discussion, the Chair calls for the vote. The motion is approved unanimously with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The Chair states the matter is approved.

15. Mayor's Appointments

APPROVED

The Chair reads the list of proposed appointments. He asks for a motion to approve.

Councilman Eugene Nocera moves to approve the proposed appointments as presented. Councilman Philip Pessina seconds the motion.

The Chair calls on Councilman Vincent Loffredo. Councilman Loffredo presents a point of information. Under the Public Safety telecommunications Commission, the Chair has mentioned Susan Bransfield, who is not a Middletown elector, for the Town of Portland. He asks if this is something that the Chair is involved in, that the Council approves her appointment. The Chair replies that the reason her Susan Bransfield's presence on this committee is that Middletown's telecommunications/emergency response district includes the Town of Portland, so her presence on this committee is required.

The Chair calls on Councilman Edward McKeon. Councilman McKeon states that Ani Zarkarian's name is spelled with A's, not E's. The Chair states that he did notice that and it will be corrected for the record.

The Chair calls on Councilman Edward Ford, Jr. Councilman Edward Ford states that Joseph Samolis is replacing Tine Gomes. Is that Tina Gomes? There is an "e" there, so he wants to clarify.

There being no further discussion, the Chair calls for the vote. The motion is unanimously approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia). The matter is approved.

Citizens Advisory Committee:

- **Monica Belyea (U):** remove as At-Large CAC member and appoint as Downtown CAC member, filling the balance of the 4-year term to August 31, 2023, the seat held by Jamie Middleton (D)
- **Jamie Middleton (D):** remove as Downtown CAC member and appoint as At-Large CAC member, filling the balance of the 4-year term to August 31, 2023, the seat held by Monica Belyea (U)
- **Michael Fallon (D):** appoint as Downtown CAC member, filling balance of 4-year term to August 31, 2021, vacancy created by resignation of Karline Duplesis (U)
- **Vincent Synkowicz (R):** remove as At-Large CAC member and appoint as Westfield CAC member, filling the balance of the 4-year term to August 31, 2023, the seat formerly held by William Prevatte (D)
- **Camille Smith (D):** remove as South Farms CAC member and appoint as At-Large CAC member, filling the balance of the 4-year term to August 31, 2021, the seat formerly held by Vincent Synkowicz (R)
- **Gerald Daley (D):** appoint as South Farms CAC member to balance of the 4-year term to August 31, 2023, the seat formerly held by Camille Smith (D)

Board of Ethics:

- **John Shaw (D):** reappoint as regular member, filling balance of 5-year term to December 1, 2024
- **Gregory Harris (U):** reappoint as regular member, filling balance of 5-year term to December 1, 2023
- **Deborah Kleckowski (R):** appoint as regular member for balance of 5-year term to December 1, 2021, filling vacancy created by resignation of Corrine Dorsey (R) in November 2016

Parking Advisory Committee:

- **Maria Kalita (D):** appoint as regular member to balance of 3-year term to August 31, 2020, seat formerly held by Quentin Phipps (D)
- **Peter Harding (R):** reappoint as regular member to balance of 3-yr term to August 31, 2020
- **Welles Guilmartin (U):** reappoint as regular member to balance of 3-year term to August 31, 2021
- **Marc Levin (D):** reappoint as regular member to balance of 3-year term to August 31, 2022
- **Jennifer Alexander (D):** reappoint as regular member to balance of 3-year term to August 2022

Conservation/Agriculture Commission:

- **David Bauer (R):** reappoint as regular member to balance of 3-year term to February 15, 2022
- **Robert Daniels (R):** reappoint as regular member to balance of 3-year term to February, 15,2022
- **Katherine Owens (D):** reappoint as regular member to balance of 3-year term to February, 15, 2022

Inland Wetlands & Watercourses Agency:

- **Fred Terrasi (R):** reappoint as regular member to balance of 3-year term to October 31, 2021
- **Robert Whitney (D):** reappoint as regular member to balance of 3-year term to October 31, 2022
- **John Piper (D):** reappoint as alternate to balance of 5-year term to October 31, 2024

Middletown Preservation & Design Review:

- **Harvey Cushing (D):** reappoint as regular member to balance of 3-year term to July 31, 2022
- **Molly Salafia (R):** reappoint as regular member to balance of 3-year term to July 31, 2022

- **Christina Wasch (D)**: reappoint as regular member to balance of 3-year term to July 31, 2022

Public Safety Telecommunications Commission:

- **Eugene Nocera (D)**: appoint as Councilmanic representative from Public Safety Commission to 4-year term to November 14, 2023, replacing former Councilman Robert Santangelo
- **Ross Andrews (Westfield Fire District)**: reappoint to 3-year term to July 31, 2022
- **David Darling (South Fire District)**: reappoint to 3-year term to July 31, 2022
- **Susan Bransfield (Town of Portland)**: reappoint to 3-year term to July 31, 2022

Recreation & Senior Services Commission:

- **Lincoln Everest (D)**: reappoint to 3-year term to December 31, 2022 (correction)

Human Relations Commission

- **Brandie Doyle (D)**: reappoint as regular member to 3-year term to January 31, 2022
- **Deborah Ruimerman (U)**: reappoint as regular member to 3-year term to January 31, 2022
- **Howard Thody (D)**: reappoint as regular member to 3-year term to January 31, 2022
- **Sanji Lawrence (D)**: appoint as regular member to fill balance of 3-year term to January 31, 2020, created by resignation of Jeanette White Blackwell (D)
- **Justin Carbonella (D)**: reappoint to 3-year term as regular member to January 31, 2023
- **Precious Price (U)**: reappoint as regular member to 3-year term to January 31, 2023

Affirmative Action Monitoring Committee

- **Laurie Palmer (D)**: appoint as regular member to fill balance of 3-year term, to April 30, 2020, filling vacancy created by removal of Alicia Moody (D)

Technology Advisory Committee

- **Karen Warren (D)**: appoint as member of public to fill balance of 4-year term to December 1, 2022, replacing Salvatore Micciulla (D)
- **Joseph Samolis (D)**: appoint as City Employee representative to balance of 4-year term to December 1, 2022, filling vacancy created by retirement of Tina Gomes (D)

Youth Government Appointments

- **Evan Davis**: reappoint as student member of Human Relations Commission to July 1, 2020
- **Ani Zakarian**: reappoint as student member of Human Relations Commission to July 1, 2020

Woodrow Wilson/Keigwin Building Committee

- **Anita Dempsey-White (D)**: appoint as Board of Education representative, replacing Christopher Drake (D)

16. Meeting Adjourned

There being no further business, Councilman Grady Faulkner, Jr. moves to adjourn. Councilwoman Linda Salafia seconds the motion.

There being no discussion, the Chair calls for a vote. The motion is unanimously approved with 12 aye votes (Councilmembers Blackwell, Carta, Faulkner, D. Ford, E. Ford, Gennaro, Loffredo, Mangiafico, McKeon, Nocera, Pessina, and Salafia).

The Chair declares that the meeting is adjourned at 8:00 PM.

ATTEST:

LINDA S.K. REED,
COMMON COUNCIL CLERK

K: review/ minutes/ 20 January 06 – Regular Meeting minutes – 6 January 2020