



The Waterbury Land Bank Authority

Presentation to

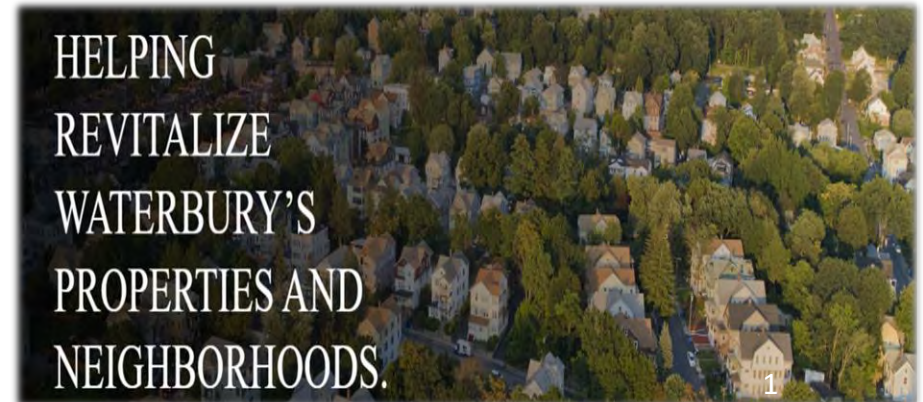
City of Waterbury Board of Aldermen

Part 1 of 2

April 22, 2024

WATERBURY LAND BANK

HELPING
REVITALIZE
WATERBURY'S
PROPERTIES AND
NEIGHBORHOODS.



Board of Directors & Staff:

Board

Chairperson: Frederick Luedke

Vice Chairperson: Dr. James Gatling

Treasurer: Robert Polito

Secretary: Maggie Smith

Directors: Dan Lauer
Gawdys Grullon
Joel Becker

Staff

Executive Director:

Nancy MacMillan

Planner/Analyst:

John Ewing



WLB Mission:

“To strengthen neighborhoods by returning distressed property to productive use, promoting economic development, increasing real property values, and improving the quality of life for Waterbury residents.”

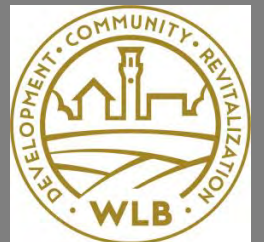
Note:

- 1) WLB works in conjunction with the municipality as an economic development tool.**
- 2) WLB fills the need to make unproductive parcels into productive uses.**



Past & Present – Timeline Snapshot:

- * **2017:** Harold Webster Smith Foundation contracts with Center for Community Progress to assist City in reviewing strategies.
- * **2019:** CT Vibrant Communities Coalition leads effort to encourage adoption of HB 7277, An Act Concerning the Creation of Land Bank Authorities, signed into law by Governor Lamont.
- * **2019:** Land Bank Advisory committee formed by the City of Waterbury.
- * **2020:** HWSF provides funding to support Land Bank consulting services.
- * **2021:** Waterbury announces ordinance authorizing the creation of the WLB.
- * **2022:** WLB Board of Directors hires its Executive Director; Offices established at 207 Bank Street.
- * **2022:** Strategic planning; Refinement of EPP software; Implementation of ArcGIS software.
- * **2023:** Conditions Assessment completed; Acquisition of 10 City owned surplus parcels.
- * **2024:** Side Lot Program originated; Disposition of 6 parcels; Assemblage of 3 parcels; Temporary hold of 1 parcel & Acquisition of 11 City surplus properties and Request for 20 privately owned properties.



Support from the City of Waterbury & Other Financial Support:

* City of Waterbury :

*Memorandum of Understanding & Financial Assistance Agreement FY22-24: \$250,000/annum.

*Mayor Pernerewski Proposed FY25 Budget to increase MOU to \$300,000/annum.

*Collaboration with City of Waterbury Depts: City's Finance Director – Michael LeBlanc.

*Corporation Counsel's Office – Kevin Daly.

*IT Department and City Planning Dept.

* Harold Webster Smith Foundation : Annual Grant - \$100,000 – Operating Funds

* Liberty Bank Foundation : Grant - \$19,500 – Condition Assessment Program 2023

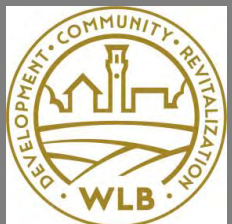
* CT Community Foundation: Grant - \$6,460 – Strengthening Not for Profits – Education

* Local Initiatives Social Connection (“LISC”): Reimbursable Grant - \$25,000 – Software/Hardware/Staffing

