



Neighborhood Training Institute



It's Your City!

¡Es Tu Ciudad!

Growing the City

***City of Hartford
Department of Development Services:***

***Economic Development
Licenses & Inspections***

Saturday, February 5, 2022
10:00 am to 11:30 am





Host:

Marion Griffin

Hartford NEXT, Inc. Board Chair

Co-Host:

Lindsay Ewing

West End Civic Association





WELCOME

This Webinar is being recorded

Attendees will NOT be recorded

Use Chat to share Information with each other

Ask Panelists Questions via Q&A

Slides will be sent to attendees

Survey will be available at the end of the Webinar

AGENDA

Welcome

Who We Are

Overview of Today's "It's Your City!" Topic

Panel Introduction/Discussion/Q&A

Resources

Survey & Closing





NRZ, City of Hartford & At Large Representatives



MARG



Parkville



South End



WECA
WEST END CIVIC ASSOCIATION



Mission

A collective voice of Hartford residents and stakeholders working to strengthen and grow our community.

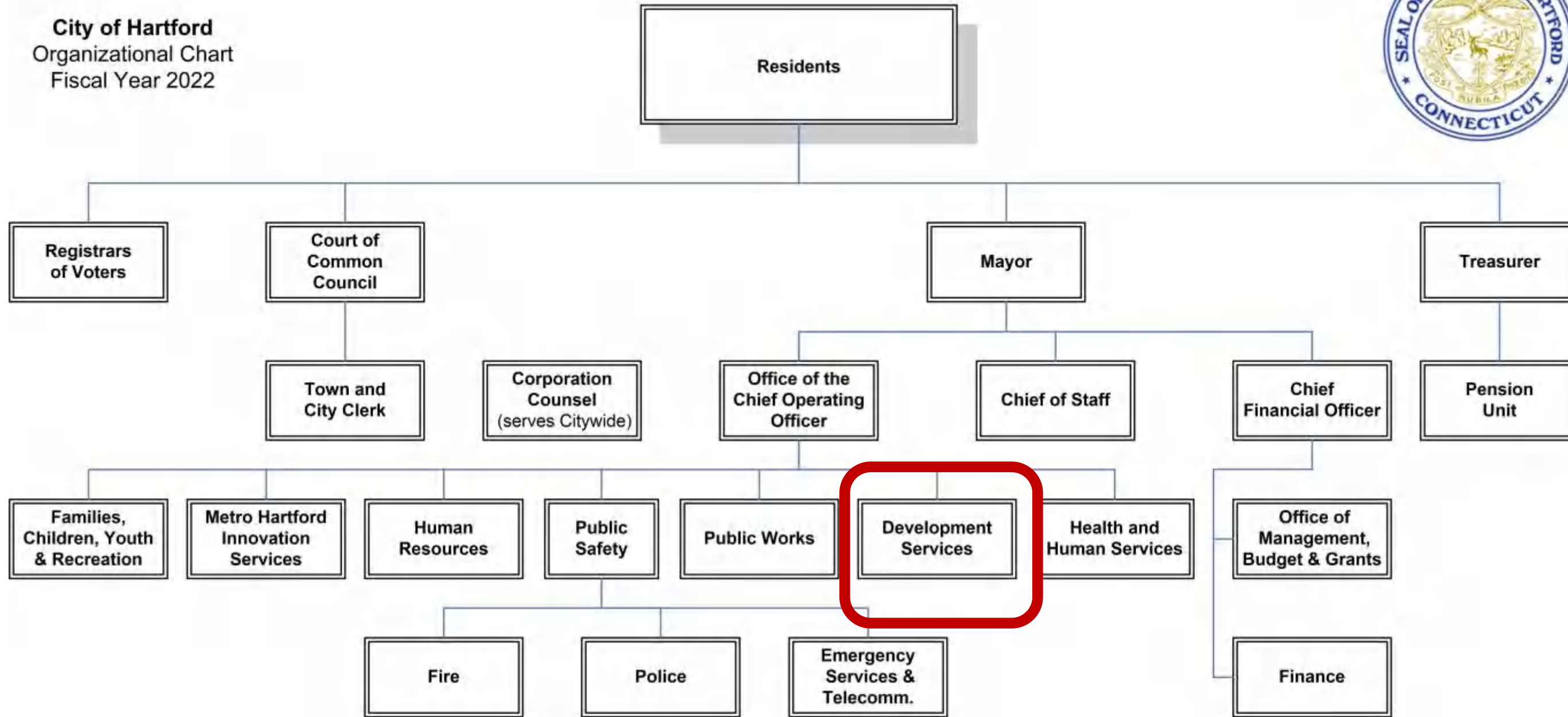
Purpose

Hartford *NEXT*, Inc.'s reason to be is to create an environment that leads innovation and improvements in Hartford, its diverse neighborhoods, and with its residents and visitors. By bringing people together, listening, encouraging, negotiating, educating, and leading, *HNXT*'s purpose is to facilitate inclusion and innovation in our communities.

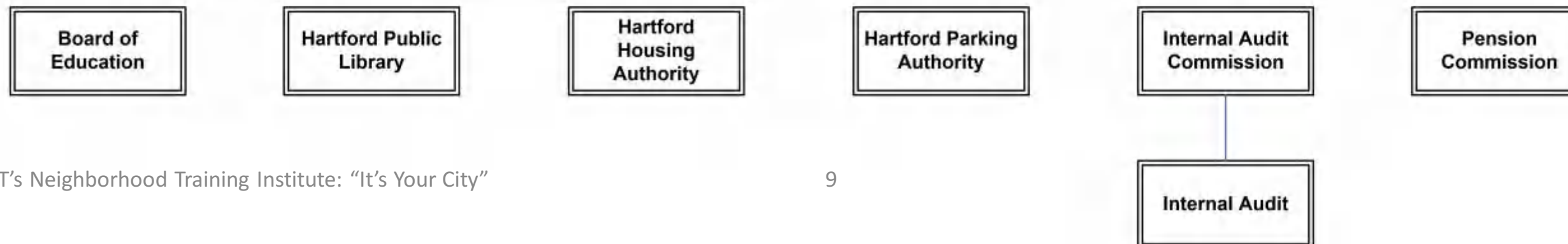
Communication and Education Platform

- Established in Early 2000's
- Sponsor Seminars, Workshops and Programs for Formal and Informal Training of Residents
- Recent Programs to Educate and Empower Our Community Include:
 - Triannual NRZ Leaders Meetings to Collaborate, Identify and Address Neighborhood/City Quality of Life Opportunities
 - Building Back Our Community Better Panel Discussion
 - Asset Mapping for Community Economic Development
 - Civic Engagement and Education

Today's Webinar, **Growing The City**, featuring the **Department of Development Services Divisions of Economic Development and Licenses & Inspections** is the fifth of the **"It's Your City!"** series of virtual panel discussions on Hartford City Government, how it works, its impact on the lives of those who live, work and recreate in Hartford, and how residents can become more involved.



Boards and Commissions



Carey Shea

Carey Shea was most recently the Interim Executive Director of the Hartford Land Bank. She has worked in community development for four decades in the areas of affordable housing development, disaster recovery, community revitalization philanthropy, federal housing policy, community organizing and sweat-equity housing. She is a resident of Hartford where she is a community activist and co-founder of the Friends of Zion Hill Cemetery.





