

## **RESOLUTION 100719-1**

### **RESOLUTION OF THE COUNCIL OF THE CITY OF NEW LONDON AUTHORIZING THE CITY OF NEW LONDON TO UNDERTAKE PROGRAMS AND PROJECTS AUTHORIZED UNDER THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT C.G.S 7-480, TO ASSUME AND/OR EXERCISE ALL OF THE RIGHTS, POWERS, OBLIGATIONS AND PRIVILEGES CONFERRED THEREIN.**

WHEREAS, the Act provides that municipalities which have found and determined that conditions substantially as described in Section 7-481 of the Act (as described below) exist in the municipality are continuing and may be ameliorated by the exercise by the municipality of the powers granted under the Act.

WHEREAS, in order to exercise the powers under the Act, the legislative body of a municipality must determine by resolution that conditions substantially as described in Section 7-481 (as described below) of the Act exist and such resolution must include certain findings and determinations as required under Section 7-485 of the Act, for the implementation of the powers granted under the Act.

(a) It is hereby found and declared that there continues to exist in the state in many of its municipalities conditions of substantial and persistent unemployment; that many existing residential, industrial, commercial and manufacturing facilities within many municipalities are either obsolete, inefficient or dilapidated or are located without regard to the master plans of such municipalities; that the obsolescence and abandonment of existing facilities will increase with technological advances, the provision of modern, efficient facilities in other states and the difficulty which many municipalities have in attracting and holding new facilities; and that many existing and planned industrial, manufacturing and commercial facilities are far from or not easily accessible to the places of residence of substantial numbers of unemployed and underemployed persons.

(b) It is further found and declared that there exists a critical shortage of adequate housing in many municipalities which is the result of declines in new housing starts and the existing large number of substandard, unsafe and unsanitary dwellings; that a large and significant number of residents of many municipalities have been and will be subject to hardship in finding adequate, safe and sanitary housing unless new facilities are constructed and existing housing, where appropriate, is rehabilitated; that unless the supply of housing is increased significantly and expeditiously, a large number of such residents will be compelled to live in unsanitary, overcrowded and unsafe conditions to the detriment of the health, welfare and well being of these persons and of such municipalities or such residents will abandon such municipalities to find suitable housing elsewhere, thus further contributing to the decline of such municipalities; and that by increasing the housing supply in such municipalities and the ability of their residents to obtain decent, safe and sanitary housing, the critical shortage of adequate housing will be ameliorated.

(c) It is further found and declared that such conditions combined with the existence in many municipalities within the state of residential, nonresidential, commercial, industrial, vacant or

predominantly vacant areas which are slum or blighted because of substandard, unsanitary, deteriorated or deteriorating conditions which accelerate the decline of population in such municipalities, retard sound economic growth and physical development, erode the financial position of such municipalities and their residents by shrinking their tax base, increasing the share of the tax burden which each taxpayer must bear and reducing the incentive for investment in such municipalities, and adversely affect the health, safety, welfare and prosperity of the state and more particularly the people of such municipalities.

(d) It is further found and declared that, by virtue of their architectural and cultural heritage, their positions as principal centers of communication and transportation and their concentration of productive and energy efficient facilities, many municipalities are capable of ameliorating the conditions of deterioration which impede sound community growth and development; that building a proper balance of housing, industrial and commercial facilities and increasing the attractiveness of such municipalities to persons of all income levels are essential to restoring such municipalities as desirable places to live, work, shop and enjoy life's amenities; that the accomplishment of these objectives is beyond remedy solely by the regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the powers provided herein; and that the exercise of the powers herein provided is critical to continuing the process of revitalizing such municipalities and will serve an urgent public use and purpose.

(e) The necessity in the public interest and for the public benefit and good of the provisions of this chapter is hereby declared as a matter of legislative determination.

WHEREAS, as further conditions precedent to exercise of the powers conferred under the Act, such resolution may only be adopted after a public hearing thereon, upon at least five days notice published at least once in a newspaper of general circulation within the municipality and upon adoption, such resolution must be submitted to the electors of such municipality.

WHEREAS, any additional actions taken by a municipality under the provisions of the Act may only be taken after approval of each such action by the legislative body of such municipality, or by the governing body of a government unit or non-profit corporation to which power has been delegated under the provision of the Act, which approval must be by resolution adopted in accordance with the Act; and

WHEREAS, any action taken by the municipality under the provisions of the Act which requires the issuance of bonds secured by general fund revenues of the municipality (which security may not exceed five percent (5%) of the grand list) are subject to a referendum if more than five percent (5%) of the electors so petition; and

WHEREAS, all actions taken by a municipality pursuant to the Act are, except as specifically provided in the Act, subject to all requirements of the general statutes, applicable Special Acts, local charter and ordinance requirements, including environmental and zoning laws and regulations; and

WHEREAS, the Act further requires compliance with the Freedom of Information Act (Public Act 75-342 of the 1975 regular session of the Connecticut General Assembly), requires disclosure of the identity of sponsors of development property, except where such sponsors are publicly held corporations, and contains numerous other procedural and substantive safeguards; and

