

OFFICE OF THE CITY CLERK
HARTFORD, CONNECTICUT

PUBLIC HEARING NOTICE
MONDAY MAY 16, 2016

Councilpersons; Gale, Jennings, Sánchez, Thames and Winch 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 May 16, 2016.

- 1. ORDINANCE AMENDING CHAPTER 32 ARTICLE 18 FOR THE PURPOSE OF EXTENDING THE ELDERLY TAX RELIEF PROGRAM FOR TAXES DUE ON THE LIST OF OCTOBER 1, 2015. (MAYOR BRONIN)**

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

- 2. RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE OPTION AGREEMENT BETWEEN THE HARTFORD STEAM COMPANY AND THE CITY OF HARTFORD FOR 90 LEDYARD STREET. (MAYOR BRONIN)**

Referred to the Operations, Management, Budget and Government Accountability Committee
& to the Planning and Zoning Commission CGS 8-24

Attest:

John V. Bazzano
City Clerk

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

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

Juan Hernandez 860-757- 9570
Juan.hernandez@hartford.gov



ITEM # 1 ON AGENDA

Luke Bronin
Mayor

April 25, 2016

Honorable Thomas J. Clark, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Elderly Tax Relief Program

Dear Council President Clark:

Attached for your consideration, please find an ordinance amending Section 32-18 of the Municipal Code. This amendment will extend the Elderly Tax Relief Program to elderly Hartford homeowners for taxes due on the Grand List of October 1, 2015.

The Court of Common Council established the Elderly Tax Relief Program, authorized under Section 12-129n of the Connecticut General Statutes, in 1982. The program has been continued annually in order to mitigate the effect of tax increases on lower income Hartford homeowners who are 65 years of age and older. The tax credits are \$500 for a residential property of three dwelling units or less and \$1,500 for a residential property of four dwelling units. Homeowners must apply to the City Assessor between February 1 and May 15 to participate in the program.

The City's Tax Assessor is available to assist you in your review of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin
Mayor

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

introduced by:

Mayor Luke A. Bronin

HEADING
AND
PURPOSE

AN ORDINANCE AMENDING CHAPTER 32 ARTICLE 18 OF THE MUNICIPAL CODE OF THE CITY OF HARTFORD FOR THE PURPOSE OF EXTENDING THE ELDERLY TAX RELIEF PROGRAM FOR TAXES DUE ON THE LIST OF OCTOBER 1, 2015.

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

April 25, 2016

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 32 Article 18, Section 32-18 (j) be amended to read as follows:

Sec. 32-18. - Tax relief for the elderly.

(a) Any person who is liable for taxes assessed on real property located in the City, which real property is occupied by such person as his personal residence, whether such person is an owner of the real property or is liable for taxes therein under the provisions of G.S. § 12-48 as a tenant for life or for a term of years, shall be entitled to tax relief in the form of a tax credit, provided that the:

(1) Person is sixty-five (65) years of age or over, or his spouse is sixty-five (65) years of age or over and resides with such person, or the person is sixty (60) years of age or over and the surviving spouse of a taxpayer who would have qualified for tax relief under this program at the time of his death;

(2) Person has been a resident of the City for a period of one (1) year immediately preceding the application for relief;

(3) Property for which the tax credit is claimed is the legal domicile of such person and is occupied by such person for at least one hundred eighty-three (183) days of each year;

(4) Person's qualifying income individually, if unmarried, during the calendar year preceding the claim for tax relief, shall not exceed forty-five thousand five hundred dollars (\$45,500.00) or jointly, if married, not exceed fifty-two thousand dollars (\$52,000.00).

Qualifying income is defined as adjusted gross income (Internal Revenue Code guidelines) plus tax-exempt interest, dividend exclusions, gifts, bequests, social security benefits, railroad retirement benefits, and income from all other tax-exempt sources, but not including any credits received under this program;

(5) Person shall have applied for property tax relief under any other existing state benefits programs for which he may be eligible; and

(6) Person makes application for tax relief afforded under this program biennially with the City Assessor no earlier than February first, nor later than May fifteenth.

