

# Fort Trumbull: Redevelopment for Whom and How?





**1991**



**2016**

# Challenges faced by New London at large:

- **PILOTS – Payments in Lieu of Taxes:** a payment made to compensate a government for some or all of the property tax revenue lost due to tax exempt ownership or use of real property.
- **Job blackmail:** industries create a hold on a community that has depended on the labor from those industries to provide jobs.

# Outline of EJ issues in the Fort Trumbull neighborhood circa 1950-1990

## **Prior environmental abuse/neglect – lingering environmental concerns from previous uses**

- Industry (such as a linoleum factory) – topsoil polluted with chemical runoff
- Unregulated/unmonitored usage by the military (from earliest history in late 1700s-Mid 20<sup>th</sup> century)
- Light industry and commercial usage such as automotive scrap yards

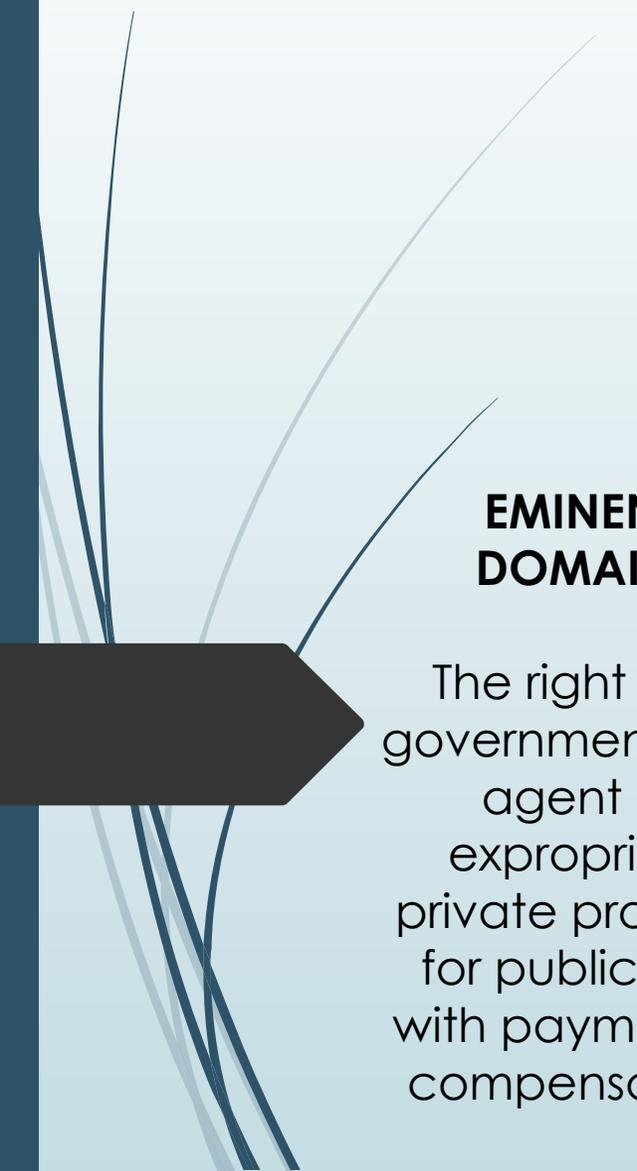
## **Distributive Justice aspect of EJ:**

- Site of sewage treatment plant – unfavorable sights and smells
- Ongoing neglect from the city (snow and trash removal, structural maintenance such road repair or code enforcement)

## **Procedural Justice aspect of EJ:**

- City of New London handed off the authority to the NLDC to seize properties, which left residents with little leveraging power to fight for their homes or receive adequate compensation
- Due to NLDC's interpretation of eminent domain law, irreversible decisions made in quick succession early in the process hindered the "fair and meaningful involvement" of residents in the process
- Unequal treatment of all stakeholders in the neighborhood

# Eminent Domain – public use vs. public purpose



## **EMINENT DOMAIN:**

The right of a government or its agent to expropriate private property for public use, with payment of compensation.

## **PUBLIC USE:**

The state takes your property and uses it to create things for public use:

- Streets
- Hospitals
- Schools
- Infrastructure
- Bridges

## **PUBLIC PURPOSE:**

This is a bit more theoretical. Here, the seized property exists as a projected location of potential benefit to the larger community.

For example: We will build a mall, and that mall will employ people, and then that revenue will be of benefit to the economy as a whole. There will be spillover benefits from this redevelopment.