Randal Davis, Deputy Dir. of Development Services

This City Department oversees Economic Development, Planning, Housing, Small Business Development, Licensing and Inspections and Blight Remediation Programs. Mr. Davis brings 10 years of experience in Strategic Planning, Communications and Policy Analysis & Development within the public sector, along with 20 years of experience in Law, Higher Education and the private sector to his role.

At CTDOT, Davis was a key figure in the team responsible for launching Connecticut's first Bus Rapid Transit System (CTfastrak), and one of the lead corporate, government and community liaisons at the Connecticut Department of Transportation. He worked closely with the I-84 Viaduct Project Team in Transit Strategy Development, Program and Resource Planning and Public Communications and Community Engagement.

Randal was born in Hartford and raised in Bloomfield, Hartford and Windsor, CT. He has lived in San Francisco and New York City, where he worked for major national and multinational corporations as well as an institution of higher education in the areas of marketing, administration and compliance. He studied Liberal Arts at New School University, New York, NY and received his Juris Doctorate in Law at Rutgers School of Law – Newark, NJ, where he focused on Administrative Law, Public Governance and State & Federal Regulatory Oversight and Compliance. He is licensed to practice law in CT and NY.



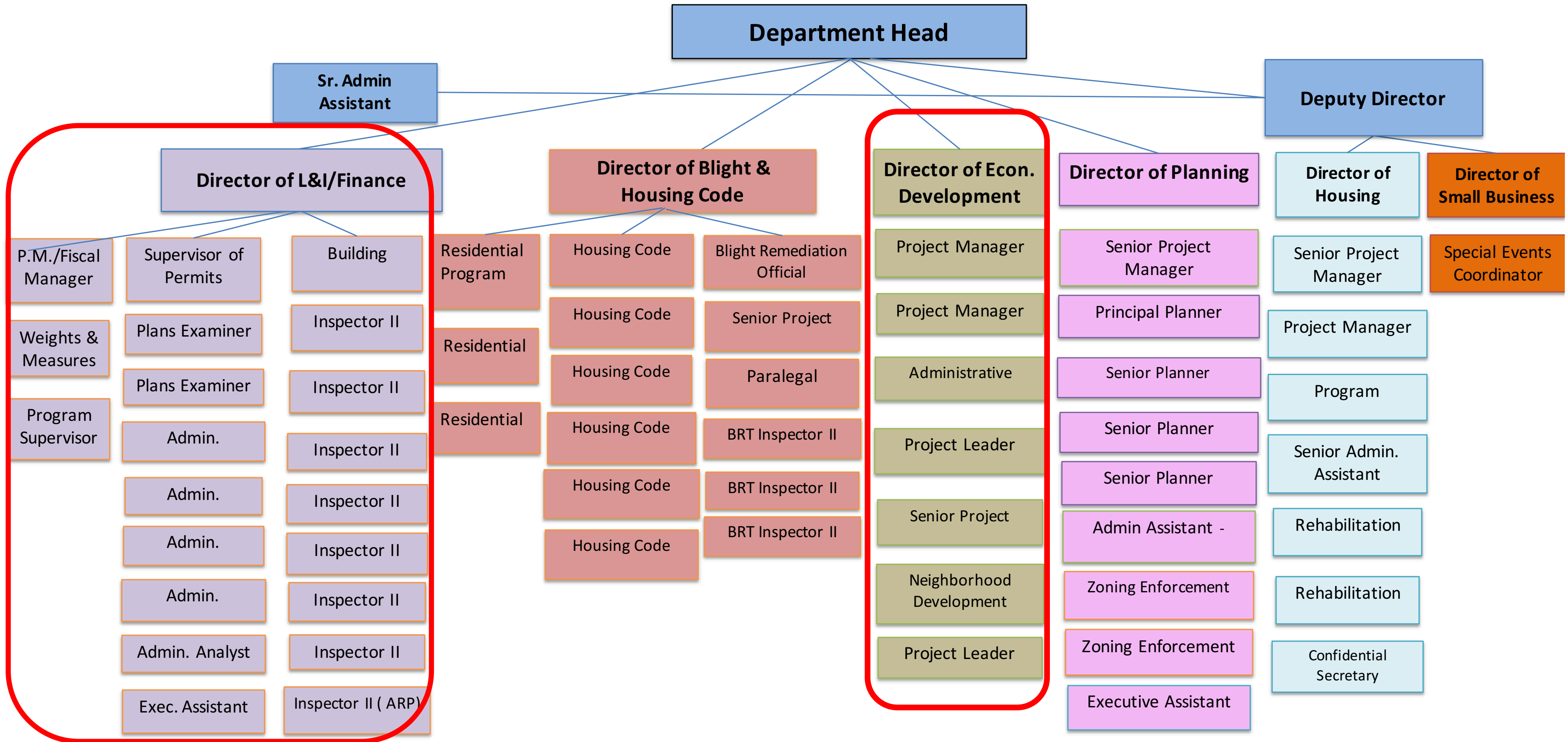
I. Charles Mathews, Dir. of Development Services

Mr. Mathews grew up on the streets of Boston. A former high school dropout; a former member of the United States Marine Corp; and for many years worked as a sheet metal mechanic. He received his GED from the State of North Carolina; his Associate in Arts degree with honors from Greater Hartford Community College; his Bachelor of Arts degree, with honors, from Wesleyan University; and his Doctor of Law degree from Cornell University School of Law.

Since graduating from Law school, Mr. Mathews has spent his time as Special Counsel to the House of Representatives Congressional Committee investigating the assassinations of Dr. Martin Luther King, Jr. and President John F. Kennedy. He served as a senior executive at a number of fortune 100 corporations; worked and served in City and State wide political systems and engaged in numerous efforts and activities with non-profits and other community organizations to support individuals and programs in underserved neighborhoods and communities.

He is passionate on issues of youth development, second chance educational opportunities and equal justice and opportunities for all. He is the Former President of the Wilson Gray YMCA Youth and Family Center Board of Directors, Former Chairperson of the Hartford Stadium Authority, Former Member of the Greater Hartford YMCA Board of Directors and Former Member of the Hartford Foundation for Public Giving Board of Directors.

DEPARTMENT OF DEVELOPMENT SERVICES ORG CHART - APRIL 2021





Erin Howard, Director Economic Development

Erin Howard joined the City of Hartford in March 2019 as the Director of Economic Development. Previously, she was Director of Economic Development for the City of Torrington (2014 – 2019). Prior experience includes a strong background in planning having worked for the Town of Windsor, City of Middletown and Town of Ellington along with a few years in the private sector at Milone and MacBroom, Inc. In addition, she currently holds a Connecticut Real Estate License.

Ms. Howard graduated from the University of Connecticut with a double major in Political Science and Economics. She also holds a from Master's Degree from the University of Massachusetts in Regional Planning with a focus on economic development. In 2012, Ms. Howard received her AICP certification from the American Planning Association. She is a member of the Connecticut Planners Association and sits on the Board of Directors for the Connecticut Economic Developers Association (CEDAS). In addition, she is a board member on the Connecticut Brownfield Land bank Inc.



