



Pedro E. Segarra
Mayor

A NEW DAY: H.B. DAVIS BUILDING BEGINS TO COME DOWN

---NEWS RELEASE---

(October 27, 2010) --- With the crunch of “the claw,” the old H.B. Davis building at 1161-63 Main Street began tumbling down and with it raises new hope and spurs a new economically advantageous use of the space.

“By demolishing this dilapidated building, we continue in our efforts to prepare Hartford for or future,” said Mayor Pedro E. Segarra. “We connect the progress of our Downtown to our neighborhoods, enhance our arts and heritages venues, and provide better scenery for our residents and visitors. This will be very inviting for future developers.”

Also on hand for the much anticipated demolition event were members of City Council, the Hartford Redevelopment Authority, Department of Development Services and Downtown business leaders.

“This is yet another important step in the economic development of Hartford and in enhancing the beauty of the City,” commented Mark Wolman, Principal of Waterford Group. “The demolition of 1161 Main Street is a necessity and makes way for a more productive use of the land,” added Wolman.

The official title of this approximately 123 acre site is “The 1161-79 main Street and 40 Chapel Street Abatement-Demolition Project.” The goal is to eliminate blight and spur mixed-use development that effectively links the Project area to the Clay Arsenal neighborhood and the Central Business District.

Some important dates:

1. The Hartford Redevelopment Agency approved the Redevelopment Plan for the Downtown North Project on November 13, 2008
2. The Court of Common Council approved the plan on January 26, 2009.
3. Properties were acquired from Chapel Equities, LLC and Edwards Development, LLC on August 19, 2010 for \$625,000.

Other key financial facts:

1. Total project cost is \$312,000 (Capital Improvement Program Bond Funds) --- down from the original estimate of \$500,000.
2. Recently received a planning grant from the HUD Sustainable Communities Regional Planning Grant. This money is for predevelopment, planning and zoning initiatives
3. The Department of Development Services has also applied for a Brownfields Cleanup Grant from the EPA for \$200,000 to remediate a 3,000 gallon underground storage tank.

The H.B. Davis building itself is expected to be completely torn down by mid November. In the meantime, the City will continue planning efforts to determine the best uses for the land. After the abatement, demolition and remediation of the area are complete, the goal will be to advertise a Request for Proposals for the development of the properties. An expedited 100-day permit granting process will be available for the successful proposals.