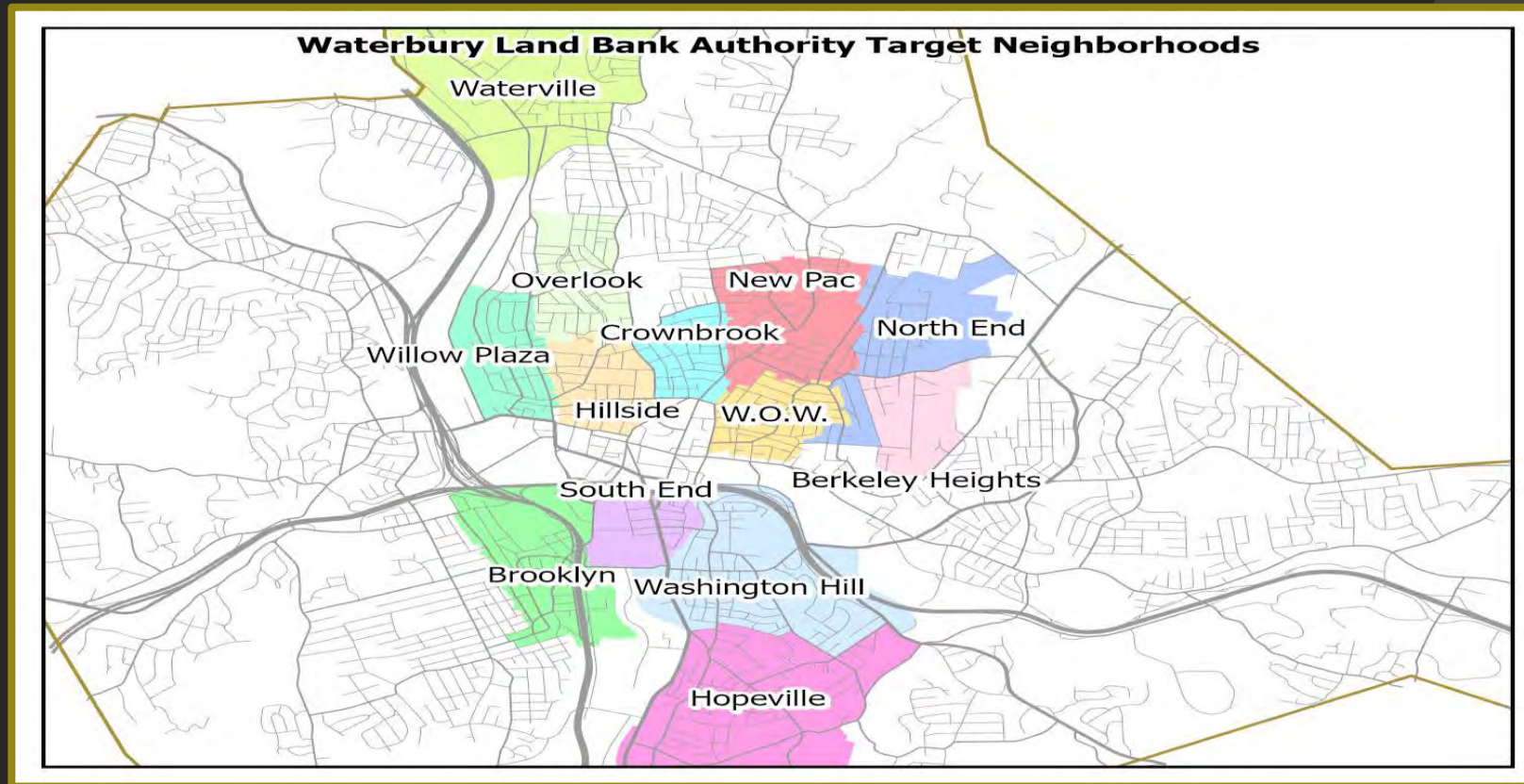
* Webster Bank: Grant - \$20,000 – Project Due Diligence

* The CT Project: Grant - \$2,000 – Operating Funds

* CT CDS FY24 Grant Notice - \$1,045,000 - WLB Phase 1 WOW Neighborhood Revitalization.



Strategic Planning – Targeted Neighborhoods:



Identified 13 inner-core neighborhoods closest to downtown, where incidences of blighted and dilapidated housing are high. (16 Qualified Census Tracts; “areas where either 50% or more of the households have an income less than 60% of the AMI or have a poverty rate of at least 20 percent.”)

Strategic Initiatives:

- * Condition Assessment Program completed in Sept 2023; continuous program. (Expanded upon herein.)
- * Acquisitions: City owned parcels; Privately owned parcels with liens; Blighted parcels.
- * Donated parcels under consideration.
- * Side Lot Program; continuous program.
- * WLB Web-site, On-Line bid application process; continuous program.
- * ARPA Proposal initiatives include: Infill Housing Development; Housing Rehabilitation; or Demolition; Community Gardens; and Tree Canopy Restoration.
- * Meetings with Neighborhood Associations and Presentations to stakeholders.
- * Education about blight circumstances and benefits of blight removal to the Community.
- * Grant writing for various components of these initiatives.
- * Reinvestment of funds (sales proceeds/tax revenues) into future projects.



Conditions Assessment Program:

- * Analysis of City owned properties, properties with liens greater than value, USPS undeliverable parcels.
- * Refinement of EProperty Plus software.
- * Grant obtained from Liberty Bank Foundation
- * Sidewalk Inspections of 289 parcels (staff and third party vendor.)
- * Property data and photos to update data base to be used for decision making process.
- * Use of ArcGIS for mapping parcels begins...



Conditions Assessment:

*289 Parcels inspected: 2023.