- (b) The amount of the tax credit afforded under this program shall be five hundred dollars (\$500.00) for a residential property of three dwelling units or less and one thousand five hundred dollars (\$1,500) for a residential property of four dwelling units. In any case where title to such real property is recorded in the names of more than one (1) taxpayer, the amount of credit shall be provided in accordance with the fractional share such eligible owner holds in the property.
- (c) The City Assessor is hereby authorized to implement this program, and to adopt such rules and regulations as may be necessary for the proper administration of this program. He may designate agents to act in his name in collecting applications for this program.
- (d) The City Assessor shall determine eligibility for tax relief under this program. He shall compute the amount of credit due each qualified taxpayer, make proper record thereof, and inform the City tax collector of his determination.
- (e) If any person entitled to the tax credit afforded under this program dies or sells the real property on which the tax credit is granted, any credit previously allowed shall be disallowed to the extent of the portion of the fiscal year remaining following the date of death or sale of the property, except where such death or sale results in a surviving spouse, otherwise eligible, acquiring the interest formerly held by the taxpayer.
- (f) The tax relief afforded under this program to a taxpayer in no event shall, together with any relief received by such residents under the provisions of G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, exceed, in the aggregate, seventy-five (75) percent of the tax which would, except for G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, and this program, be laid against such taxpayer.
- (g) The City hereby waives any right to establish a lien which it may have under the provisions of G.S. § 12-129n(f).
- (h) Affidavits, applications or other documents presented in support of the application for tax relief shall remain confidential and shall not be disclosed except in connection with an investigation of fraud or other misrepresentation as to eligibility.
- (i) The total of all credits granted under the provisions of this program shall be limited to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year. If the total of all credits which would be granted except for this section exceeds an amount equal to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year, then each such credit shall be reduced on a pro rata basis so that the total credits equals ten (10) percent of the total real property tax assessed.
- (j) This section shall apply for taxes due on the list of October 1, [2014] 2015, only.



ITEM #

2

ON AGENDA

Luke A. Bronin
Mayor

April 11, 2016

Honorable Thomas J. Clarke, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Hartford Steam Company Purchase Option of 90 Ledyard Street

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the execution of a purchase option agreement between the Hartford Steam Company ("HSC") and the city of Hartford. Currently, 90 Ledyard Street is a brownfield property with significant contamination. It is believed that there is little near term redevelopment potential due to the estimated \$1.5 million remediation costs needed to redevelop the property. HSC intends to redevelop the site as a clean energy facility utilizing fuel cells to generate approximately 15 MW of clean energy.

Under the terms of the agreement, the HSC will have preliminary access to the 3.5 acre property for twelve (12) months and work with the Connecticut Department of Energy and Environmental Protection ("DEEP") through an Environmental Land Use Restriction ("ELUR") to remediate the site. After securing DEEP approvals for the ELUR and securing DEEP designation to proceed with the clean energy facility, HSC will purchase the property from the City of Hartford.

If acquired by HSC, the City will realize a positive fiscal impact both in terms of increased annual tax revenue and grand list growth. Furthermore, a private entity would assume the liability and cost of remediation as well as the security and maintenance of the property. Additionally, the clean energy facility would increase the energy capacity for the City.

I request that you refer this proposal to the Planning and Zoning Commission for a C.G.S. § 8-24 review. It is important that approval of this agreement proceed swiftly as HSC intends to apply for a grant from DEEP to remediate the property. The grant requires that the applicant demonstrate control of the investment property in order to be considered for the grant. The grant round closes April 30th.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", 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, April 11, 2016

WHEREAS, the Hartford Steam Company (“HSC”) has expressed an interest in purchasing 90 Ledyard Street in order to establish a clean energy facility within the City of Hartford; and

WHEREAS, 90 Ledyard Street is currently a 3.45 acre brownfield site with significant contamination; and

WHEREAS, the cost to remediate the contamination would cost approximately \$1.5 million dollars; and

WHEREAS, the sale of 90 Ledyard Street would generate tax revenue, increase the grand list, and relieve the City of liability, remediation and maintenance cost associated with the property; and

WHEREAS, HSC wishes to apply for a grant from the CT Department of Energy and Environmental Protection (“DEEP”) to assist in the remediation of the site; and

WHEREAS, HSC must demonstrate control of the property in order to apply for the aforementioned DEEP grant; and

WHEREAS, the conveyance of this property is subject to a §8-24 plan review by the Planning and Zoning Commission; Now, therefore, be it

RESOLVED, The Mayor is hereby authorized to execute a purchase option agreement with HSC or their successors or assigns for the purposes set forth above, upon and subject to the above terms and conditions and such other terms and conditions that the Mayor and the Corporation Counsel may deem appropriate and in the best interest of the City; 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 City fail to execute the aforementioned purchase option agreement or other documents, or to take any of the other aforesaid actions; and be it further

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