



WATERBURY LAND BANK AUTHORITY

NEWSLETTER

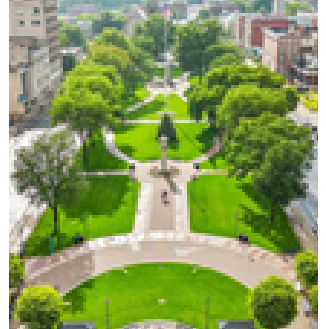
Welcome to our Waterbury Land Bank Authority (“WLB”) Newsletter. We are thrilled to share with you the latest developments in our mission to make a positive impact on the Waterbury community. Each quarter we’ll share organizational and community updates, focusing on WLB impact and future plans. There will also be case studies, projects impact on the city, interviews, and spotlights on neighborhoods.

CT State Bond Commission Approves DECD Funding



L-R Rep. Geraldo Reyes Jr. Rep. Ron Napoli, Sen. Joan Hartley Nancy MacMillan , Tiffany Dupree , Fred Luedke, Jim Smith.

On Friday May 29, 2026 the CT State Bond Commission approved funding for the Department of Economic and Community Development which included a \$5M grant-in-aid to the City of Waterbury for the capitalization of the Waterbury Land Bank Authority. The Waterbury Land Bank Authority is grateful to the State of CT for this funding and thrilled for the opportunity to accelerate programs to address blighted properties and make a positive impact on residents of Waterbury. We also thank our Waterbury delegates, the City of Waterbury, and the Harold Webster Smith Foundation for their support and efforts in this achievement.



Quarterly Newsletter

2026
Volume II



@waterburylandbank

WLB at the 2026 Mayoral Luncheon



Mayor Paul Pernerewski Mayoral Luncheon 2026



L-R Nancy MacMillan WLB Exec. Director, Fred Luedke, WLB Board Chair, Tiffany DuPree, WLB Project Manager

The 2026 Waterbury Regional Chamber Mayoral Luncheon took place on Thursday, May 14, 2026, at La Bella Vista in Waterbury, Connecticut. Mayor Paul Pernerewski Jr. delivered his 2026 State of the City address, outlining progress and future priorities. Main topics included: Infrastructure, Economic Development and City Management. In his address he highlighted the efforts of the Waterbury Land Bank mentioning our continued efforts in reducing blight, stabilizing neighborhoods and returning properties to productive use. He further discussed our efforts in expanding affordable housing initiatives and our modular housing projects in the WOW neighborhood which are fiscally funded by our city and federal resources.

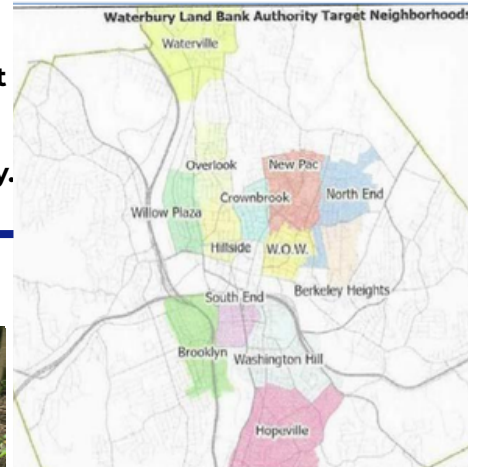


WATERBURY LAND BANK AUTHORITY

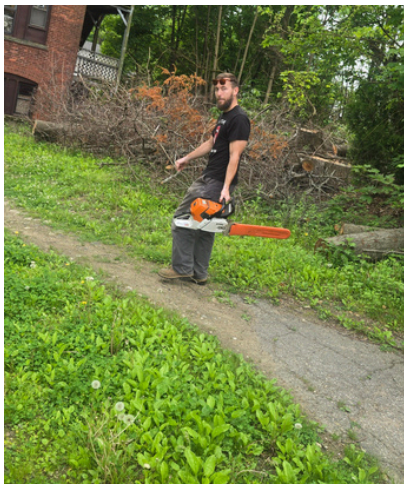
NEWSLETTER

Welcome To The Land Bank Tiffany DuPree

Say hello to Tiffany DuPree. Tiffany joined the WLB in May as our Project Manager. She will be focusing her efforts in project management, compliance and community education of landbank initiatives. Tiffany brings knowledge and experience from the Detroit Land Bank Authority.



Community Spotlight: Transformation at 159 Cooke St.



Exciting things are happening on Cooke Street in the Hillside Historic District! We recently had the pleasure of meeting Brian, the new owner of the property at 159 Cooke St. He plans to build an 8-family residence complete with on-site laundry and air conditioning—a welcome addition to the neighborhood. Brian is no stranger to redevelopment; he has completed similar projects in Poughkeepsie, NY. He shared that he was drawn to Waterbury because he’s inspired by the revitalization happening here and wants to make a positive impact in our community. He also noted that the WLB made the process simple with their strong planning, zoning, and infrastructure knowledge. Brian expects to break ground later this summer, with a projected completion date in Spring 2027. We’re excited to welcome this new development to the area and look forward to the continued growth of our community!

What we do.
WLB targets neighborhoods around the central business district where incidence of blight is high, providing opportunities to acquire parcels and remediate blight, initially by acquiring City- owned properties to repurpose and sell to residents for a multitude of intended uses that adhere to zoning regulations and respond to community needs. The WLB Side Lot Program sells adjacent lots to existing residents, allowing them to expand their acreage for minimal investment, ensuring a better and more sustainable level of property maintenance. The WLB has also acquired privately-owned properties through the City's foreclosure process, which has allowed the WLB to resell properties that otherwise would sit dormant, vacant, and abandoned.

Thanks For Reading