



Luke A. Bronin
Mayor

June 14, 2021

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Sale of 213-215 Lawrence Street

Dear Council President Rosado,

Attached for your consideration is a resolution that would authorize the sale of a blighted property at 213-215 Lawrence Street to Mr. Aaron Gill of Wolverine Property, LLC. As you may know, Mr. Gill is a committed local resident and developer and Chair of the Frog Hollow Neighborhood Revitalization Zone.

This sale would represent the first test case of the receivership law, Public Act No. 19-92, that we advocated for to help accelerate the remediation of blighted property. In August 2020, Mr. Gill was appointed receiver of this property by the courts in accordance with Public Act No. 19-92. In an effort to expedite the full remediation of the property, the City of Hartford initiated a foreclosure action and obtained title of the property in April 2021.

Wolverine Property, LLC. has agreed to purchase the historic property in the amount of \$5,500.00 and invest approximately \$461,739.00 into a full renovation of the 3-family structure.

Following an analysis of the proposal received from Wolverine Property, LLC. and reviewing several letters of support from the community, we are recommending the sale of the subject property to Wolverine Property, LLC.

This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z) in addition to complying with the Hartford Affirmative Action Plan.

The Department of Development Services is happy to answer any questions that you may have. Thank you for your consideration.

Respectfully submitted,

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

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
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INTRODUCED BY:
Luke A. Bronin, Mayor

COURT OF COMMON COUNCIL
City of Hartford, June 14, 2021

- WHEREAS,** the City of Hartford through its Blight Remediation team is committed to addressing blight through the City of Hartford with the goal of bringing these blighted properties back to productive use; and
- WHEREAS,** the historic structure on 213-215 Lawrence Street located in the frog hollow neighborhood is a blighted property; and
- WHEREAS,** the property had \$107,400.00 worth of Bligh Liens and \$7,846.30 in Tax Liens
- WHEREAS,** the courts appointed Aaron Gill of Wolverine Property, LLC. as the receiver in August 2020 through Public Act No. 19-92; and
- WHEREAS,** in an effort to expedite the remediation of the property, the City of Hartford ("City") acquired 213-215 Lawrence Street through a foreclosure process in April 2021; and
- WHEREAS,** the City of Hartford ("City") is now the owner of a certain parcel of real property and all appurtenances thereto and improvements thereon, known as 213-215 Lawrence Street, and located in the City (collectively, the "Property"); and
- WHEREAS,** The City of Hartford now wishes to transfer the Property to Aaron Gill of Wolverine, LLC and he will invest approximately \$461,739.00 into a full renovation of the 3-family structure with the intention of Mr. Gill occupying one of the units; and
- WHEREAS,** Wolverine Property, LLC., (the "Buyer") has agreed to purchase 213-215 Lawrence Street at \$5,500.00; and
- WHEREAS,** Wolverine Property, LLC. has agreed to perform the improvements in accordance with the Hartford Affirmative Action Plan, now, therefore, be it
- RESOLVED,** that the Mayor is hereby authorized to enter into and execute a purchase and Sale Agreement (the P&S Agreement) with Wolverine Property, LLC. or an affiliated entity established for such purpose, for a purchase price of \$5,500.00 and on an "AS IS" basis; or assign 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 is in the best interest of the City; and be it further;
- RESOLVED,** that the Mayor is hereby further authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate in the best interest of the City in order to effectuate the above transactions; and be it further;
- RESOLVED,** that the Mayor is hereby authorized to execute a quit claim deed for the Property and to execute such other documents required by the Purchase and Sales agreement, and to take any other actions (including, but not limited to, executing such other documents and entering into such other agreements as are reasonably necessary to effectuate the sale of the property in accordance with the P&S Agreement, whenever appropriate); and be it further;
- RESOLVED,** that the Developer will comply with the 15% Minority & Women Business Enterprises requirement, Hartford Residents employment goals and all requirements listed in the Hartford Affirmative Action Plan Equal Employment Opportunity Agreement & Affidavit with such agreement incorporated into the Purchase and Sale Agreement.