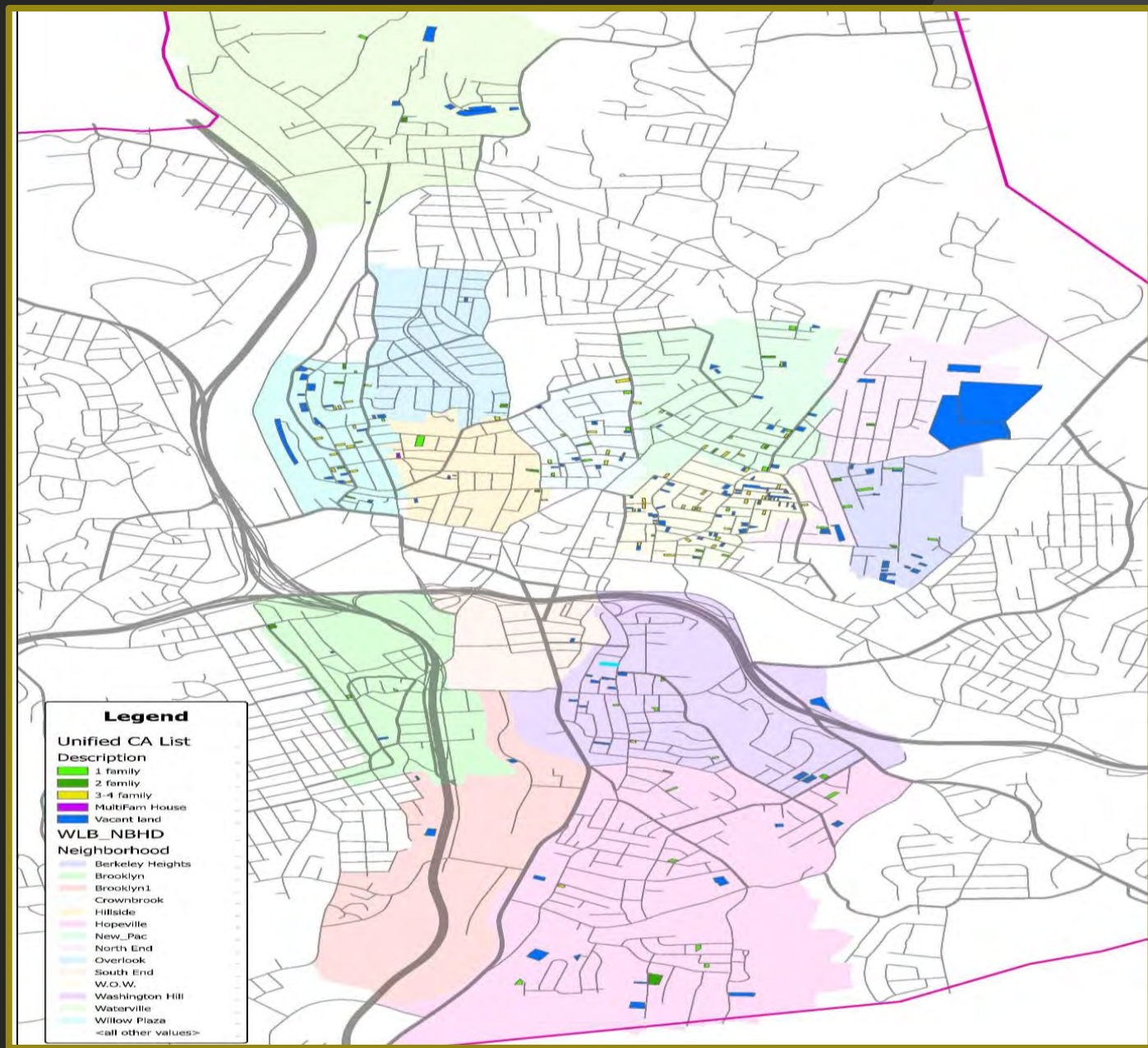
*EPP Software, mobile devices.

*Updating property data.

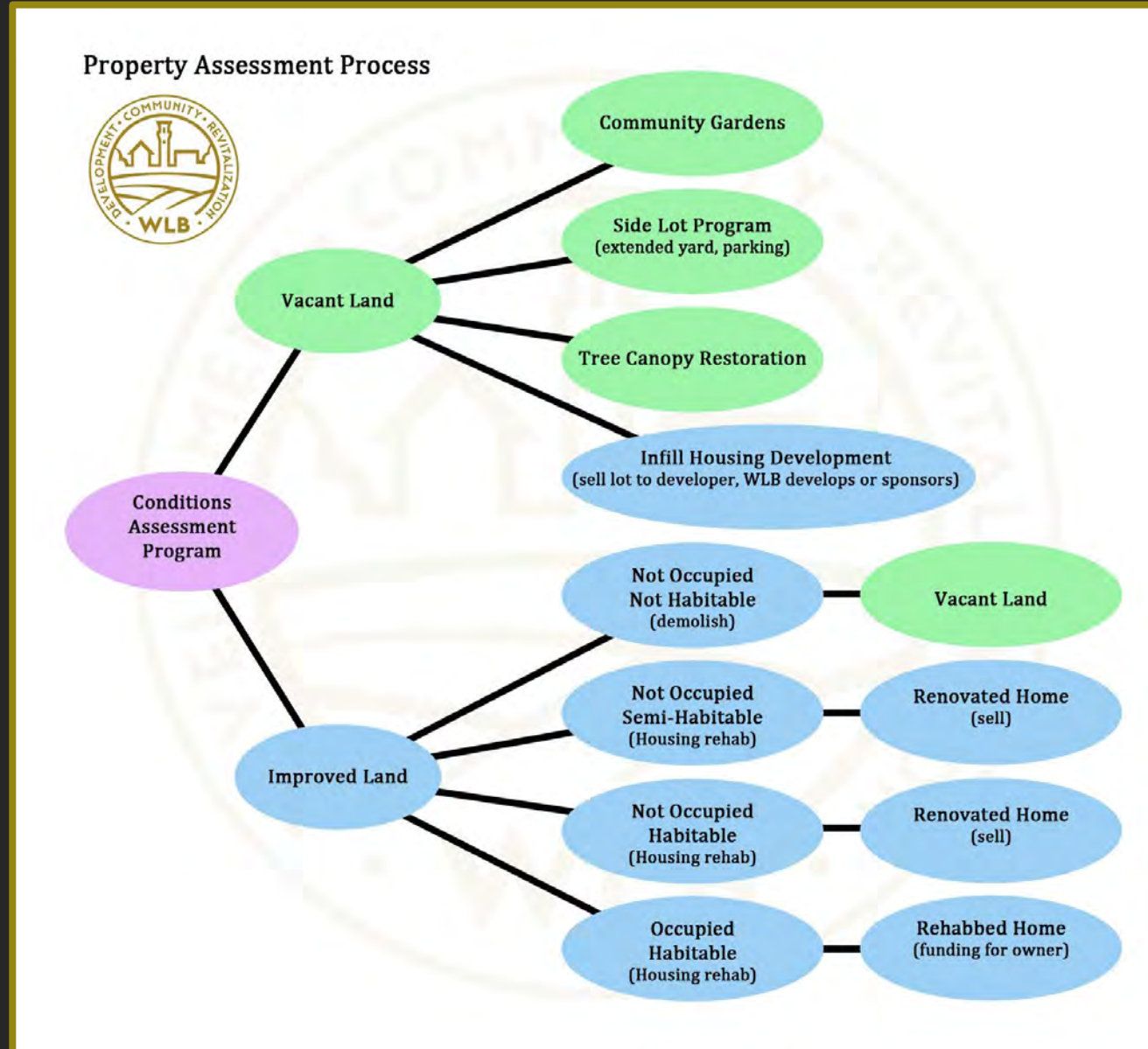
*Data Collection: for future decision making on acquisitions.