DEPARTMENT OF DEVELOPMENT SERVICES

ECONOMIC DEVELOPMENT

FEBRUARY 5, 2022

THE ECONOMIC DEVELOPMENT DIVISION FACILITATES COMMERCIAL REAL-ESTATE DEVELOPMENT, ATTRACTS INVESTMENT, AND EXPANDS QUALITY OF LIFE FOR THE RESIDENTS OF HARTFORD ACROSS ALL NEIGHBORHOODS. THE DIVISION ACHIEVES THIS BY:

- Attracting and retaining quality businesses;
- Engaging in revitalization activities in Hartford's 17 neighborhoods;
- Increasing development partnerships with minority-, woman-, and locally-owned small businesses;
- Developing and maintaining community benefits agreements;
- Encouraging growth and community reinvestment through the disposition of City-owned property;
- Managing data and statistical information to help inform City and stakeholder decisions; and
- Staffing Hartford Redevelopment Agency

STAFF – 8 TEAM MEMBERS – STRUCTURED BY TWO TEAMS:

SPECIAL PROJECTS TEAM

- Generally, manages the City's property inventory and disposition process (leases, sales, license agreements).
- Project & Contract management of City assisted development projects including brownfield redevelopment.

Example Projects:

DONO, Park & Main, 525 Main Street RFP, Arrowhead Redevelopment RFP & The Hilton on Trumbull Street.

THE BUSINESS ATTRACTION, STRATEGY & POLICY TEAM

- Manages city assigned projects by way of tax fixing agreements, etc.
- Works with the Planning Division and strategic planning for fostering growth across the City
- Explores, recommends and manages policy related issues and concerns such as community benefit agreements associated with all city assisted projects
- Coordinates with partner organizations to support initiatives such as business attraction, workforce development, business assistance programs, etc.

Example Projects:

25 Sigourney Street- Tax Fixing Agreement, Parking Study, HRA MDP & redevelopment plans, Community Benefits, 5G, Opportunity Zones, Enterprise Zones.

PARK & MAIN DEVELOPMENT

THESE PREVIOUSLY VACANT CITY-OWNED PROPERTIES ON THE CORNER OF PARK & MAIN HAD THEIR GROUNDBREAKING ON AUGUST 18, 2020.

THE PROJECT SCOPE INVOLVES THE DEVELOPMENT OF TWO BUILDINGS CONSISTING OF

- 126 RESIDENTIAL UNITS,
- >20,000 SQ. FT. COMMERCIAL SPACE, AND
- CO-WORKING & ART SPACE.

Phase 1 is currently leasing up

COMPLETION FALL 2021



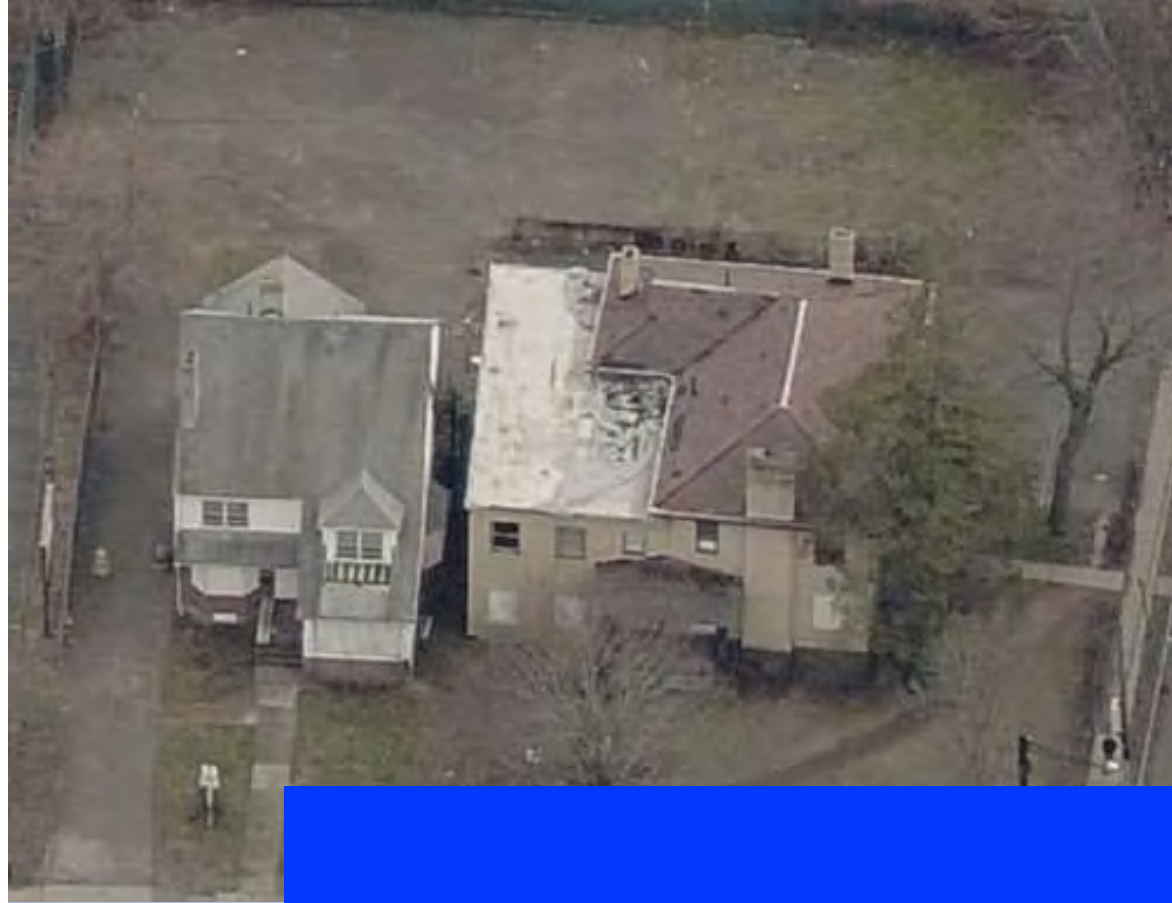
MAP| PROVIDED BY THE CITY OF HARTFORD

RENDERING BY RMS. COS | DEVELOPER RANDY SALVATORE



Parcel A and B are city-owned properties at Park & Main.

This rendering shows how the two properties will appear at completion. The building, on the left, is nearing completion. (Pictured above)



ADDITIONAL CITY PROJECTS



TOP LEFT: 279-285 FARMINGTON AVE

TOP RIGHT: 488 FARMINGTON

BOTTOM: HARTFORD PUBLIC LIBRARY

HILTON HOTEL

PHOTO CREDIT|HARTFORD COURANT



The City of Hartford has collaborated closely with owners of the Hilton Hotel and CRDA to fashion an innovative way to maintain hotel rooms and jobs within the city. This is vitality and strategically business within Hartford.

DONO PARCEL C

RENDERING | RMS. COS | DEVELOPER RANDY SALVATORE



These City-owned Properties around Dunkin Donuts Stadium had their groundbreaking on October 15, 2020. The project will include 270 apartment units, 11,000 square feet of retail space & parking garage.

