

City Of Torrington

ECONOMIC DEVELOPMENT
(860) 496-5920



140 Main Street • City Hall
Torrington, CT 06790-5245

MEMORANDUM

TO:

City Council

FROM:

Rista Malanca, AICP

DATE:

FEBRUARY 23, 2021

RE:

CT State Statutes Chapter 114 "Connecticut City and Town Development Act"

Dear Council Members,

For the past ten years, pursuant to CGS Section 32-9j, the City of Torrington has been designated a distressed municipality in Connecticut. This determination is based on "high unemployment and poverty, aging housing stock and low or declining rates of growth in job creation, population, and per capita income." This designation highlights the need for the City to incentivize both commercial and residential development, job creation and expansion of transportation infrastructure that will support an increase in our tax base.

The "Connecticut City and Town Development Act" provides municipalities certain powers to incentivize economic development and address persistent unemployment, blight and negative conditions that erode the financial position of the city. These powers are detailed in CT General Statutes 7-480 through 7-503.

By declaring that parts of the City contain blighted and deteriorated conditions and that the City would substantially benefit from commercial and/or residential property rehabilitation or construction, these statutes allow the City to exercise the powers contained therein for various development projects.

No action in the exercise of any powers granted under the provisions of this Act can be undertaken without the approval of the City Council, which approval shall be by means of a separate resolution.

This declaration automatically terminates in five years and can only be renewed by adoption of a subsequent resolution authorizing the renewal.

Approval of the attached resolution establishes the necessary findings to make such a declaration.

3/11/2021 3:11 PM

RECEIVED FOR RECORD
TORRINGTON TOWN CLERK

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRINGTON
AUTHORIZING THE CITY OF TORRINGTON TO UNDERTAKE PROGRAMS AND
PROJECTS, AUTHORIZED UNDER THE CONNECTICUT CITY AND TOWN
DEVELOPMENT ACT, TO ASSUME AND TO EXERCISE, AS APPROPRIATE, ALL
OF THE RIGHTS, POWERS, OBLIGATIONS AND PRIVILEGES UNDER SAID ACT
AND AUTHORIZING SUCH OTHER ACTIONS AS MAY BE NECESSARY TO
IMPLEMENT THE PURPOSES OF THE ACT**

WHEREAS, on August 8, 1975, the Connecticut General Assembly passed the Connecticut City and Town Development Act (hereinafter, the “Act”), which Act is set forth in Chapter 114 of the Connecticut General Statutes; and

WHEREAS, the Act provides that municipalities which have found and determined that conditions substantially as described in Conn. Gen. Stats. Section 7-481 exist in the municipality, are continuing and may be ameliorated by the exercise of the powers granted under the Act; and

WHEREAS, conditions substantially as described in Conn. Gen. Stats. Section 7-481 exist in the City of Torrington (the “City”), are continuing and may be ameliorated by the exercise of the powers granted under the Act; and

WHEREAS, it is in the interest of the City to implement the provisions of the Act as soon as possible in order to take advantage of the provisions of the Act.

NOW THEREFORE, BE IT HEREBY RESOLVED:

1. That the City Council of Torrington makes the following findings and legislative determinations:
 - a. Conditions substantially as described in Conn. Gen. Stats. Section 7-481 exist in the City, are continuing and may be ameliorated by the exercise of the powers granted under the Act;
 - b. An unreasonable number of Torrington residents are subject to hardship in finding employment and adequate, safe and sanitary housing;
 - c. Conditions of blight and deterioration exist in parts of Torrington and the City would substantially benefit from the renovation, rehabilitation or construction of commercial or residential properties within its territorial limits;

d. Private enterprise is not meeting such need for employment, housing, the reduction of blight and deterioration, or the renovation, rehabilitation or construction of commercial or residential properties in the City; and,

e. The need for employment and adequate, safe and sanitary housing will be lessened and the City of Torrington will be revitalized by the exercise of the powers granted under the Act.

2. That the City shall be afforded all of the powers enumerated in Conn. Gen. Stats. Section 7-483, including but not limited to, the power (i) to acquire, receive by gift or otherwise, purchase, acquire options to purchase, own and hold as lessee or lessor any development property which is located within its borders; (ii) to construct, reconstruct, rehabilitate, improve, alter, equip, maintain or repair or provide for the construction, reconstruction, improvement, alteration, equipment or maintenance or repair of any development property and let, award and enter into construction contracts, purchase orders and other contracts with respect thereto upon such terms and conditions as the City shall determine to be reasonable, including but not limited to reimbursement for the planning, designing, financing, construction, reconstruction, improvement, equipping, furnishing, operation and maintenance of any such development property and the settlement of any claims arising therefrom and the establishment and maintenance of reserve funds with respect to the financing of such development property; (iii) to sell, lease as lessor or lessee, grant options to purchase or to renew a lease, assign, exchange, mortgage as security for notes or bonds issued pursuant to Conn. Gen. Stats. Section 7-491 or otherwise dispose of or encumber and to manage or operate any development property; (iv) to make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the exercise of its powers in furtherance of the purposes of the Act, including contracts and agreements with sponsors; and, (v) in connection with any application or commitment for assistance under the Act, to make and collect such fees and charges as the City shall determine to be reasonable.
3. That the City Council sets the following standards for the implementation of the powers granted under the Act and declares that no action(s) will be taken by the City of Torrington under the powers conferred by the Act unless the following conditions have been met:

- a. Adequate provisions shall be made for the payment of the cost of acquisition, construction, operation, maintenance and insurance of all development property;
- b. A feasible method exists and shall be utilized for the relocation into safe and sanitary dwellings of comparable rent of families and individuals displaced as a consequence of the exercise of any power granted under the Act and such families and individuals shall not suffer disproportionate injuries as a result of actions authorized by the Act for the public benefit;
- c. Development property shall not be acquired or disposed of without due consideration of the environmental and economic impact of such acquisition or disposition and the adequacy of existing or proposed municipal services; and
- d. The acquisition or disposition of all development property shall advance the public interest, general health, safety and welfare, and development, growth and prosperity of the City of Torrington.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon its approval by a majority of the members of this Council and shall remain effective for a period of five (5) years.

Signed this ____ day of _____, 2021