*Lists to analyze:

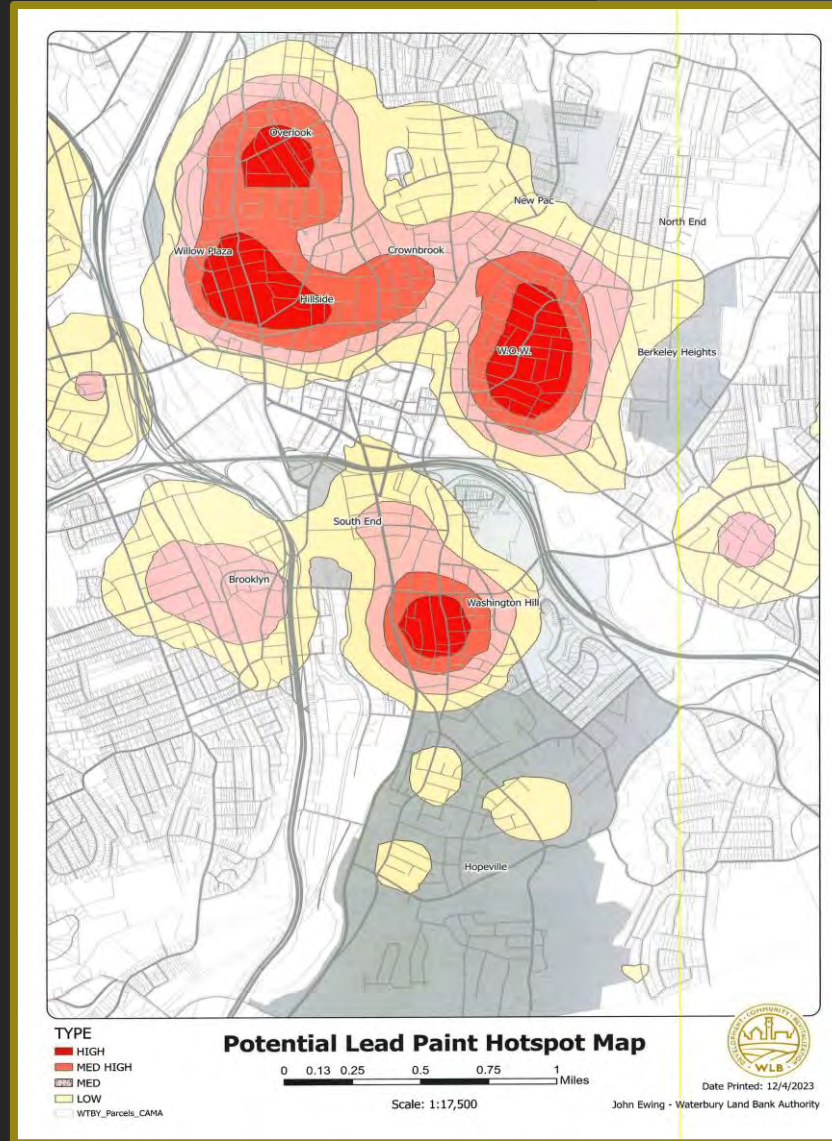
- city owned parcels,
- private properties with liens greater than value,
- USPS undeliverable properties.