525 MAIN STREET

PHOTO CREDIT|HARTFORD COURANT



RFP for 525 Main ST Redevelopment Status: Developer Review Process

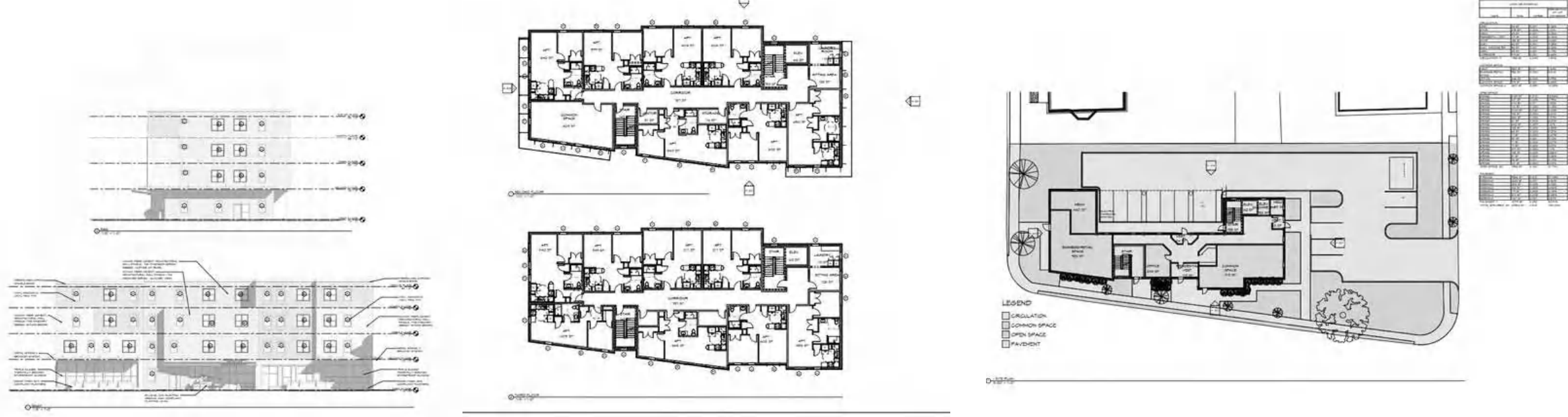
4 CITY-OWNED PROPERTIES ON MAIN STREET

RENDERING | FROM CT MAIN STREET CENTER'S COME HOME TO DOWNTOWNREPORT



Arrowhead Redevelopment RFP|Status: Developer Selection Process

NEW SAMMARITAN PARKVILLE





Dr. Elda Sinani LL.M, Dir. of Licenses & Inspections

Dr. Elda Sinani, LL.M. is the Director of Licenses & Inspections for the City of Hartford, becoming the first woman in the 200+ years to hold this position. Her main goal is to reintegrate online permitting, inspection process and all code violations to provide better service, increasing efficiency and revenues. Dr. Sinani has 20+ years experience in the legal field, public service, academia and government service. Previously she was the Operations Director of the Department of Development Services where she managed successfully a multi-million dollar operation budget, multiple contracts and human resources program which resulted in cost reductions, revenue improvement, and team building.

In addition to her law degree from Albania, Dr. Sinani holds a Law Degree from the University of Connecticut School of Law, and a Doctorate in Law and Public Policy from Northeastern University. She is very proud of her Albanian heritage and organized the City's and State's first official Albanian Independence Day in November, 2007. Dr. Sinani is the author of several reports and articles on human rights, racial and gender discrimination, and immigration issues. Her name was added to the Wall of Tolerance in Montgomery, Alabama to provide inspiration to all those who chose to stand up against hatred and racial discrimination.

Dr. Sinani is Visiting Assistant Professor of Public Policy at Trinity College, currently teaching a graduate course in Budget Management & Public Policy. As a public policy professor, her primary goal is to empower students to become the next generation of public sector leaders by helping them develop their intellectual skills, and understand that knowledge itself is not given; rather, it is constructed by individual experiences and interactions within a social and cultural environment. She encourages her students to embrace their critical and independent thinking through theory and practice.





DEPARTMENT OF DEVELOPMENT SERVICES

LICENSES & INSPECTIONS

February 5, 2022

LICENSES AND INSPECTIONS

- The Licenses & Inspections (L&I) Division champions building safety in Hartford, by enforcing compliance with city, state and international building codes governing construction, new buildings, and existing structures.

VISION

- **To build and sustain a safer Hartford through building code enforcement.**
- During the Fiscal Year 2021, L &I Division has issued more than **4,095** permits and conducted over **14,000** inspections with cost valuations of projects constructed at **\$330+** million dollar construction value by adding over **\$ 8.4** million dollars to the City Revenue.



Service	Goal
Leadership and Management	<p>Ensure that the L&I Program is run in a fiscally accountable manner, and implement new initiatives to increase the revenues in the department.</p> <p>Create and maintain a professional, diverse and responsive workforce in the L&I Division. Implement policies, ordinances, and measures, to operate more efficiently.</p>
Licensing	<p>Assure the City's residents and visitors that certain businesses are certified to operate in compliance within applicable health, safety and business operation regulations by providing licenses to those businesses, issuing vending identifications and parking permits for food and merchandise vendors, and issuing permits for commercial parking lots.</p>
Building and Trades	<p>Review building permit applications and plans for code compliance, issue building permits, and conduct ongoing building inspections to assist and ensure that property owners and contractors build and repair housing, industrial, and commercial structures in compliance with applicable building codes.</p>
Weights and Measures	<p>Ensure that City residents and visitors receive the quality and quantity of goods and services they purchase.</p>

L & I GOALS



Licenses and Inspections FY-22 (July 1, 2021 – December 31, 2021)

- Number of Permit Applications Received – **1,984**
- CO's (Certificates of Occupancy) Issued – **8**
- Number of Permits Issued – **2,208**
- Number of customers helped by L&I – **6,170**
- Number of Building Inspections – **5,062**
- Number of Building Violations Issued – **349**
- Revenue – FY-22 (July 1 - December 31, 2021) = **\$3,188,901**

Projects Completed (Certificate of Occupancy Issued)

