



Groundbreaking

SATURDAY, SEPTEMBER 8, 2018





Not long ago, it appeared that the more than century-long history of the M. Swift & Sons Factory on Love Lane was coming to a close. The gold leafing business that was launched here in 1887 had closed in 2005. For years the Swift family sought other uses for the property, but by 2010, demolishing the historic buildings seemed to be the only available option.

But the Northeast community was not ready to give up on the vision of bringing good jobs back to the neighborhood. Local leaders approached Community Solutions for ideas and help, and an unusual collaboration was born.

No single program existed to create in one project many of the investments needed in the neighborhood: new manufacturing jobs, a place for entrepreneurs, access to affordable fresh food — all while preserving buildings important to Hartford’s history. Yet the idea was a powerful one. A core group of believers stepped forward to help and chipped away year after year with fundraising, making improvements on the site, and bringing neighbors and institutions together to collaborate in realizing the larger vision.

In celebrating the groundbreaking for the \$33 million rehabilitation today, we are thrilled that like a family wedding, the many people who contributed— neighbors, funders, elected officials, future tenants, those who are working on the buildings, friends of the project— can meet each other and be reminded that nothing big and important happens without perseverance and without a team working toward a shared goal.

From that first small team comprised of the neighborhood leaders who enlisted Community Solutions’ help, the Swift family, who donated the site and helped with early carrying costs, pro bono lawyers, and the State’s Department of Economic and Community Development, which provided the critical initial funding, we now have dozens of partners to thank: people and organizations who stepped forward to offer their time, expertise, resources— generally just when we needed them most. Throughout this program we highlight, in their own words, many of those who have been part of this effort.

After that initial group took the plunge, two critical events got us to the finish line. First was the designation of the North Hartford Promise Zone, which unlocked critical federal resources. Senators Chris Murphy and Richard Blumenthal and Congressman John Larson championed North Hartford for this opportunity and have helped us at every turn. Second was Dave Foster joining Community Solutions to lead our real estate team. I doubt there is a more effective person working on complex economic development and affordable housing projects anywhere in the country. Dave and my exceptional colleagues Sweta Patel, Patrick McKenna, and John Thomas brought a level of passion and commitment to the project that made something that looked impossible to many become simply a series of problems to be solved.



The larger shared vision that drew all of us to this project is of a safe, healthy, and prosperous North Hartford neighborhood. Let the restored Swift Factory be just the beginning.

Thank you all for your faith and support and for being with us today.

ROSANNE HAGGERTY
President, Community Solutions



Investing in North Hartford

Schedule of events

1:00 P.M.

Performance by Music Pals from Thirman Milner School

1:30 P.M.

Remarks and groundbreaking including:

- Mayor Luke A. Bronin
- Darlene Robertson-Childs, Chairwoman, Northeast Neighborhood Revitalization Zone
- U.S. Representative John B. Larson
- U.S. Senator Richard Blumenthal

2:00 P.M. TO 3:00 P.M.

- Performance by Michael Scott Jr. and Da Heartbeats
- Light refreshments from Swift Factory anchor tenants Bear's Smokehouse BBQ and FreshBox Farms
- Beam signing

Thank you to our capital funders

- Boston Community Capital
- Connecticut Department of Economic and Community Development
- Eversource
- Massachusetts Housing Investment Corporation
- National Trust Community Investment
- The Capital Region Development Authority Corporation
- US Bank
- U.S. Department of Health & Human Services' Office of Community Services
- U.S. Environmental Protection Agency
- U.S. Economic Development Administration

Thank you to Franca DeRosa, from Brown Rudnick, and Rosemary G. Ayers, from Day Pitney, who provided pro bono legal support to help us with the acquisition of the Swift Factory.



Additional funding provided by

- Annie E. Casey Foundation
- Beatrice Fox Auerbach Foundation Fund
- Boeringer Ingelheim
- Bucks Creek Foundation
- Cigna
- CT Trust for Historic Preservation
- Elfenworks Foundation
- Hartford Foundation for Public Giving
- JP Morgan Chase Foundation
- Kresge Foundation
- M. Swift & Sons Incorporated
- Met Life Foundation
- Newman's Own Foundation
- Noble Charitable Trust
- Rx Foundation
- Travelers Foundation

Design/Construction

- Bruner Cott Architects
- Consigli Construction
- Capital Restoration





“Building pathways out of poverty is central to Massachusetts Housing Investment Corporation’s mission. Transforming the factory into an employment and entrepreneurship hub will create quality jobs, remove barriers to economic opportunity and build a healthier and more stable community. We are pleased to provide New Markets Tax Credit financing and bridge loans that were needed to make this happen.”