Property Assessment Process:



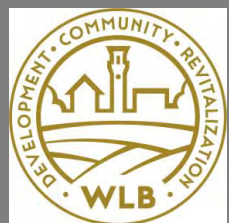
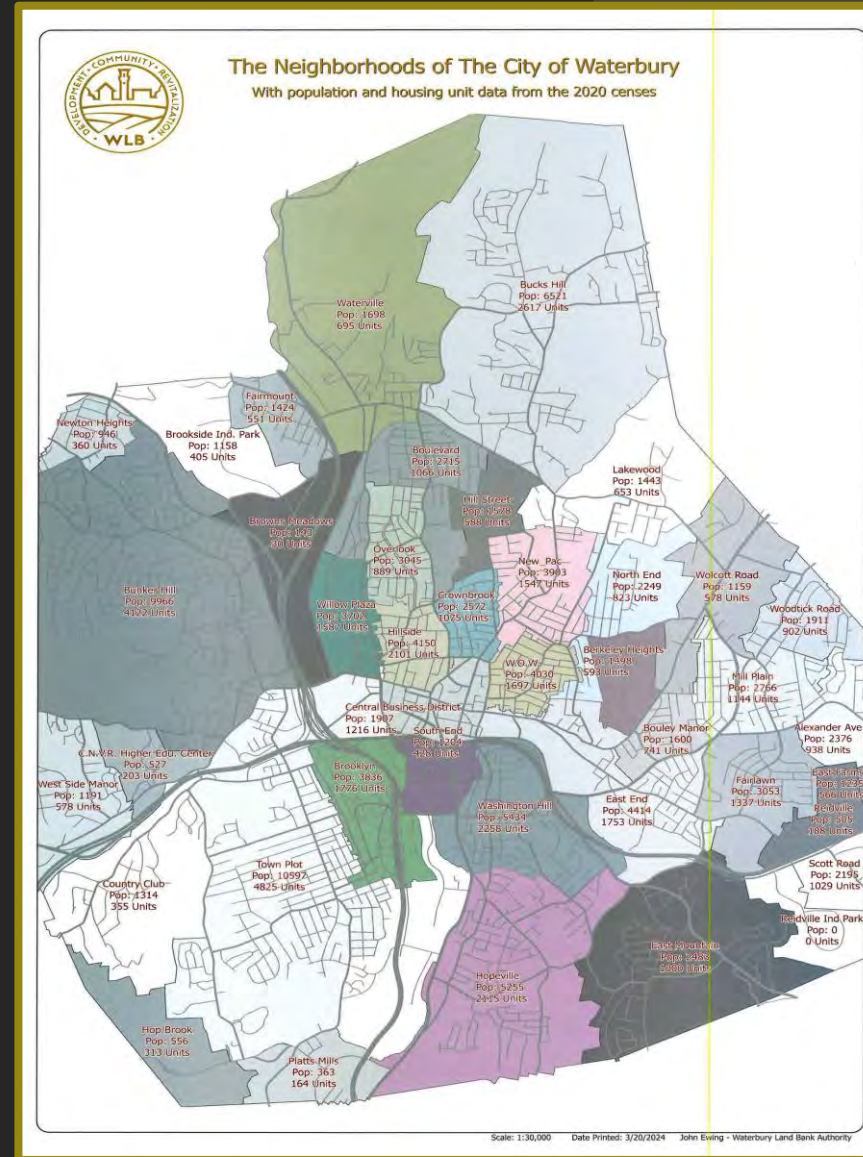
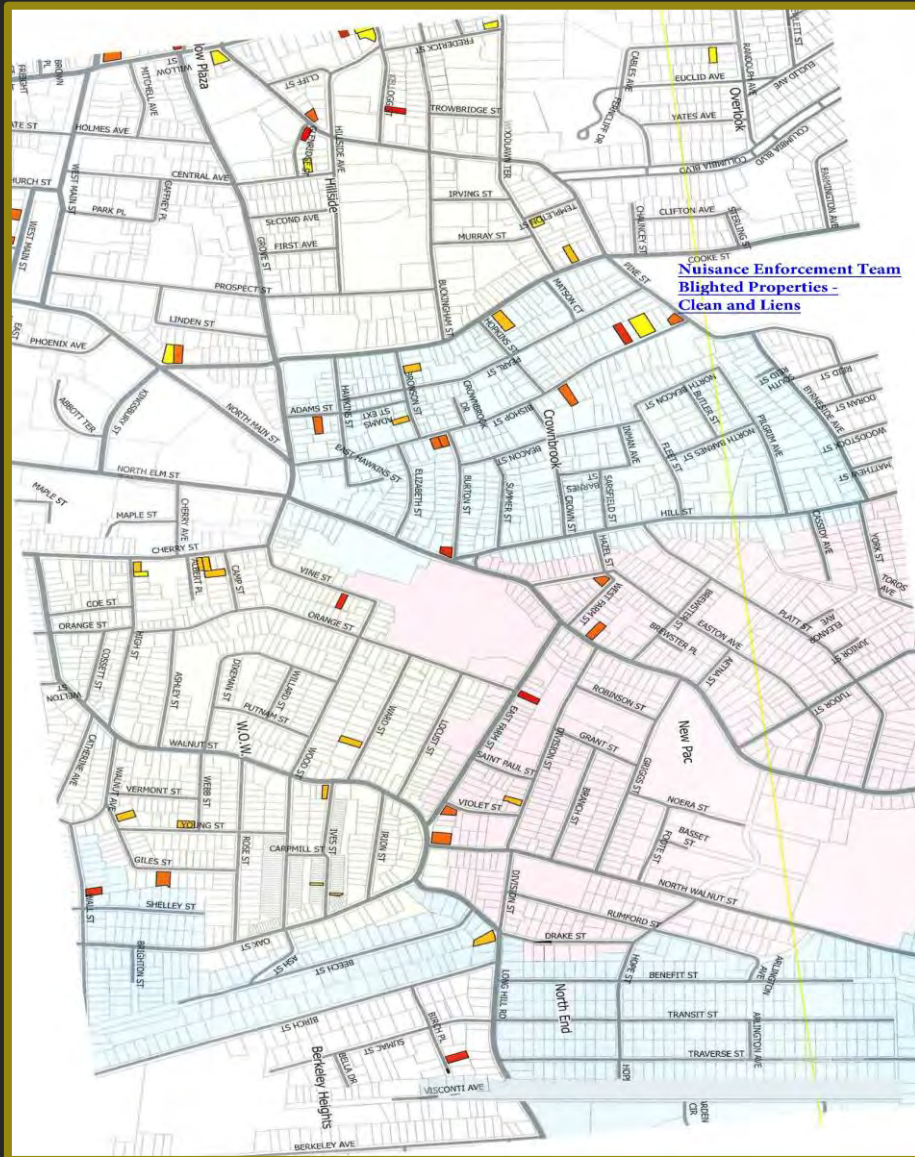
Use of ARC GIS in critical thinking & analysis— Sample of WLB Mapping capabilities:



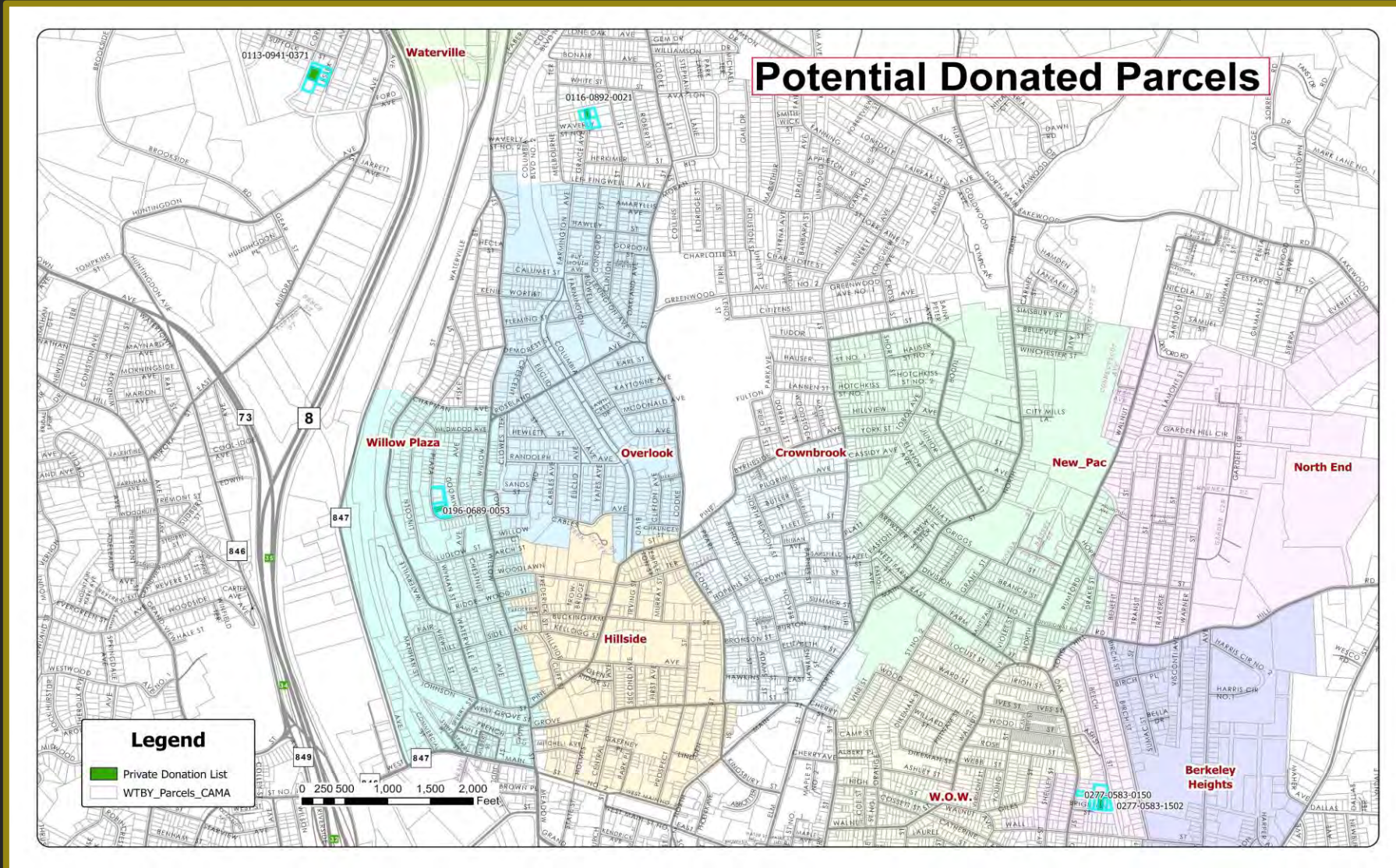
Part 1 - WLB Presentation to City of Waterbury Board of Aldermen,
April 22, 2024



Use of ARC GIS – Sample of Mapping capabilities:



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2023 Property Acquisitions:

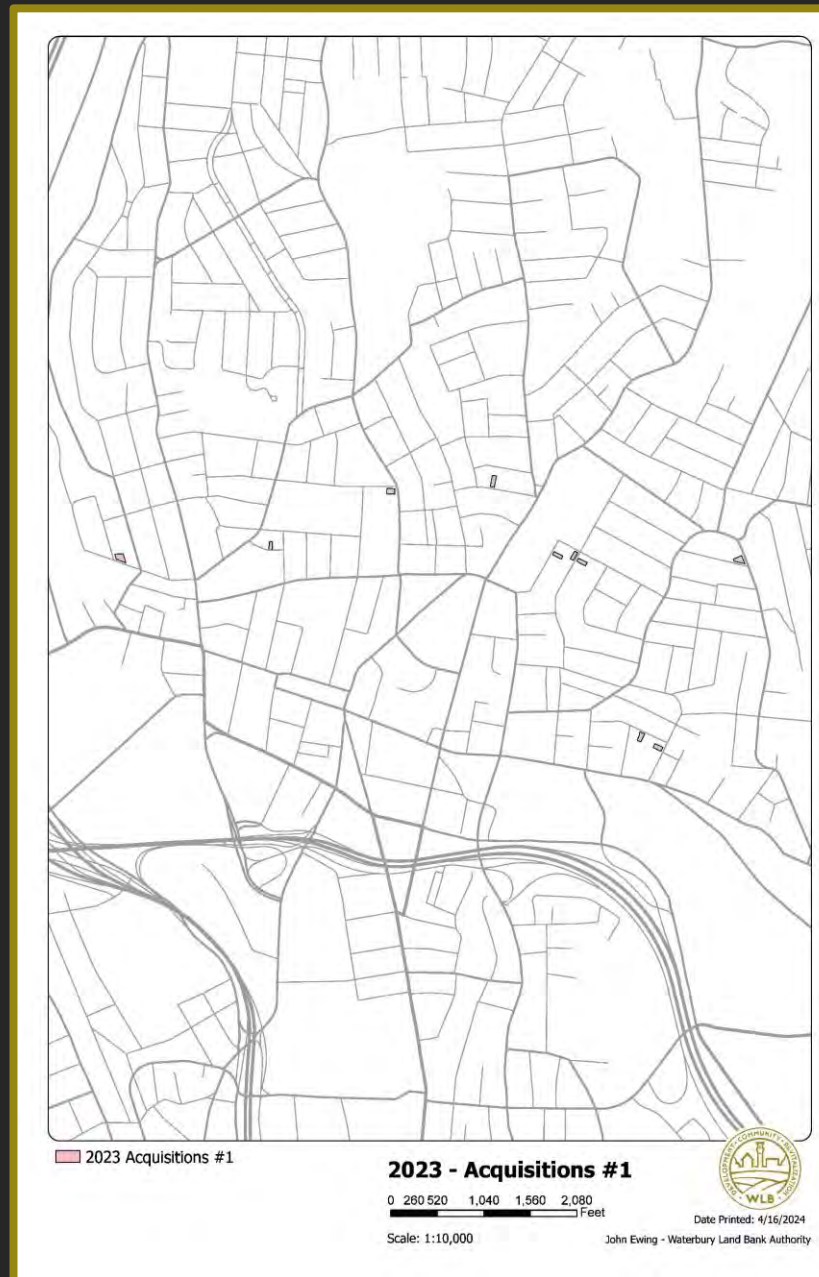
*10 City owned surplus parcels

*includes 8 vacant parcels of land

and 2 parcels with structures;

(1 single family and

1 three family residences.)



2024 Property Acquisitions:

*11 City owned surplus properties
(all vacant parcels of land.)

*20 Privately owned properties
(19 vacant parcels of land and
1 three family residence.)