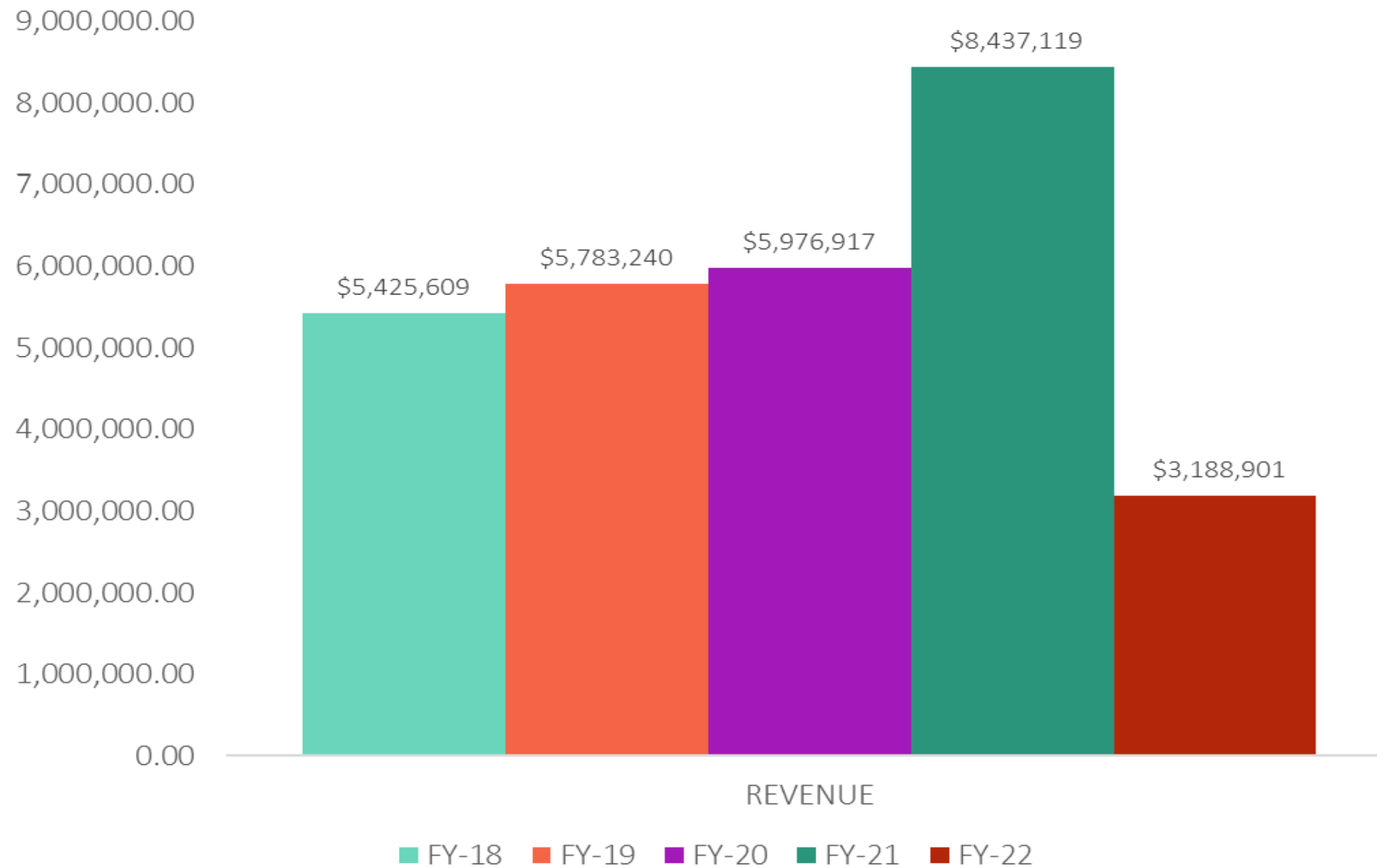
1. 2nd and 3rd Floor Apartment; Renovation of 2 and 3 Fl to Make 10 Units (1 Bedroom Apartments) - **1279 Main St.**
2. Tea Shop Addition - **1291 Albany Av.**
3. Convert From 6 Family To 7 Units, No Stores - **411 Franklin Av.**
4. Weaver High School Renovation - **415 Granby St.**
5. Change from Barber Shop to Pharmacy (Main Street Pharmacy) - **421 Park St.**
6. Construction of the New Park Branch Library Hartford Public Library - **585 Park St.**
7. Additional Apartment in Basement - **71 Mansfield St.**
8. Ground Up New Construction; 39 Apartments, 5 Retail / Service / Eating Places (Foundation Only) - **87 Main St.**

L & I ACTIVITY



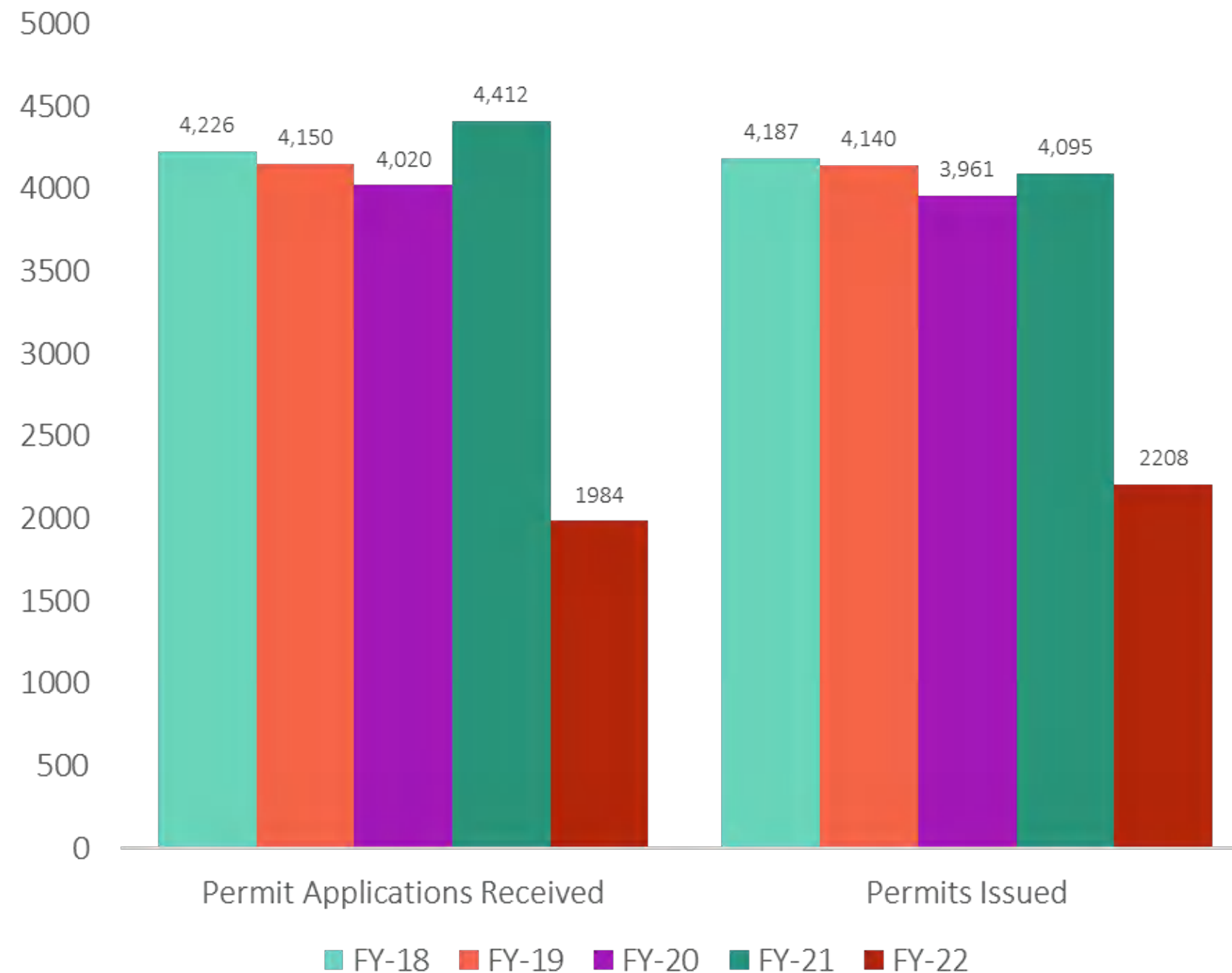
LICENSES AND INSPECTIONS	FY-18	FY-19	FY-20	FY-21	FY-22
REVENUE	\$5,425,609.00	\$5,783,240.00	\$5,976,916.89	\$8,437,119	\$3,188,901
PERMIT APPLICATIONS RECEIVED	4,226	4,150	4,020	4,412	1,984
PERMITS ISSUED	4,187	4,140	3,961	4,095	2,208
BUILDING INSPECTIONS	7,701	9,220	11,432	14,006	5,062
NOTICES OF BUILDING VIOLATIONS ISSUED	1,115	1,303	766	493	309
EMERGENCY PERMITS ISSUED (DEMOLITIONS)	-	-	-	11	4
VENDOR LICENSES ISSUED	353	355	211	74	203
EXTENDED HOURS LICENSES ISSUED	43	34	16	12	25
NUMBER CERTIFICATES of OCCUPANCY & TCO ISSUED	56	48	70	49	43
WEIGHTS AND MEASURES INSPECTIONS	239	254	209	361	329