Normally a private interest would need to purchase this land on their own, not need the state to seize the property on its behalf.

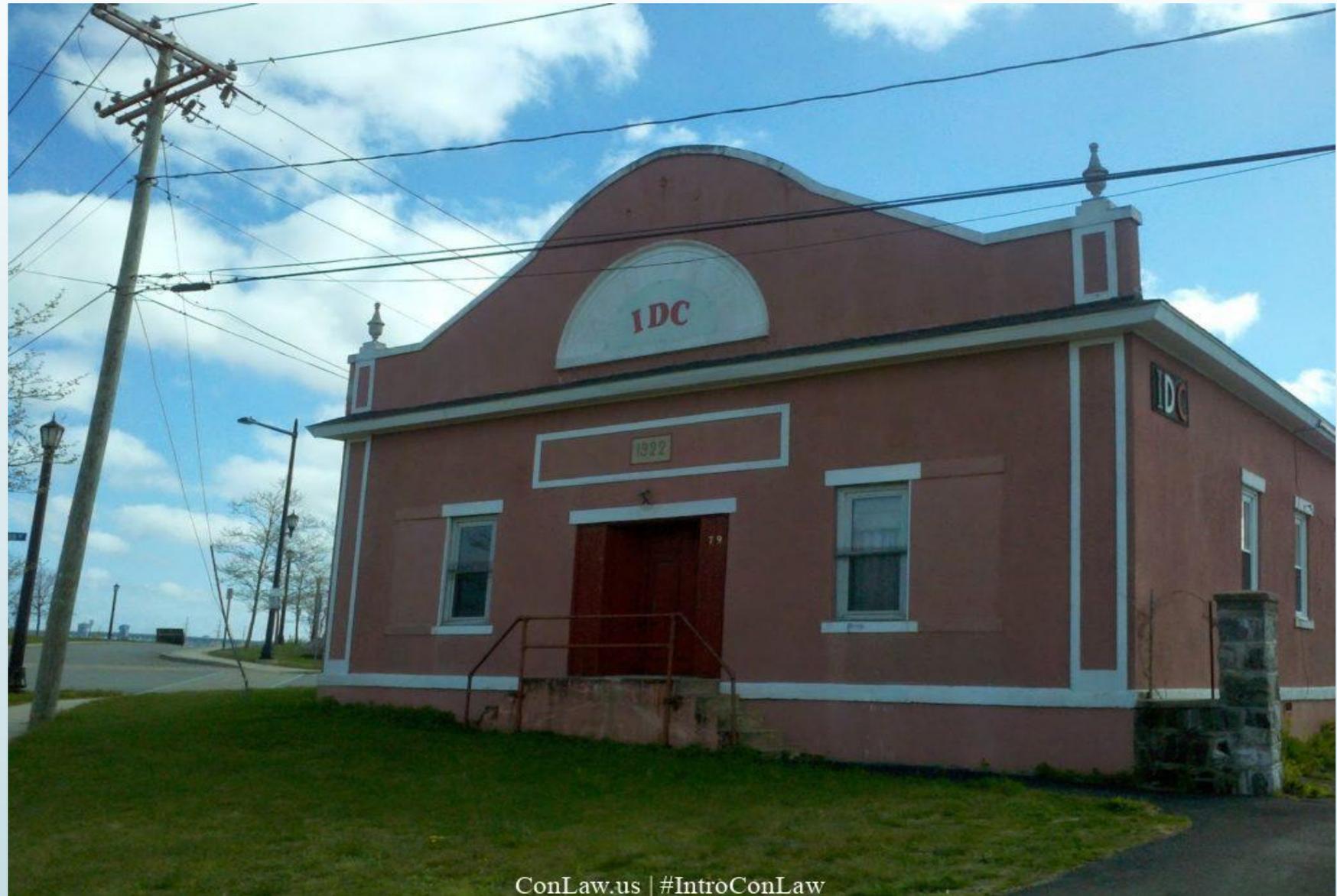
# Susette Kelo's "Little Pink House"



Fort Trumbull  
neighborhood  
dissent



# Curious remains of the neighborhood



# Legacies of *Kelo v. New London*



New London  
Development Corp  
(NLDC)  
=  
Renaissance City  
Development Association  
(RCDA)



### Fort Trumbull Municipal Development

New London, CT  
Renaissance City Development Association  
[www.rcda.co](http://www.rcda.co)