

CITY OF NEW BRITAIN **2013**

SALE OF CITY-OWNED PROPERTIES **Properties Updated as of December 2, 2013**

The properties are being sold “as-is” and the City makes no representations as to any matter affecting or relating to the properties, including but not limited to the physical condition and environmental conditions of the properties. All purchasers of City-owned property will pay full property taxes as determined by the City of New Britain’s Tax Collector’s office.



CITY OF NEW BRITAIN

Mayor Erin E. Stewart

Economic and Policy Department
27 West Main Street, 2nd floor, Room 204
New Britain, CT 06051
Telephone: (860) 826-3303 Fax: (860) 826-3308

A plan for progress toward a **Brighter** Future.



City of New Britain
Mayor Erin E. Stewart

Economic and Policy Department
27 West Main Street, 2nd floor, Room 204
New Britain, CT 06051
(860) 826-3303

For additional information please visit:
www.newbritainct.gov

CITY OF NEW BRITAIN
SALE OF CITY-OWNED PROPERTIES
Overview

I. INTRODUCTION

The City of New Britain is soliciting proposals for the development of City-owned properties. The sale of these properties represents an opportunity for interested parties to purchase and develop parcels, thereby eliminating blight from City neighborhoods and increasing opportunities available to current and future New Britain residents and businesses.

II. APPLICATION PROCESS

- 1) List of City-Owned Properties and application materials can be found on the City of New Britain's Website: www.newbritainct.gov
- 2) To schedule a walk-through of any listed property please contact Judi Bernacki at 860-826-3416 or jbernacki@newbritainct.gov
- 3) Applicants are required to complete and submit all applicable "Required Documentation" and the form "Declaration of Delinquencies." Failure to do so may result in the application being rejected.
- 4) An evaluation committee will be established to review complete proposals. The evaluation committee may, in its sole and absolute discretion, reject any and all, or parts of any and all proposals; postpone or cancel at any time this process; change, adjust or modify the anticipated schedule of events. The Committee further reserves the right to waive any minor informalities pertaining to any proposals received. The determination of the criteria and process whereby proposals are evaluated or whether or not an award shall be made as a result of this process shall be in the sole absolute discretion of the City.

Please note that no agreement may be finalized until approved by the Common Council. The successful bidder will be required to execute a purchase and sale agreement.

The properties are being sold "as-is" and the City makes no representations as to any matter affecting or relating to the properties, including but not limited to the physical condition, zoning, adequacy of parking and environmental conditions of the properties. All purchasers of City-owned property will pay full property taxes as determined by the City of New Britain's Tax Collector's office.

- 5) Completed Applications must be submitted to Economic and Policy Department, 27 West Main Street, 2nd floor, Room 204, New Britain, CT 06051

III. CONFLICTS OF INTEREST

No member of the governing body of the City, nor its designees or agents, and no other public official paid or unpaid, who exercises any functions or responsibilities with respect to this program during the individual's tenure or for one (1) year thereafter, shall have any personal or financial interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program.

Application for Purchase of City-Owned Property

Return the completed application and supporting documentation to:
Economic and Policy Department, 27 West Main Street, 2nd floor, Room 204, New Britain, CT 06051

Please direct all questions to:
Denis Pelegrino
DPelegrino@NewBritainCT.gov or 860-826-3417

I. Property Identification

1. Provide the street address of the property to be purchased below:

2. Current Use of Property: Vacant Land Improved with Building
3. Property Type: Commercial Industrial
 Residential Mixed-Use
 Other _____
4. Land Area: _____ square feet
5. Current Zoning Designation: _____

II. Applicant Information

6. Name of Applicant: _____
Title: _____
7. Business Name and Address: _____

8. Office Phone Number: _____
9. Cell Phone Number: _____
10. Fax Number: _____
11. E-Mail Address: _____
12. Type of Business Entity: Individual Sole Proprietorship
 Nonprofit Corporation For-Profit Corporation
 Partnership Limited Liability Company

19. Project Narrative: Write a brief description of the project. Be as specific as possible about timing, scope of work, intended end-users of property, type of construction and financing. If you own or control an adjacent property, describe how the City parcel will contribute to the overall project. Attach additional sheets if necessary.

20. Building Area:

Existing Building Area: _____ square feet
 Proposed New Construction or Addition: _____ square feet
 Total After Completion: _____ square feet

21. Job Retention/Creation: List the projected number of part-time jobs and full-time jobs at the project after completion, if applicable.