2024 Acquisitions #2

2024 - Acquisitions #2

0 0.1 0.2 0.4 0.6 0.8 Miles

Scale: 1:16,000

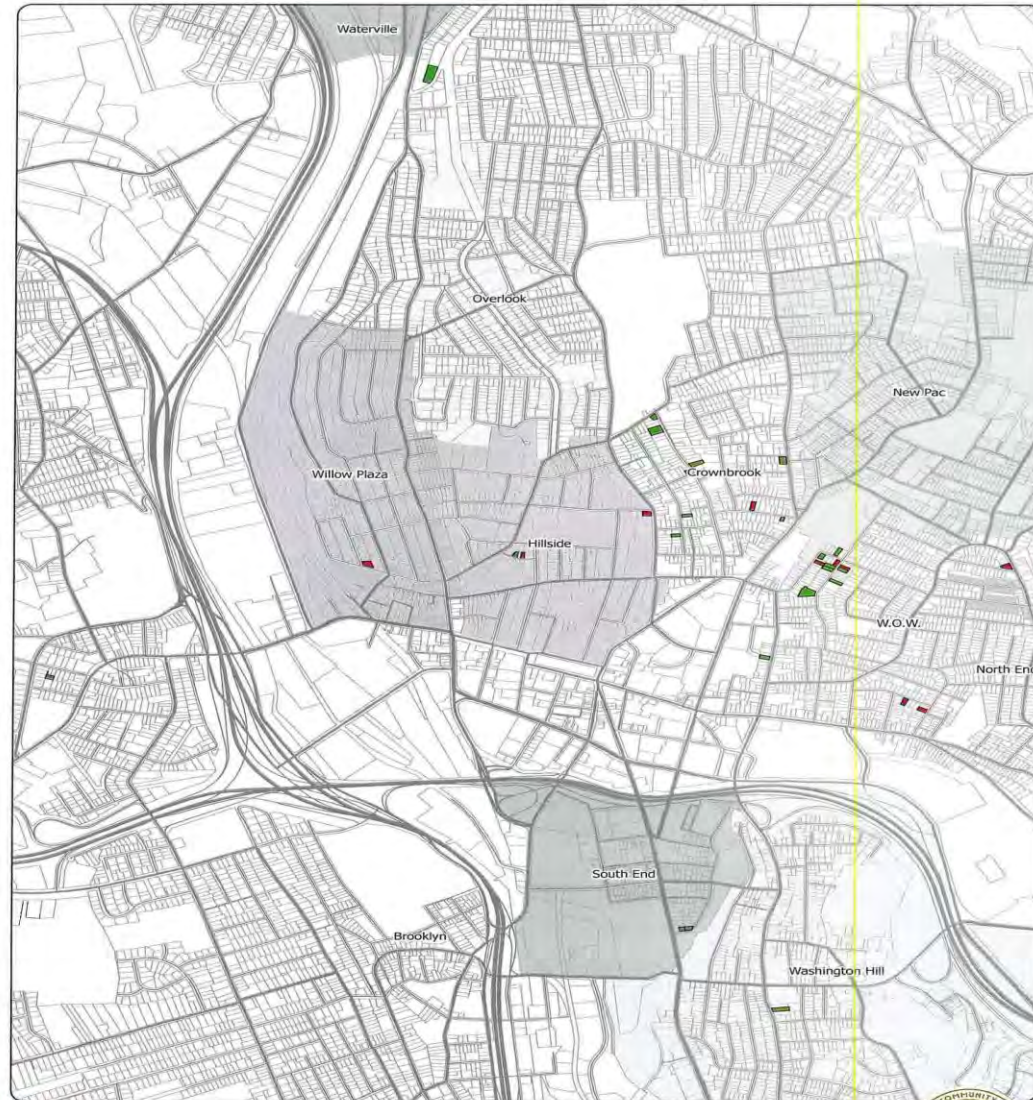


Date Printed: 4/16/2024

John Ewing - Waterbury Land Bank Authority



Property Acquisitions: 2023 and 2024

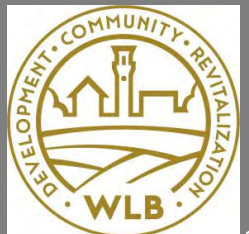


WLB Property Acquisition Map
Scale: 1:13,000
Date Printed: 10/25/2023
John Ewing - Waterbury Land Bank Authority



Disposition Process:

- *Analyze each property for its Highest & Best Use; Applicant's Intended Use ; Community Needs.
- *Follow the WLB Policies & Procedures; includes Rating & Ranking system bid applications.
- *Improved Structures – demo/rehab/new construction.
- *Vacant Parcels – construction/gardens/tree restoration/hold for assemblage/parking.
- *Side Lot Program; WLB Website On-line Bid Application
- *Review all bid applications with emphasis on intended use; Homeownership is mandatory.
- *Quantitative Rating & Ranking for each application with best rated applicant selected as buyer.
- *WLB Board Approval of recommended buyers.
- *WLB Attorney due diligence; specific purchase and sale agreements and deed packets.
- *Meetings with buyers and their attorneys.
- *Compliance – benchmarks – i.e. permits, certificate of occupancy – home owner end user.
- *Certificate of Completion to owner after compliance period.



2024 Pending Transactions, Potential Revenues, & Reinvestments:

*2023 Acquisitions – 10 city owned parcels acquired (2 with structures, 8 vacant parcels.)

*2024 Dispositions – 6 parcels being sold, 3 parcels assembled for WOW Revitalization Project,
1 parcel holding for surveying.

Summary Sales & Tax Revenues:

| Parcel | Use | Selling or Holding | Disposition Date | Sales Price* | Tax Revenues (Year 1)* | Tax Revenues to the City (Year 1) *** | Tax Revenues to the WLB (Year 1) *** | Year 1 Property Revenues to WLB* |
|--------|--------------------|--------------------|------------------|------------------|------------------------|---------------------------------------|--------------------------------------|----------------------------------|
| #1 | vacant land | Holding | NA | | | | | |
| #2 | 1 family residence | Selling | May-24 | \$49,000 | \$2,421 | \$1,211 | \$1,211 | \$50,211 |
| #3 | 3 family residence | Selling | May-24 | \$63,000 | \$1,712 | \$856 | \$856 | \$63,856 |
| #4 | vacant land | Selling | May-24 | \$5,000 | \$338 | \$169 | \$169 | \$5,169 |
| #5 | vacant land | Selling | Pending | \$10,500 | \$568 | \$284 | \$284 | \$10,784 |
| #6 | vacant land | Selling | May-24 | \$7,500 | \$398 | \$199 | \$199 | \$7,699 |
| #7 | vacant land | Selling | May-24 | \$16,000 | \$633 | \$317 | \$317 | \$16,317 |
| #8 | vacant land | Selling | Jun-24 | \$5,000 | \$379 | \$190 | \$190 | \$5,190 |
| #9 | vacant land | Holding | NA | | | | | |
| #10 | vacant land | Holding | NA | | | | | |
| | | | | \$156,000 | | \$3,225 | \$3,225 | \$159,225 |