REVENUE



- 41% Increase in L&I Revenue from FY20 to FY21
- 55.5% Increase in L&I Revenue from FY18 to FY21
- FY22 L&I Revenue Totals (*July 1, 2021 to December 31, 2021*) are at 37.8% of FY21 Revenue Totals

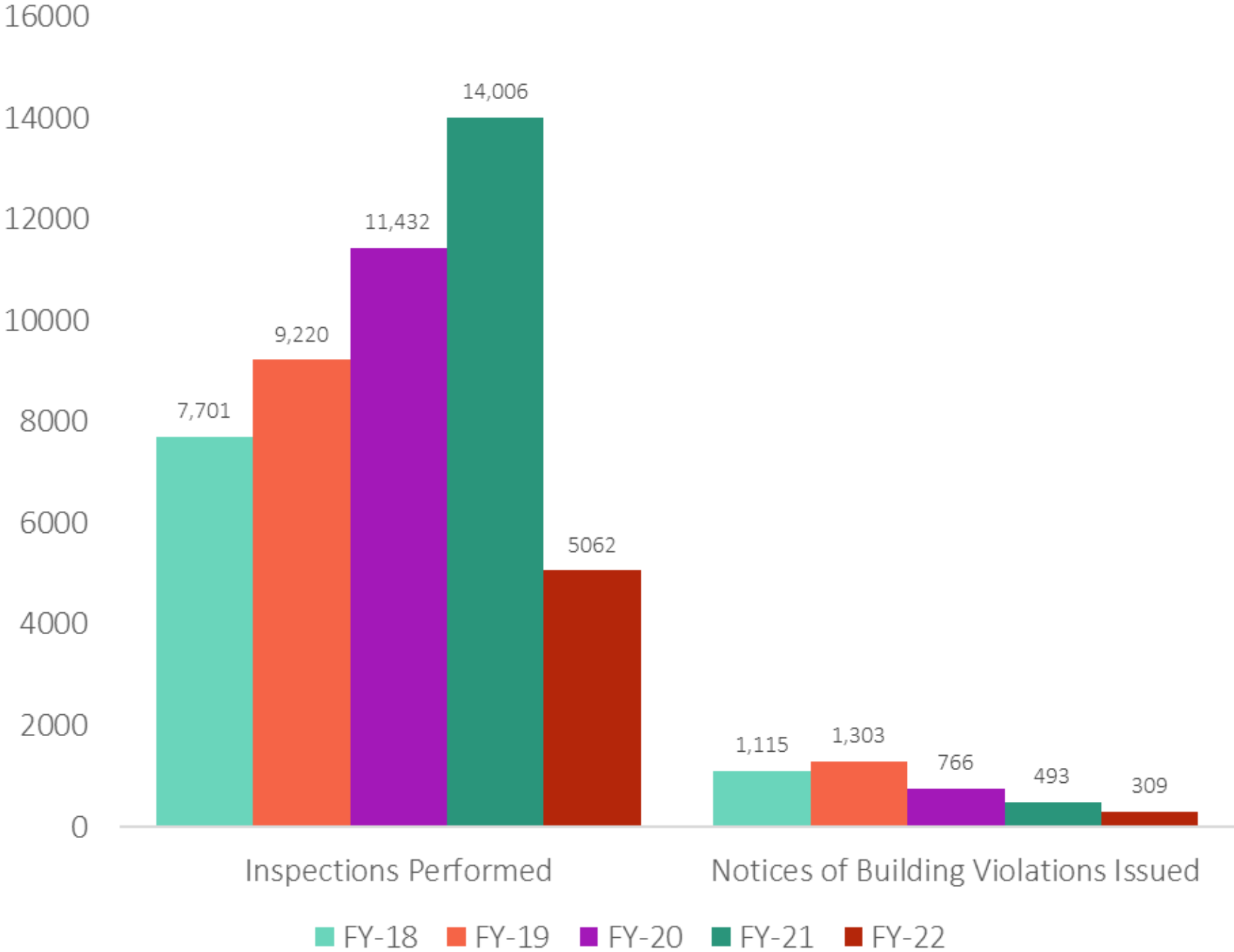
PERMIT ACTIVITY



The total number of permits issued during FY-21 has increased slightly. The variance expressed in the data between FY-20 and FY-21 to some extent can be related to the measures taken as a result of the COVID-19 outbreak, which restructured how permit application intake was practiced.

- 4.4% Increase in Permit Applications Received from FY18 to FY21
- 3.4% Increase in Permits Issued from FY20 to FY21
- Permits issued for FY-22 currently stand at 54% of FY-21 Totals
- Despite the current economic and public health crises, among all of the above data sets, FY-22 is exceeding the rate of intake for the outlined parameters compared to previous fiscal years. This will increase significantly with the launch of Accela, which will enhance and expedite the intake process.