	Jobs Retained	Jobs Created	Total Jobs
Full Time Employees:	_____	_____	_____
Part Time Employees:	_____	_____	_____

22. Identify the public benefits, if any, to be created by the project.

- | | |
|--|--|
| <input type="checkbox"/> Affordable Rental Housing | <input type="checkbox"/> Affordable For-Sale Housing |
| <input type="checkbox"/> New Retail | <input type="checkbox"/> New or Retained Jobs |
| <input type="checkbox"/> Cultural or Social Services | <input type="checkbox"/> Fiscal Benefits |
| <input type="checkbox"/> Other _____ | |

23. Describe the public benefits. Be as specific as possible regarding number and type of affordable housing units, type of new and retained jobs, number of temporary construction jobs, type of new retail services proposed, and estimated annual taxes. Attach additional sheets if necessary.

24. Identify the type and approximate amount of any Federal, State or Local government assistance essential to the financial feasibility of the project. Identify what steps have been taken to secure such funds.

25. Schedule: Attach a detailed schedule for all major activities, including dates for pulling permits, securing all financing, start and completion of construction.

26. Community Involvement: Discuss your firm's involvement with the City of New Britain and any community-based organizations therein, over the past three (3) years, if applicable. Please include community letters of support if any.

27. Other: Include any other information necessary to fully explain or support the proposal.

DECLARATION OF DELINQUENCIES:

	<u>Yes</u>	<u>No</u>
1. Are you delinquent in the payment of any real or personal property taxes to the City of New Britain including water or sewer taxes?	___	___
2. Do you have any outstanding housing, building code or blight violations with respect to property located in the City of New Britain?	___	___
3. Are you delinquent in any rental, mortgage or interest payments to the City of New Britain?	___	___
4. Are you in violation of or delinquent under the terms and conditions of any executed Contract or Agreement with the City of New Britain, including reports due to the City of New Britain?	___	___

If you answered yes to any of the above, attach a written explanation.

I hereby declare for myself and any entity in which I have an ownership or financial interest that the answers to the questions above are true to the best of my knowledge. I also declare that no persons other than those named herein are interested in this proposal, which is made without any connection with any other person or person making any proposal for the same work and is in all respects fair and without collusion or fraud; that no person acting for or employed by the City of New Britain is directly or indirectly interested therein, or in the supplies or works to which it relates, or will receive any part of the profit or any commission there from in any manner which is unethical or contrary to the best interest of the City of New Britain.

Signature

Date

Printed Name

Applicants are required to respond to all sections of this application. Failure to do so may result in the application being rejected.

Please sign below indicating that you understand that should your proposal be approved, the applicant must comply with all terms and conditions set forth by the City of New Britain. Please sign below and submit an original and two (2) copies of the Application, including all appropriate attachments, to the Economic and Policy Department, 27 West Main Street, 2nd floor - Room 204, New Britain, CT 06051.

Applicant's Signature

Printed Name

Title

Organization Name

Date

PROPERTY DESCRIPTIONS

57 Court Street

- This four story building was built circa 1925. The building requires significant repairs. The living area totals over 20,000 square feet. The building is situated on 0.18 acres and is located in a CBD zone.

574 Arch Street

- This two story building is situated on 0.29 acres and is located in a T zone. In the rear of the property there is an attached accessory garage. The living area totals over 7,500 square feet.
- Estimated Annual Taxes: \$7,242.29

31 and 39 Bank Street – Excellent Sidewalk-level Retail Opportunities

- These two sidewalk-level retail spaces are located in the Szczesney municipal parking garage located at 35 Bank Street in Downtown New Britain. The location faces Bank Street and Columbus Blvd. The site offers a very high volume traffic count and a close proximity to the future CTfastrak terminal.
- Needs updating at tenants expense.
- Negotiable terms.

74 Kelsey Street

- The subject property is a parcel of approximately 2.2 acres in area and is located in a T zone. It is situated on the northern side of Kelsey Street between Sheffield Street and East Street. It is occupied by two brick structures formerly known as the St. Thomas Aquinas High School and Convent. Both buildings have been vacant for a number of years and would require extensive renovation, if not demolition, in order to expedite reuse of the property. The subject property has access to all pertinent utilities, including City water, sanitary sewer, electricity, gas, and telephone.

193 Glen Street

- This buildable lot is situated on 0.17 acres and is located in an A3 zone. New two or three family construction preferred.
- Estimated Annual Taxes: \$509.59

24 Washington Street

- This two story building was built circa 1929. The building requires significant repairs. Prospective developers must demonstrate available rehabilitation funding or secured financing of \$100,000. The building is situated on 0.23 acres and is located in a CBD zone.
- Minimum Purchase Price: \$40,000
- Estimated Annual Taxes: \$11,170.74

- CONTINUED ON NEXT PAGE -

66 Barnes Street

- This single-family home was built in 1940. The building requires significant rehabilitation. The home is situated on 0.18 acres and is located in an S3 zone.
- Estimated Annual Taxes: \$1,695.53

56 Howard Street

- This four-family home was built circa 1904. The building requires significant repairs. The home is situated on 0.16 acres and is located in a T zone. There is additional parking located in the rear of the property.
- Estimated Annual Taxes: \$1,714.06