

Robert J. Back

EAST HARTFORD TOWN COUNCIL

2020 FEB 10 A 9:48

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

FEBRUARY 4, 2020

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina Wilson, Minority Leader Esther B. Clarke, Councillors Connor Martin, Angela Parkinson, Awet Tsegai, Patricia Harmon and John Morrison

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:40 p.m. The Chair announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined him in the pledge of allegiance.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc commented on the following: (1) the residents of the former Blessed Sacrament neighborhood were sent letters yesterday informing them that construction on the new Senior Center will begin Friday February 2nd. They were given the phone number of the construction company to contact if there are any problems while the building is under renovation; and (2) the October 2019 Grand List, which was signed on January 30th, contains a net increase of .86% that will produce \$1.1M of new revenue to the town.

APPROVAL OF MINUTES

January 21, 2020 Executive Session

MOTION By Sebrina Wilson
seconded by Pat Harmon
to **approve** the minutes of the January 21, 2020 Executive Session.
Motion carried 9/0.

January 21, 2020 Regular Meeting

MOTION By Sebrina Wilson
seconded by John Morrison
to **approve** the minutes of the January 21, 2020 Regular Meeting.
Motion carried 9/0.

NEW BUSINESS

Recommendation from the Real Estate Acquisition & Disposition Committee re: Sale of 1450 Main Street

MOTION By Angie Parkinson
 seconded John Morrison
 that the Town Council, having met the requirements of Section 7-163e of the Connecticut General Statutes to hold a Public Hearing on the sale of town-owned property, vote to **transfer** the Property by Quit Claim Deed to Solidus, Inc., or an affiliate wholly owned by Solidus, Inc. and/or its principals and/or officers, for the sum of \$352,000 pursuant to the terms of Solidus, Inc.'s January 2, 2020 "Response to Town of East Hartford Bid #20-13/1450 Main Street, East Hartford, CT," a copy of which is attached hereto*.
 Motion carried 9/0.

** A copy of the bid follows these minutes.*

Referral to Real Estate Acquisition & Disposition Committee re: One Hillside Street

MOTION By Awet Tsegai
 seconded by Connor Martin
 to **refer** to the Real Estate Acquisition & Disposition Committee the possible acquisition of One Hillside Street, an approximately 1/3 acre parcel of land which the current property owner would donate to the Town, with instructions to investigate the issue and report back to the Town Council with its recommendations, if any.
 Motion carried 9/0.

Recommendation from Investigation & Audit Committee: Appointment of Town Auditor

MOTION By Sebrina Wilson
 seconded by Esther Clarke
 to **approve** the hiring of Blum Shapiro to provide auditing services for the Town of East Hartford for FY ending June 30, 2020 in the amount of \$73,500, as submitted in response to the Request for Proposal for Auditing Services dated February 1, 2018, and as unanimously approved at the January 27, 2020 Investigation and Audit Committee meeting.
 Motion carried 9/0.

Referral to Ordinance Committee re: Salon Ordinance

MOTION By Sebrina Wilson
 seconded by Esther Clarke
 to **refer** to the Ordinance Committee the adoption of an ordinance that
 would authorize the licensing and inspection of salons to enforce health
 and safety standards, pursuant to Public Act 19-117, Section 196(b),
 which was passed by the State Legislature in July 2019, with instructions
 to investigate the issue and report back to the Town Council with its
 recommendations, if any.
 Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Don Bell inquired on the process for purchasing "body cams" for the Police Department. *Mayor Leclerc stated that the process would be via the budget deliberations with the Council and funding will be included in her budget.*

Rich Kehoe reported that he utilized the "My East Hartford" app to report a broken wheel on his trash receptacle and had a response from the Public Works department within three days. He also informed the Council that he brought a couple of boxes of documents that needed shredding to the Easter Seals facility in Prestige Park. While Easter Seals, which is a non-profit, does appreciate donations, the shredding service is free to East Hartford residents. The Chair commented on the substantial number of services available to the residents of this town.

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Federal Court action: Shameka Hackman v Town of East Hartford, et al

MOTION By Sebrina Wilson
 seconded by Connor Martin
 to **accept** the recommendation of Corporation Counsel to fully and
 finally settle the pending Federal Court action known as Shameka
 Hackman v Town of East Hartford, et al., Docket No. 3:17-CV-1344
 (JAM) for a total sum of \$65,000.00.
 Motion carried 9/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Rev. Leonel Sanabria, 304 Tolland Street, Pastor of Iglesia Fuente de Salvacion Misionera, wanted the Council to be aware that he has complied with combining 304 Tolland Street and 306-308 Tolland Street, as required by the town's Inspections & Permits Department, to bring the


building into compliance for handicapped access. Rev. Sanabria stated that he is still having difficulty obtaining building permits and hopes that it will get better in the near future.

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Don Bell
 to **adjourn** (8:10 p.m.).
 Motion carried 9/0.

The Chair announced that the next meeting of the Town Council would be February 18th.

Attest



Angela M. Attenello
TOWN COUNCIL CLERK



January 2, 2020

Michelle A. Enman
Purchasing Agent
Town of East Hartford
740 Main Street
East Hartford, CT 06032

RE: Response to Town of East Hartford BID #20-13 / #20-03 / 1450 Main Street, East Hartford, CT

Dear Ms. Enman:

We are pleased to respond on behalf of our client Solidus Inc. and its assigns ("Purchaser") to the Town of East Hartford for the purchase of the property located at 1450 Main Street, East Hartford, CT. Goman+York Property Advisors has been authorized to issue this letter of intent and is pleased to assist in the process.

