

CITY OF HARTFORD COURT OF COMMON COUNCIL

VIRTUAL PUBLIC HEARING AGENDA



MONDAY JUNE 21, 2021

LIVESTREAMING ON WWW.HPATV.ORG

7:00 PM

Attest: Noel F. McGregor, Jr.
Town & City Clerk



CITY OF HARTFORD

OFFICE OF THE TOWN AND CITY CLERK

550 MAIN STREET

HARTFORD, CONNECTICUT 06103

NOEL F. MCGREGOR, JR.
TOWN & CITY CLERK
REGISTRAR OF VITAL STATISTIC

VIRTUAL PUBLIC HEARING LEGAL NOTICE **MONDAY JUNE 21, 2021**

Hartford Public Access Television, www.hpatv.org or Channel 96 for Comcast/Xfinity customer.

SURGEON, BERMUDEZ, CLARKE II, GALE AND LEBRON WILL REPRESENT THE COUNCIL AT A VIRTUAL PUBLIC HEARING TO BE HELD AT 7:00PM MONDAY JUNE 21, 2021.

RESOLUTION AUTHORIZING THE TRANSFER OF ELEVEN (11) CITY-OWNED PROPERTIES TO THE HARTFORD LAND BANK (HLB) AS PART OF THEIR LOT NEXT DOOR PROGRAM. (MAYOR BRONIN)

RESOLUTION THAT WOULD AUTHORIZE THE SALE OF A BLIGHTED PROPERTY AT 213-215 LAWRENCE STREET TO MR. AARON GILL OF WOLVERINE PROPERTY, LLC. AS YOU MAY KNOW, MR. GILL IS A COMMITTED LOCAL RESIDENT AND DEVELOPER AND CHAIR OF THE FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE. (MAYOR BRONIN)

ATTEST: NOEL F. MCGREGOR, JR.

**To sign up to speak, please reach out
Siedah Lee, Executive Assistant for:
Councilman Shirley Surgeon
Email: Siedah.Lee@hartford.gov**

Phone: (860) 558-3260.



Luke A. Bronin
Mayor

May 24, 2021

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Transfer of Various City Owned Properties to the Hartford Land Bank

Dear Council President Rosado,

Attached for your consideration is a resolution to authorize the transfer of eleven (11) City-owned properties to the Hartford Land Bank (HLB) as part of their Lot Next Door Program.

These vacant properties have sat in the City's inventory for a number of years and were acquired by the City through past tax deed sales or by foreclosure due to blight liens. The eleven identified parcels are: 49 Annawan Street, 53 Benton Street, 68 Bonner Street, 170 Clark Street, 60 East Street, 415 Garden Street, 437 Garden Street, 602 Garden Street, 36 Green Street, 138 Irving Street and 25 H Edgewood Street.

The primary goal of the HLB Lot Next Door Program is to provide adjacent owner-occupants the opportunity and the first right of refusal to purchase adjacent vacant lots. Attached you will find a description of the Lot Next Door Program.

As a condition of sale, the HLB has agreed that should they not be successful in obtaining interest from adjacent property owners, HLB will explore infill housing development opportunities either by working with a local partner organization and or building housing themselves. This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z).

The Department of Development Services is happy to answer any questions that you may have. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

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

INTRODUCED BY:

Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL

City of Hartford, May 24, 2021

WHEREAS, The City has a portfolio of City owned properties that have been acquired via several methods including tax deed sales and foreclosure due to blight liens; and

WHEREAS, The City of Hartford now wishes to transfer certain individual parcels to the Hartford Land Bank, Inc., for the purposes of blight remediation and returning the properties to productive use consistent with neighborhood and community priorities and objectives; and

WHEREAS, The properties included in this resolution are vacant lots which are intended to be disbursed under the Hartford Land Bank's "Vacant Lot Next Door" program, and

WHEREAS, As a condition of sale, should the Land Bank not find a viable neighbor to purchase these lots, the Land Bank will explore infill housing development opportunities either by working with a local partner organization and or building housing themselves; now, therefore, be it

BE IT RESOLVED, That the Court of Common Council hereby approves the transfer of the following parcels to the Hartford Land Bank:

1. 49 Annawan Street
2. 53 Benton Street
3. 68 Bonner Street
4. 176 Clark Street
5. 60 East Street
6. 415 Garden Street
7. 437 Garden Street
8. 602 Garden Street
9. 36 Green Street
10. 138 Irving Street
11. 25 H Edgewood Street, and be it further

RESOLVED, That the Mayor is authorized to enter into a purchase and sale agreement with the Hartford Land Bank, Inc. or its successors or assigns for the purposes set forth above; including the condition that should the Land Bank not find a viable neighbor to purchase these lots, that the Land Bank will explore infill housing development opportunities either by working with a local partner organization and or building housing themselves; and be it further

RESOLVED, That the Purchase Agreement shall (i) contain such other provisions regarding the conveyance as the Mayor and the Corporation Counsel deem necessary to protect the interests of the City and (ii) contain such provisions as are customary in real estate conveyances in Hartford County; and be it further

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

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

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



Luke A. Bronin
Mayor

June 14, 2021

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Affordable Housing Tax Abatement

Dear Council President Rosado,

Attached for your consideration is a resolution authorizing the City of Hartford to enter into a 10-year Tax Abatement Agreement with Zion Park MF II, LLC to support affordable rental housing located at 602 and 608 Zion Street, 833, 841, 851 and 863 Park Street, Hartford, CT 06106, known as Zion Park Apartments.