— JOE FLATLEY, PRESIDENT OF MHIC

“The Northeast Revitalization Association (NERA) supports Community Solutions vision to transform the Swift Factory, which had become a vacant, blighted brownfield site, into a genuine asset in the revitalization of the neighborhood. We need projects like this here to spark investment, entrepreneurial activity, and job creation.”

— DARLENE ROBERTSON-CHILDS, PRESIDENT, NERA

“Boston Community Capital’s mission is to build healthy communities where low-income people live and work, and we’ve been doing that for more than 30 years in neighborhoods in New England, and beyond. We are delighted to be part of such a transformative project serving the residents of North Hartford.”

— ELYSE CHERRY, CEO OF BOSTON COMMUNITY CAPITAL

“At Bear’s, we believe that communities should benefit from having a business there just as much as the business benefits from being in that community. We’re excited to bring our food manufacturing to the Swift Factory and provide new job opportunities for North Hartford.”

— JAMIE McDONALD, OWNER OF BEAR’S SMOKEHOUSE BBQ

“All over New England we see blighted, abandoned properties waiting for a new life. Our EPA Brownfields grants can often be the spark that sets the redevelopment process in motion. The CT DECD, through the use of its EPA Brownfields Revolving Loan Fund, has invested \$205,000 to assist with the cleanup and redevelopment of the Swift property. Today’s groundbreaking represents a brighter future for this former factory and the entire Hartford community. We are proud to have had a role in this successful effort, and look forward to continuing our partnership with the CT DEEP, CT DECD, and the City of Hartford on future projects.”

— ALEXANDRA DUNN, EPA REGIONAL ADMINISTRATOR

“The project’s goals of job growth, economic development, community health, and business incubation are directly in line with our mission as a Community Development Entity that focuses on financing historic rehabilitation projects in severely economically distressed communities. The New Markets Tax Credit allocation that we provided will close the financing gap and enable the project to offer affordable rents to non-profit and small business tenants who provide direct services to low income residents.”

— MERRILL HOOPENGARDNER, PRESIDENT OF NATIONAL TRUST COMMUNITY INVESTMENT CORPORATION

“As this project clearly illustrates, cleaning up brownfields is a catalyst for urban revitalization. The Department of Economic and Community Development’s brownfield program helps unlock the true economic potential of sites like Swift Factory, making possible the jobs and neighborhood revitalization that follow. We are a proud financial partner in the Swift Factory redevelopment and excited for the economic opportunities it will bring to Hartford’s North End.”

— DAVID KOORIS, DEPUTY COMMISSIONER OF DECD



"The M. Swift & Sons Factory in Hartford, renovated in part with an Office of Community Services (OCS) Community Economic Development (CED) grant, meets the objectives of OCS and the CED program by creating realistic job paths for community residents with low incomes. The new jobs in the food industry provide starting wages above minimum wage and opportunities for career growth and advancement, key factors in helping community residents achieve economic self-sufficiency. As a result of this project, residents of the North Hartford neighborhood will find attainable employment opportunities right in their neighborhood, and this will catalyze an increase in economic vitality and overall quality of life in the community. Congratulations!"

— CLARENCE H. CARTER, ACTING DIRECTOR FOR THE OFFICE OF COMMUNITY SERVICES, ADMINISTRATION FOR CHILDREN AND FAMILIES, DEPARTMENT OF HEALTH AND HUMAN SERVICES.

"For more than a century, the Swift factory was an iconic and important industrial facility in Hartford, and after years of lying vacant, it will soon come back to life as a hub for innovative, food-focused businesses. This is a very large project and many partners have worked together over several years to make it possible. I want to thank everyone who is involved, from Community Solutions to our entire congressional delegation to city staff and CRDA staff for their tremendous work and commitment to transforming an eyesore into a new source of energy and employment in the North Hartford Promise Zone."

— MAYOR LUKE BRONIN

"Today is a historic day for the North End of Hartford. Today's groundbreaking is a step forward for the revitalization of the Historic Swift Factory. Its new role as a hub for food business, health, and jobs will make a huge impact on this community. I would like to congratulate Mayor Bronin and Community Solutions for all their work on this project."

— U.S. REPRESENTATIVE JOHN B. LARSON



PHOTO: WINTER CAPLANSON

"For a community to renew itself, it must have a source of wealth creation. The Swift Factory once provided jobs and income to residents of the North End and now, that is the essence of the effort underway to remake the complex. This project is one of several supported by Capital Region Development Authority as an investment in the city's neighborhoods, with a special focus on the Promise Zone."