The following sets forth the basic terms and conditions upon which the Purchaser is willing to negotiate a final purchase and sale agreement (the "PSA").

Descriptions:	The fee simple interest in the 1450 Main Street, East Hartford, CT, a commercial building comprise of 6,430 sq.ft. plus a finished basement comprised of 2,388 sq. totaling 8,818 sq.ft. situated on 1.22-acres, (the "Property"). Purchaser understands that the Property consists of three (3) land parcels.
Seller:	Town of East Hartford.
Purchaser:	Solidus, Inc or or an affiliate wholly-owned by Solidus and/or its principals and/or officers.
Purchase Price:	Three Hundred Fifty-Two Thousand Dollars (\$352,000). As is customary, Seller pays real estate conveyance taxes (if any), transfer fees (if any) special assessments (if any), and similar customary closing costs related to the purchase and sale; all to be more specifically listed in the PSA.
Deposit:	Upon the full execution of the Purchase and Sale Agreement (PSA), Purchaser shall deposit Ten Thousand Dollars (\$10,000) with a mutually acceptable escrow agent. The deposit shall be fully applied to the purchase price or refunded due to any unacceptable Due Diligence or Contingency items.

GOMAN+YORK PROPERTY ADVISORS, LLC

Thomas D. York, SIOR | Principal T 860-528-0569 | C-860-418-2239 tyork@gomannyork.com
111 Founders Plaza, Suite 101, East Hartford, CT 06108
www.gomannyork.com



Response to Bid #20-13 re: 1450 Main Street, East Hartford, CT
January 2, 2020

Due Diligence Period:

Upon full execution of the PSA shall have the earlier of the date of notice of waiving the Due Diligence contingency or a period of up to thirty (30) calendar days to complete its Due Diligence of the Properties which may include, but not be limited to a review of all leases, contracts, operating statements, property inspections, renovations plans, warranties, title, environmental reports and any other elements affecting the Property that Purchaser wishes to review.

Within five (5) calendar days from the execution of this Letter of Intent, Seller shall deliver to Purchaser any reports, appraisals, operating statements, leases, surveys, environmental reports, etc. in its possession and available to Seller related to the Property. Purchaser and Purchaser's agents and contractors shall have reasonable access to the Premises to conduct its property inspections, to conduct environmental analyses, including testing, and to review renovation plans during the Due Diligence Period.

Approval of any of the aforementioned Due Diligence items shall be at Purchaser's sole discretion. If Purchaser deems any Due Diligence item to be unacceptable in its sole discretion, it may cancel the PSA and Purchaser's deposit shall be refunded promptly.

Title:

The condition of the title to the Properties must be acceptable to Purchaser in all respects in its sole discretion. If the Purchaser is unsatisfied with the status of title of the Properties, in its sole discretion, the Purchaser may cancel the PSA and Purchaser's deposit shall be refunded promptly. Seller shall convey fee simple title to Purchaser at the closing by statutory form quit claim deed. Purchaser's title review shall be conducted during the Due Diligence period. Purchaser will accept a provision restricting the use of the Property to Office, Retail or Restaurant as defined by East Hartford zoning regulations for a period not to exceed five (5) years from the Closing Date.

Closing:

Closing shall occur within thirty (30) calendar days after the Due Diligence Period.

Risk of Loss:

Risk of loss regarding the Property shall remain with the Seller until closing.

Counterparts:

This document may be executed and delivered in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and of which shall constitute one and the same instrument. A facsimile or portable document format (PDF) of a signature shall have the same legal effect as an originally drawn signature.

GOMAN-YORK PROPERTY ADVISORS, LLC

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www.goman-york.com



Response to Bid #20-13 re: 1450 Main Street, East Hartford, CT
January 2, 2020

Brokerage: In the event a transaction is completed, Goman+York shall be paid a sales commission by the Purchaser pursuant to a separate agreement.


Documentation: Promptly following the execution of this LOI by Seller, Purchaser will submit a PSA for Sellers review, including incorporating the terms, conditions, provisions set forth herein, Seller and Purchaser will utilize their best efforts to enter into the PSA in accordance with the terms of this LOI within fifteen (15) calendar days after Purchaser's receipt of the initial draft.

This offer is an outline of major sales provisions only and is neither a binding legal agreement nor should it be construed as a legal offer to purchase. Neither Purchaser nor Seller shall have any obligation resulting from this proposal, nor shall any obligation or liability be incurred by either party until and unless a purchase and sale agreement is executed by both parties. All terms are subject to the final terms and conditions of a mutually agreeable purchase and sale agreement and the approval of the East Hartford Town Council. In the event a purchase and sale agreement cannot be agreed upon and executed by the parties, or the transaction is not approved by the parties hereto, regardless of the reason, then neither party will have any liability hereunder, notwithstanding that either or both parties may expend substantial efforts and sums in anticipation of entering into a purchase and sale agreement. This offer shall remain effective for a period of thirty (30) days from the date of the Bid Opening.

If the foregoing is agreeable, please acknowledge by signing and returning a copy of this letter to my attention.

Please call me at 860-614-8445 if you have any questions. We look forward to working with you on a successful transaction.

Sincerely,


R. Michael Goman
President

Agreed and Accepted: Purchaser

BY: 

NAME: JOHN CIMARETTI

TITLE: PRESIDENT

Agreed and Accepted: Seller

BY: _____

NAME: _____

TITLE: _____

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