INSPECTION ACTIVITY

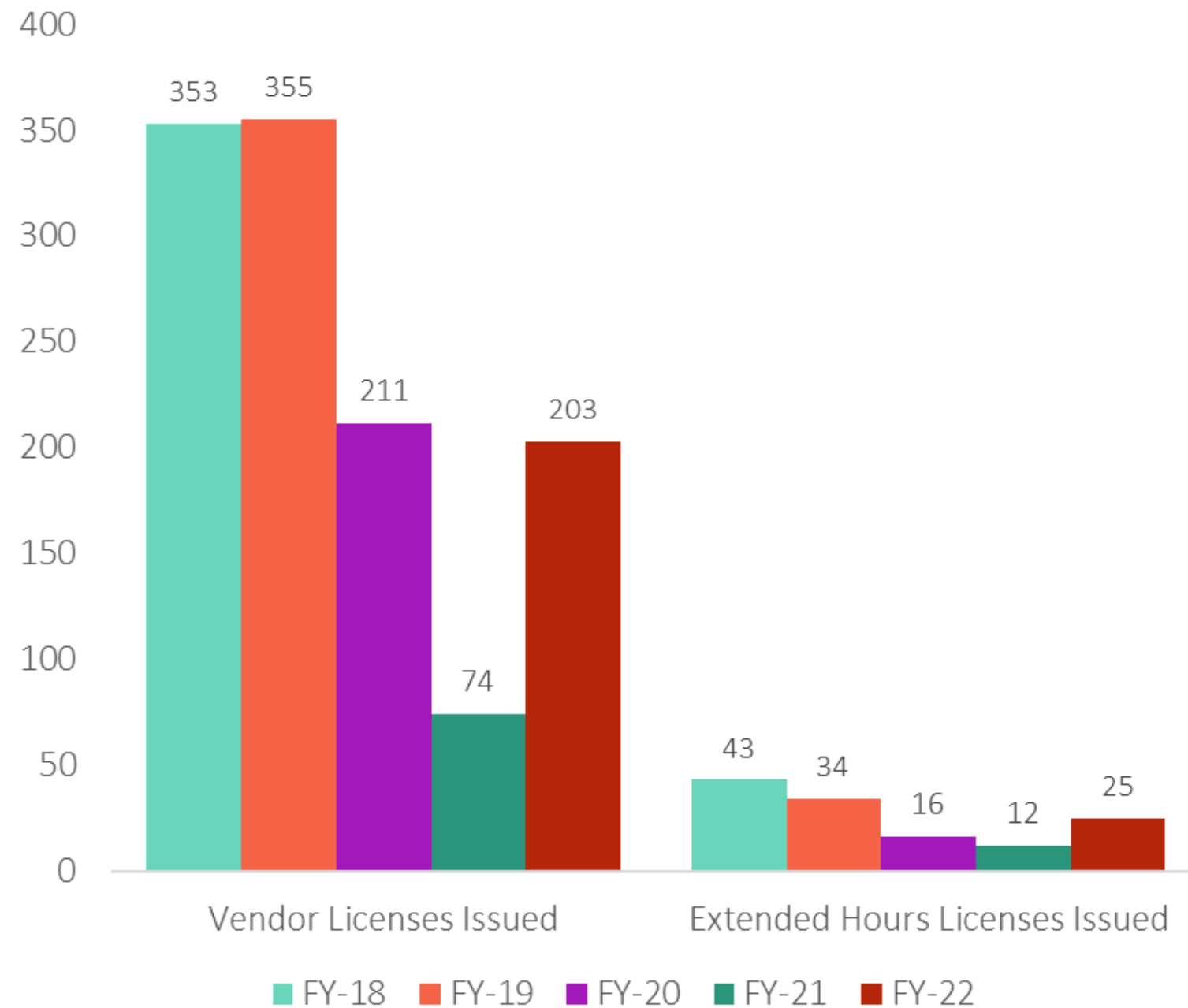


Violation notices issued have declined in recent years. As with other parameters observed, it is likely that these numbers were impacted to some extent by the pandemic, as year-over-year, quarter four numbers fell almost universally.

Despite this, the number of inspections performed has increased significantly. Year over year the number has increased in part due to projects related to fully closing out permits from previous fiscal years.

- FY22 Notices of Violations are currently total 62.7% of FY21 totals
- Inspections performed in FY-22 are sitting at 36% of FY-21 totals.
- Despite the current economic and public health crises, among all of the above data sets, FY-22 is exceeding the rate of intake for the outlined parameters compared to previous fiscal years. This will increase significantly with the launch of Accela, which will enhance and expedite the intake process.

LICENSING ACTIVITY



Significant drop in number of Vendor's Licenses, and Extended Hours Licenses issued during Fiscal Year 2021, due to

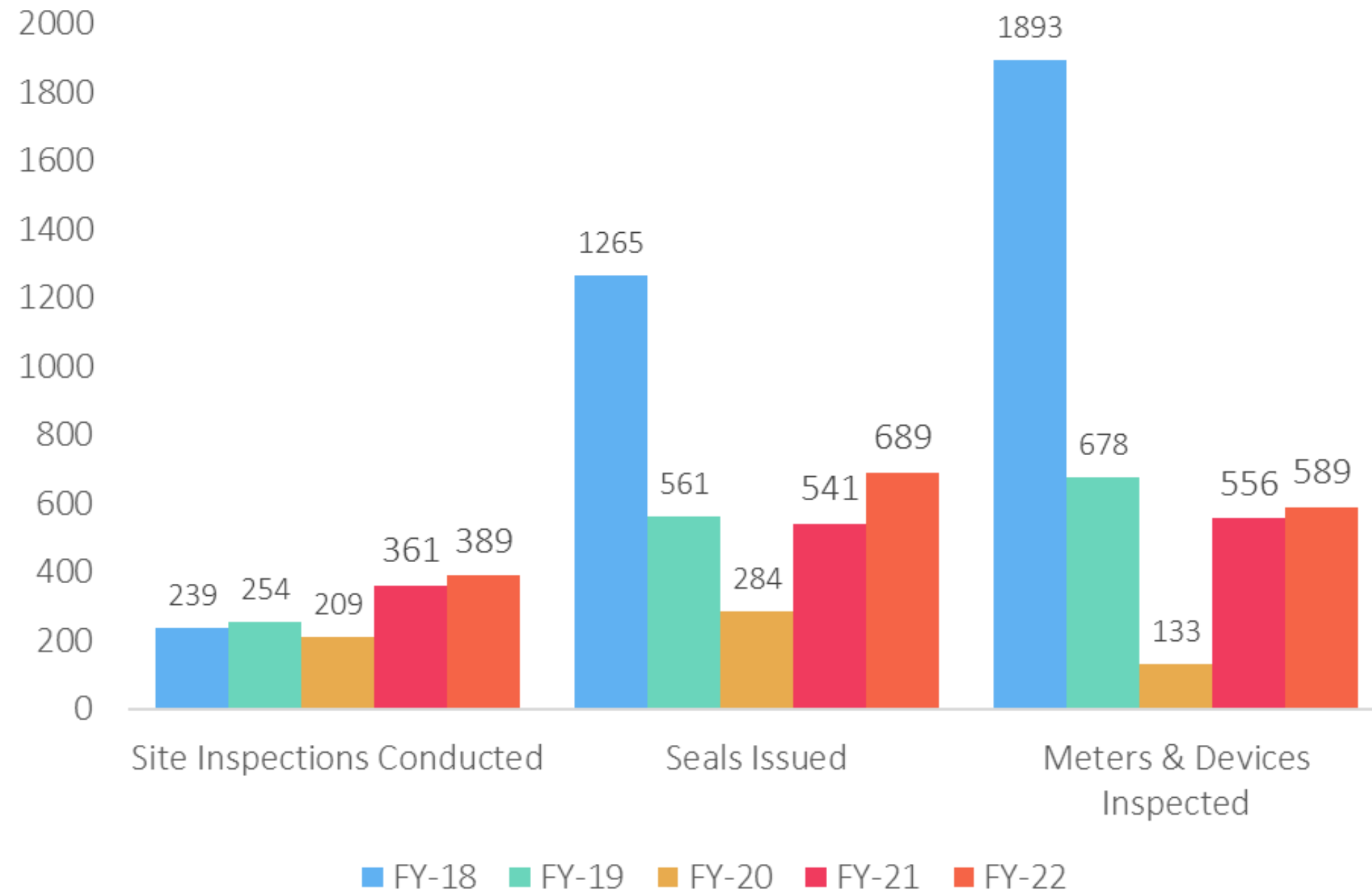
- Slowdown as result of COVID-19, and
- Deleterious effect of current economic crisis on small businesses.