Zion Park MF II, LLC recently purchased the property with the intent of improving and maintaining 46 units of affordable housing across six (6) parcels located in the Frog Hollow neighborhood. The property is comprised of three (3) mixed use building, one (1) multi-family apartment building, and two (2) parking lots. As a result of a deed restriction imposed by the State of Connecticut in connection with a 2004 rehabilitation by a housing developer, all residential units are to remain affordable until 2034. The residential units are supported by a Housing Assistance Payment Contract with HUD, which provides a rental subsidy and restricts the property to those who meet Section 8 income guidelines.

The combined Assessed taxes on the properties are \$133,610.00 per year based on the 2019 Grand List. The Committee on Assessment and Abatement of Taxes has approved an abatement with the following terms:

- A ten (10) year abatement of taxes beginning July 1, 2022 to June 30, 2032.
- Annual tax payment during the Abatement are as follows:
 - (i) Years- 1 and 2, 40% of the assessed taxes;
 - (ii) Years- 3 through 10 owner(s) to pay 60% of assessed taxes.

The Abatement Agreement will provide the property financial stability while it operates and maintains the housing units for low-income residents in accordance with the applicable restrictions. During the 2021 Fiscal Year, the Owner(s) must pay full taxes.

The Department of Development Services is happy to answer any questions that you may have. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

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

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, June 14, 2021

WHEREAS, Zion Park Apartments is a 46-unit rental housing development located at 602 Zion Street, 833, 841, 851 and 863 Park Street, (the "Property") which is affordable to and occupied by low income persons and families, owned by Zion Park MF II, LLC ("ZMF II"); and

WHEREAS, Zion Park MF II, LLC is required to provide affordable housing for very low and low-income persons and or families; and has submitted an application for a new tax abatement which documents the need for tax relief and the Tax Abatement Committee approved the recommended abatement, now, therefore, be it

RESOLVED, That the Mayor is authorized to enter into a Tax Abatement Agreement with Zion Park MF II, LLC for the Property, subject to the following conditions:

1. The term of the Agreement shall not exceed Ten (10) years.
2. The Agreement shall apply to tax payments due from July 1, 2022 (2020 GL) through January 1, 2032.
3. The Agreement shall require the owner to pay taxes as follows:
 - Annual tax payment of 40% of the assessed taxes per year for the first (1st) and second (2nd) year of the abatement;
 - Annual tax payment of 60% per year from the third year (3rd) to the tenth (10th) year of the abatement.
4. All 46 units shall remain affordable as required by the State's Restrictive Covenant for the term of the Tax Abatement Agreement.
5. The Owner will invest \$886,224.00, i.e. \$19,265.74 per unit, toward improvements and capital repairs over the next two (2) years – 2021 through 2023.
6. During the construction or work performed in association of the capital repairs or improvements, the Owner will comply with Article XII, Section 2-680 of the Hartford Municipal Code, Hartford Affirmative Action Plan / Equal Employment Opportunity, and shall set aside 15% of the total construction project cost for contracts with certified Minority & Women Business Enterprises, assure no less than 15% of total project work hours by trade will be worked by minority and/ or women trade workers, and no less than 30% of total project work hours to be worked by Hartford Residents.
7. Any funds raised by refinancing by the owner to meet the City's requirements to complete improvements and /or capital repairs shall be exempt from the 10% recapture requirement to the extent they are used for that purpose.
8. If the property is sold within the first five years of the Agreement, ZMF II shall pay the greater of all abated taxes or 10% of the net proceeds.
9. If the property is sold or refinanced after the fifth (5th) year of the Agreement, ZMF II shall pay ten percent (10%) of the net proceeds to the City, not to exceed the total of all abated taxes.
10. The Tax Abatement Agreement shall not be assignable nor transferable without written consent approved by the Committee on the Abatement of Taxes and Assessment and signed by the Mayor of the City of Hartford.

11. Notwithstanding anything to the contrary in the Agreement, the Agreement shall automatically transfer and inure to the benefit of any party succeeding to the interest of the Owner under this Agreement as a result of a mortgage foreclosure.

12. In the case of default, the City of Hartford shall retain the right to cancel the agreement and its remedy shall include the payment of abated taxes.

13. If Zion Park MF II, LLC fails to execute the Tax Abatement Agreement forwarded to it by the City of Hartford, as and for the Final version of the document for execution within 90 days of its receipt, the proposed Agreement shall be immediately and automatically withdrawn and no longer available.

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

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

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