WHEREAS, the City of New London continues to have unreasonable levels of unemployment and underemployment, many obsolete residential, industrial, commercial and manufacturing facilities, has had difficulty in attracting and holding new residential, industrial, commercial and manufacturing facilities, has inadequate housing, vacant residential, nonresidential, commercial and industrial structures which are blighting influence and the ordinary operations of private enterprise cannot deal effectively with these problems without the powers provided under the Act; and

WHEREAS, the exercise of the powers conferred upon the City of New London by the Act are critical to the process of revitalizing the City of New London; and

WHEREAS, it is in the interest of the City of New London to implement the provisions of the Act as soon as possible in order to take advantage of the provisions of the Act; and

WHEREAS, it is in the public interest and economy that this resolution required under the provisions of the Act be submitted to the City Council at the next regular Council Meeting, and

WHEREAS, notice of this resolution has been placed on record at the offices of the City Clerk for public inspection; and

WHEREAS, 1) a summary of this resolution and 2) notice of a public hearing upon this resolution has been published in a newspaper of general circulation within the City of New London, at least five days and no more than fourteen days before the aforesaid public hearing; and

WHEREAS, public hearing upon said resolution was held at 7:00 p.m. on Monday, October 7, 2019, before this Council, acting as a Committee of the whole, within the Council Chambers, Municipal Building, New London, Connecticut; and

WHEREAS, information was submitted in support of this resolution which shows that the conditions substantially as described in Sections 7-481 (a),(b),(c),(d) and (e) of the Act, exist in the City of New London in varying degrees and cumulatively affect the health, welfare, safety and prosperity of the people of the City of New London; and

WHEREAS, members of the Council are generally familiar with other studies and documents previously prepared relating to Community and Economic Development problems within the City of New London and the obsolescence of many of New London's residential, commercial, industrial and manufacturing facilities; and

WHEREAS, the members of this Council have general knowledge of the conditions within the City of New London relating to the rate of unemployment and underemployment, the obsolescence of many of New London's residential, commercial, industrial and manufacturing facilities; and

WHEREAS, this Council is generally aware of the requirements imposed upon municipalities by the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW LONDON:**

1. Based upon the testimony of the aforesaid public hearing, the documents submitted in support of this resolution and the general knowledge of members of this council, it is hereby found, declared and legislatively determined;

a) That conditions substantially as described in Sections 7-481 (a),(b),(c),(d) and (e) of the Act exist in the City of New London, are continuing and may be ameliorated by the exercise of the powers granted under the Act;

b) That there continues to exist within the City of New London conditions of substantial and persistent unemployment and underemployment and that an unreasonable number of the residents of the City of New London are subject to hardship in finding employment;

c) That many, existing residential, industrial, commercial and manufacturing facilities within the City of New London are obsolete, inefficient or dilapidated;

d) That conditions of blight and deterioration exist within many areas of the City of New London;

e) That there exists within the City of New London large numbers of substandard, unsafe and unsanitary dwellings and that an unreasonable number of residents of the municipality are subject to hardship in finding adequate, safe and sanitary housing;

f) That there exists within the City of New London an unreasonable number of abandoned residential, non-residential, commercial, industrial, and manufacturing facilities;

g) That private enterprise, using ordinary methods, is not meeting the City of New London's needs in the areas of housing, economic growth, employment and the reduction of deterioration and blight;

h) This act will enable municipalities to stimulate private development, encouraging new industries and therefore, increasing employment which will aid to promote adequate, safe and sanitary housing and that by exercising the powers conferred upon municipalities by the Act, the City of New London will be revitalized; and

2. It is further hereby found, declared and legislatively determined that no actions will be taken by the City of New London under the powers conferred by the Act unless the following conditions have been met:

a) Adequate provisions have been made for the payment of the cost of acquisition, construction, operation, maintenance and insurance of all development property, as the same is defined under the Act;

b) A feasible method exists and will be utilized for the relocation into safe and sanitary dwellings of comparable rent of families and individuals displaced as a consequence of the exercise of any power granted under the Act and such families and individuals shall not suffer disproportionate injuries as a result of the actions authorized by the Act for the public benefit;

c) No development property will be acquired or disposed of without due consideration of the environmental and economic impact of such acquisition or disposition and the adequacy of existing or proposed municipal services; and

d) The acquisition or disposition of all development property shall advance the public interest, general health, safety and welfare, and development, growth and prosperity of the City of New London.

3. It is hereby further found and declared that anything contained in this resolution to the contrary notwithstanding, it is the intention of this Council that by adopting this resolution it is conferring upon the City of New London powers, rights and obligations conferred upon municipalities under the provisions of the Act and that upon approval of this resolution the City of New London will have sufficiently complied with the Act so as to be able to exercise all the powers conferred upon municipalities under the Act in accordance with said Act.

IT IS FURTHER RESOLVED that this resolution shall become effective upon its approval by a majority of the Council for the adoption of this resolution by this Council for a period of five years effective through October 6, 2024.

Date Approved by City Council: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signed: \_\_\_\_\_

John D. Satti, City Council President

Countersigned: \_\_\_\_\_

Jonathan Ayala, City Clerk