



**OFFICE OF THE TOWN AND CITY CLERK
CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT**



**PUBLIC HEARING NOTICE
MONDAY, JULY 15, 2019
7:00 p.m.**

COUNCILPERSONS SÁNCHEZ, THAMES, WINCH, BERMÚDEZ AND CLARKE II WILL REPRESENT THE COUNCIL AT A PUBLIC HEARING TO BE HELD IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 7:00 P.M., MONDAY JULY 15, 2019.

RESOLUTION DE AUTHORIZATION TO REDUCE THE SALE PRICE FOR 14 PARCELS OF LAND ON NAUGATUCK STREET TO ALLOW TORAAAL DEVELOPMENT, LLC TO COMPLETE THE SECOND PHASE OF HOUSING DEVELOPMENT.

Referred to the Operations, Management, Budget and Government Accountability Committee

COPIES OF THE ORDINANCES AND RESOLUTION ARE ON FILE IN THE OFFICE OF THE TOWN AND CITY CLERK FOR PUBLIC INSPECTION.

ATTEST:

**JOHN V. BAZZANO
CITY CLERK**

For more information on committee meeting dates please contact the following:

- **A regular meeting of the Operations, Management, Budget and Government Accountability Committee will be held on the third Monday of each month at 5:30 P.M. in the Council Chambers.**

**Carolynn Harris (860) 757-9570
Carolynn.Harris@hartford.gov**

**Kevin L. Murray 860-757-9563
Kevin.murray@hartford.gov**



ITEM# 1 ON AGENDA

Luke A. Bronin
Mayor

June 10, 2019

Honorable Glendowlyn L.H. Thames, Council President and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Sale of Land to Toraal Development, LLC

Dear Council President Thames:

Enclosed is a resolution for consideration by the Court of Common Council (the "Council") which would authorize the City of Hartford ("City") to reduce the sale price for 14 parcels of land on Naugatuck Street, as more particularly described in Exhibit A, to allow Toraal Development, LLC ("Toraal") to complete the second phase of a housing development known as the Northeast Brackett School Ownership Housing Initiative (the "Development").

In 2009, Toraal proposed to purchase from the City an aggregation of parcels that consisted of approximately 5.34 acres of land at 54 Westland Street (the "Property") to develop housing as a phased development. The Development was to consist of two phases. Phase I involved the construction of six two-family homes on Westland Street and Phase II would include the construction of six two-family homes, eight duplexes and the reconstruction of an abandoned portion of Naugatuck Street. The reconstruction of Naugatuck Street would connect Hampton and Barbour Streets.

On October 26, 2009, Council authorized the sale of the Property to Toraal in two phases for a purchase price of \$175,000. The portion of the Property to be utilized for the Phase I development was conveyed to Toraal for \$60,000 in December 2009. Toraal completed the construction of the six two-family homes on Westland Street and requested that the City convey to it the portion of the Property to be utilized for the construction of Phase II of the development for the balance of the purchase price, being \$115,000. On March 26, 2018, Council authorized the sale of the remaining parcels to Toraal for \$115,000.

Requests for bids to complete the development came in higher than anticipated and resulted in a total project deficit of approximately \$425,000. Toraal now requests that the sale price for the city-owned Property be reduced to \$5,000 in order to apply the \$110,000 balance toward the budget deficit.

The reduction of the sale price will assist in closing the funding gap and allow for the development project, which will create housing and homeownership opportunities in the North End of Hartford, to move forward. The Department of Development Services is happy to answer any questions you may have. Thank you for your consideration.

Respectfully submitted,

A handwritten signature of Luke A. Bronin in black ink.

Luke A. Bronin
Mayor

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

EXHIBIT A

Address	Parcel ID	Acres
53 Naugatuck Street	239-116-116	.222
57 Naugatuck Street	239-116-117	.224
61 Naugatuck Street	239-116-118	.224
5 Naugatuck Street	239-116-119	.224
69 Naugatuck Street	239-116-120	.224
73 Naugatuck Street	239-116-121	.225
79 Naugatuck Street	239-116-122	.317
85 Naugatuck Street	239-116-123	.332
91 Naugatuck Street	239-116-124	.340
80 Naugatuck Street	239-116-125	.220
76 Naugatuck Street	239-116-126	.222
70 Naugatuck Street	239-116-127	.218
66 Naugatuck Street	239-116-128	.214
60 Naugatuck Street	239-116-129	.215
Total		3.421

INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, June 10, 2019

WHEREAS, Toraal proposed to purchase from the City an aggregation of parcels that consisted of approximately 5.34 acres of land at 54 Westland Street (the "Property") to develop housing as a phased development known as the Northeast Brackett School Ownership Housing Initiative (the "Development"); and

WHEREAS, The Development consists of two phases. Phase I involves the construction of six two-family homes on Westland Street and Phase II includes the construction of six two-family homes, eight duplexes and the reconstruction of an abandoned portion of Naugatuck Street; and

WHEREAS, On October 26, 2009, the Court of Common Council authorized the sale of the Property to Toraal in two phases for a purchase price of \$175,000. The portion of the Property to be utilized for the Phase I development was ultimately conveyed to Toraal in December 2009 for \$60,000; and

WHEREAS, Toraal has completed the construction of the six two-family homes on Westland Street (Phase I) and requested that the City convey to it the portion of the Property to be utilized for the construction of Phase II, said parcels being more particularly described in Exhibit A (the "Phase II Property"), for the balance of the purchase price, being \$115,000; and

WHEREAS, On March 26, 2018, the Court of Common Council authorized the sale of the remaining parcels to Toraal for \$115,000; and

WHEREAS, Requests for bids to complete the development came in higher than anticipated and resulted in a total project deficit of approximately \$425,000, and Toraal now requests that the sale price for the city-owned Property be reduced to \$5,000 in order to apply the \$110,000 balance toward the budget deficit; and

WHEREAS, The reduction of the sale price will assist in closing the funding gap and allow for the development project, which will housing and homeownership opportunities in the North End of Hartford, to move forward; now therefore be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor to sell the Phase II Property to Toraal, or an affiliated entity established for such purpose; and be it further

RESOLVED, that the purchase price for the Phase II Property shall be Five Thousand and no/100 (\$5,000.00) and shall be on an "as is" basis, and be it further

RESOLVED, that the sale, assignment and transfer of the city's rights, title and interest in the Phase II Property in accordance with this resolution is hereby approved, and be it further

RESOLVED, that the Mayor is hereby authorized to execute any easements with utility providers, or agreements with CRDA, that are necessary to carry out this project; and be it further

RESOLVED, that the Mayor is hereby 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 interest 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 license agreement or other documents, or to take any of the other aforesaid actions, and be it further

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