— MICHAEL FREIMUTH, EXECUTIVE DIRECTOR OF CAPITAL REGION DEVELOPMENT AUTHORITY

"Three years ago, I stood outside the Swift Factory celebrating the North Hartford's Promise Zone designation we had all worked so hard to win. President Obama started the program because he knew it could jumpstart neighborhoods like the North End, and it's projects like this one that drove me to convene community leaders and civic organizations a few years ago to make it a reality. I hope this excites the community and incentivizes a wave of development to create jobs and improve the lives of North End residents."

— U.S. SENATOR CHRIS MURPHY

"Today we celebrate a new chapter in the rebirth and revitalization of the old Swift Factory—soon to become once again an anchor of jobs, opportunity, and investment in the North End. I was proud to fight for the federal dollars that helped this project become a reality, and I will continue to work closely with community leaders to ensure the Promise Zone designation continues to provide tangible, lasting change for the neighborhood and its residents."

— U.S. SENATOR RICHARD BLUMENTHAL

"As native New Englanders, our team is excited to be expanding our footprint by working with Community Solutions to become a namesake in the North Hartford community. FreshBox Farms will be running an indoor farm as part of the Swift Factory development and as a corporate social responsibility initiative in Hartford. The revitalization of the Swift Factory will spur job growth as well as encourage other economic development and improved community health conditions in North Hartford."

— SONIA LO, CEO OF FRESHBOX FARMS

"The Trump Administration is committed to helping American workers and businesses with improvements in their communities. I look forward to seeing how the Swift Community Food and Business Development Center will support local businesses and develop new entrepreneurs."

— SECRETARY OF COMMERCE
WILBUR ROSS

"The renovation of this historic vacant factory will promote economic development and the health and wellness for North Hartford. We are excited to contribute towards the revitalization of this community."

— MATTHEW CONSIGLI, PRESIDENT OF
CONSIGLI CONSTRUCTION

"Our hope is that with our \$12.5 million investment, the Swift factory will once again produce gold for Hartford—this time in the form of business opportunities, jobs, fresh produce and greater access to health care. We believe that partnerships like this are the bedrock of creating more opportunities to those who need them most."

— TOM OLDENBURG, VICE PRESIDENT
OF U.S. BANCORP COMMUNITY
DEVELOPMENT CORPORATION, THE TAX
CREDIT SUBSIDIARY OF US BANK

"It's our hope that the North Hartford community attracts investment that allows for equitable growth coupled with preservation, where both current and future residents and businesses greatly benefit from. The Swift Factory development should not only become a model for successful neighborhood revitalization, but a neighborhood anchor for those seeking opportunity and partnerships."

— MICHAEL G. JOHNSON, VICE PRESIDENT
AND PROGRAM OFFICER, JP MORGAN
CHASE & Co.

"For Capital Restoration, the opportunity to work on the Swift Factory is a chance to restore a pair of historic buildings. When completed, this will bring back not only buildings, but jobs and pride to our neighborhood."

— DOUGLAS BROOMFIELD, PRESIDENT, CAPITAL RESTORATION INC.



Thank you to the Swift family



Swift Factory Founder Matthew Swift

Matthew Swift and his son Matt Swift started the M. Swift & Sons gold leafing business, which they began in the back room of the white house on Love Lane in 1887 and expanded to the large brick factory, built in stages from 1900 to 1948. The neighborhood grew up around the factory, which in its heyday employed over 300 people. Gold leafing from the Swift Factory covers state capitols around the country, including the dome in Hartford. M. Swift & Sons operated here until 2005, following the death of Allen Swift (pictured below). The family generously donated the building to Community Solutions, which began redeveloping it to once again provide jobs for the neighborhood.



Allen Swift



LOOK! AT WHAT OUR FRIENDS HAVE DONE.
M. SWIFT & SONS INC.
GOLD LEAF MANUFACTURERS
10 - LOVE LANE - HARTFORD, CONN.

ALL PHOTOS - SWIFT FAMILY

Thank you to the North Hartford community

Neighborhood improvement for North Hartford

The Swift Factory is a key building block in creating greater stability and prosperity for residents of North Hartford. Community Solutions is continuing to improve the physical conditions of the neighborhood and opportunities for families. Your business can help support the next phase of our work by participating in the State of Connecticut Neighborhood Assistance Act. Donations of \$1,000 or more are fully offset on State of Connecticut business taxes. To learn more, please contact Kathy Del Beccaro at kdelbeccaro@community.solutions by September 15.



**SWIFT
FACTORY**

www.swiftfactory.org

Follow the construction progress at
facebook.com/HartfordSwiftFactory

**COMMUNITY
SOLUTIONS**

Investing in
North Hartford

ART: SHAKIL AKRAM KHAN