Results:

- 64.9% Decrease in Vendor Licenses Issued from FY20 to FY21
- 25% Decrease in Extended Hours Licenses Issued from FY20 to FY21
- FY22 Vendor Licenses Issued stand at 274% of FY21

Fourth quarter numbers fell significantly, year-over-year.

WEIGHTS AND MEASURES ACTIVITY



- 72.7% Increase in Site Inspections Conducted from FY20 to FY21
- 90.5% Increase in Seals Issued from FY20 to FY21
- 318% Increase in Meters and Devices Inspected from FY20 to FY21
- FY22 Site Inspections are being completed at a higher rate than previous fiscal years.

L&I REPORT GLOSSARY

- **PLAN REVIEWS** - The review of construction documents prior to the start of construction.
- **PERMITS** – Authorization to renovate, and/or build new
- **CONSTRUCTION**. Authorization to occupy a dwelling.
- **APPLICATIONS RECEIVED** – Documents submitted by customers for the purpose of receiving authorization from L&I (Examples of L&I Applications: Building, Electrical, Demolition, Mechanical, and Plumbing)
- **LICENSE** – Authorization to operate a business in the City of Hartford (Examples: Food Vendor, Designated Vendor, etc.)
- **B&T INSPECTORS** – Inspectors that perform field inspections of construction projects and emergency structural safety inspections.
- **WEIGHTS & MEASURES** – Tests weighing and measuring devices, inspects packaging, ensure compliance with state and local regulations.
- **NOTICES OF VIOLATIONS ISSUED** – Number of letters mailed to the home owner listing sections in the municipal code that are non-compliant.

Next Steps



Where do we go from here?

“IT’S YOUR CITY!” Webinars:

February 19, 2022

*Our Health Wellbeing &
Quality of Life*

March 5, 2022

*Family, Youth, Recreation
& Education*

March 19, 2022

Public Safety



1 Take the Survey

Your feedback will help us improve our Webinars and identify other topics for future programs.

2 Video of Program

This program will be recorded and available a later date on the Hartford NEXT, Inc. website.

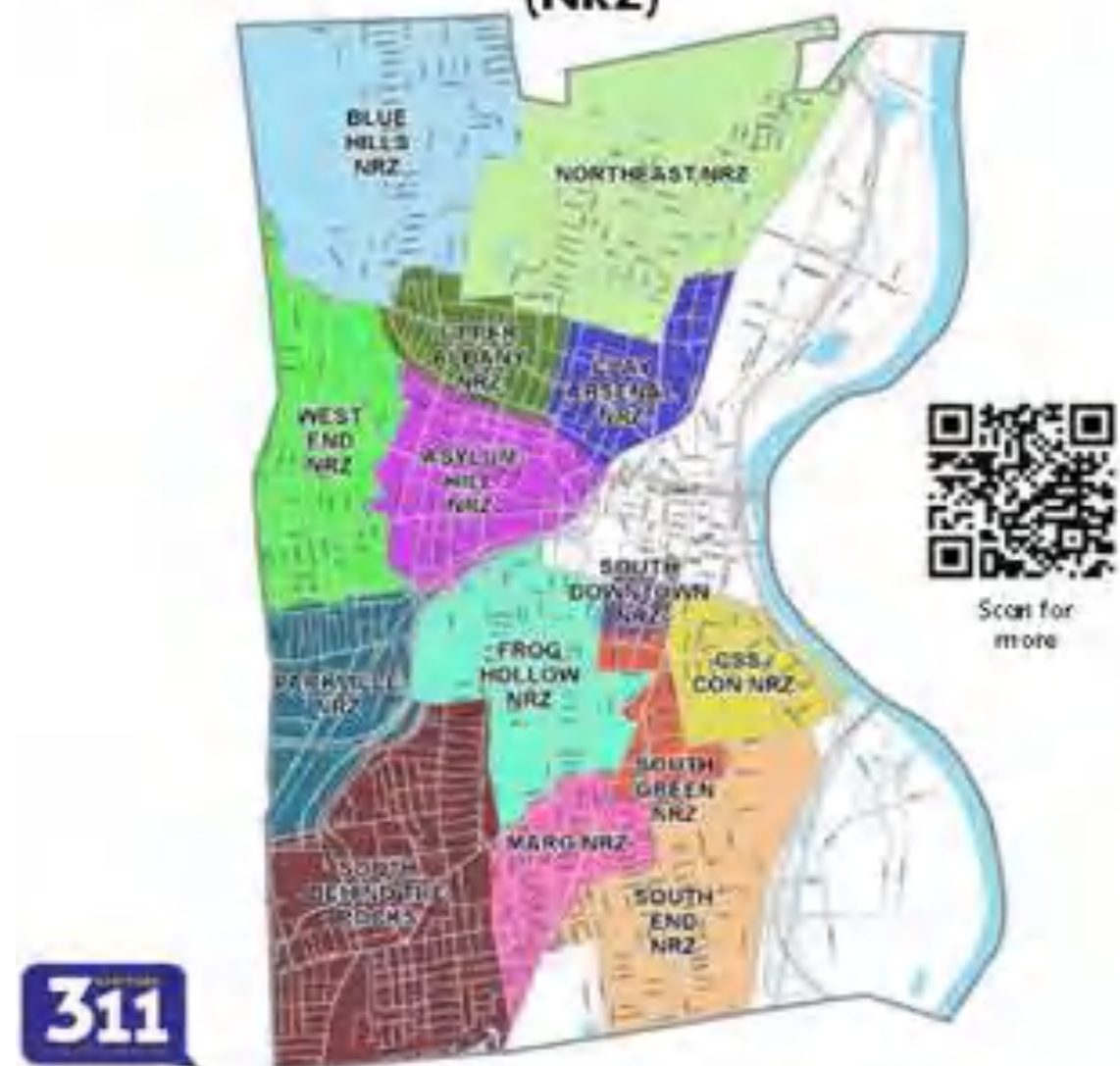
3 Program Summary Information

Participants will receive the slides in a follow up email after the Webinar.



Neighborhood Revitalization Zones (NRZs)

FIND YOUR NEIGHBORHOOD REVITALIZATION ZONE (NRZ)



HARTFORD NRZS HELP NEIGHBORS SHAPE THE FUTURE OF OUR COMMUNITY.

FIND YOURS AND JOIN IN THE ACTION!

<http://www.hartfordnext.org/find-your-nrz/>

Call 3-1-1 or email hnxt@hartfordnext.org for details



THANK YOU !



Hartford Foundation

FOR PUBLIC GIVING

Together for good.®



THANK YOU !

Today's Panelists

City of Hartford: Randal Davis, Erin Howard,
Dr. Elda Sinani

Today's Interpreters

Alba and Diego
Interpreters & Translators, Inc.

Our Moderator & Co-Host

Carey Shea and Lindsay Ewing



THANK YOU !

Hartford NEXT, Inc. Program Committee:

Jack Antonich

Janice Castle

Emily Lugo

Thank YOU!!!

We thank you for your continued support and engagement for the benefit of the those who live, work and recreate in Hartford.



HARTFORD NEXT
Neighbors · Empowerment
Economics · Together

Sign up for the HNXT
Newsletter:

<http://www.hartfordnext.org/contact-us/>

