

Robert J. Park

2019 FEB 26 A 9:17

TOWN COUNCIL MAJORITY OFFICE
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE
TOWN CLERK
EAST HARTFORD

FEBRUARY 21, 2019

PRESENT Linda Russo, Chair and Councillor Caroline Torres
ABSENT Councillor Joseph Carlson
ALSO Rich Gentile, Assistant Corporation Counsel
PRESENT Keith Chapman, Interim Public Works Director
Eileen Buckheit, Development Director
Jeffrey Cormier, Town Planner
Debra Bouchard, Executive Director, EHHA
Christopher Pliszka, Finance Director, EHHA
Helen Muniz, Carabetta Enterprises

CALL TO ORDER

Chair Russo called the meeting to order at 5:31 p.m.

MOTION By Caroline Torres
seconded by Linda Russo
to **amend** the agenda as follows:

take item 5.A. – Under Old Business – entitled “Columbus Street
Extension: Veterans Terrace” before New Business.

Motion carried 2/0.

APPROVAL OF MINUTES

January 23, 2019 Regular Meeting

MOTION By Caroline Torres
seconded by Linda Russo
to **approve** the minutes of the January 23, 2019 meeting.
Motion carried 2/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

OLD BUSINESS

Columbus Circle Extension – Veterans Terrace

Assistant Corporation Counsel Rich Gentile reported on the legal steps that will need to be taken for the Veterans Terrace project and the discontinuance of Columbus Circle Extension. Discontinuance of a road will require a majority vote of the Town Council (at a meeting called just for that purpose). The town must notice the abutters of Columbus Circle Extension 30 days prior to the meeting and the abutters will have 120 days after approval of the discontinuance to appeal the action to Superior Court.

Attorney Greg Burton, of Carmody & Torrance, New Haven, Connecticut is the legal Counsel retained by the East Hartford Housing Authority for this project. Attorney Burton will work with Attorney Gentile to address the next steps. Further legal issues to be resolved include: (1) What happens when the road is discontinued; (2) someone may own the underlying rights to the property.

Helen Muniz from Carabetta Enterprises, the selected developer for Veterans' Terrace, reported that the project will consist of 150 units. All utilities will be underground.

Phase 1 of the project was awarded \$5.2M with 4% tax credits in August 2018. The Phase 2 application is \$6M with a soft commitment paired with taxable financing. Phase 3 – Veterans Terrace Extension – was granted a special permit by the town's Planning & Zoning Commission on February 13th. Phase 3 funding application will be submitted by October 30, 2019.

It was noted that 117 Michael Avenue abuts the property and that 120 & 122 Michael Avenue may abut it.

Keith Chapman, Interim Public Works Director, stated that access to the cul-de-sac only serves existing residents and will have no impact to the neighborhood. The costs to the town for maintaining Columbus Circle Extension as a town road are the costs of sweeping, maintenance and repaving.

Eileen Buckheit, Development Director, believes that there is a definite benefit to the town to go forward with this project. There is the possibility that EHHA may move their offices to Veterans Terrace. They currently are located at 546 Burnside Avenue.

No action taken at this time.

NEW BUSINESS

53 Main Street

This property was conveyed to the town by Tax Collector's deed. Gregory Broadie, the owner of 71 Main Street, contacted the town to indicate he has interest in this property, and – at differing times – has offered \$5,000 and \$10,000 for the property. George Agnelli

has offered \$17,500 for the property. Attorney Gentile indicated that he will clarify what Mr. Broadie's offer is to the town and report back.

Jeff Cormier, Town Planner, addressed the Committee on the permitted uses of the property at 53 Main Street. Assistant Corporation Counsel Rich Gentile reported that there is \$17,219 due in property taxes on 53 Main Street. Eileen Buckheit stated that 3 building permits have been issued for the property at 71 Main Street: roofing, plumbing and electrical.

No action taken at this time.

OLD BUSINESS (Cont'd)

1252-1256 Main Street

Rich Gentile, Assistant Corporation Counsel, reported that the stipulation was signed by both parties. The owner redeemed the property in January 2019. The current owners have approximately 18 months to repair the property per the stipulation.

No action taken at this time.

ADJOURNMENT

MOTION By Caroline Torres
 seconded by Linda Russo
 to **adjourn** (6:43 p.m.)
 Motion carried 2/0.

cc: Town Council
 Marcia Leclerc, Mayor
 Rich Gentile, Assistant Corporation Counsel
 Eileen Buckheit, Development Director
 Jeff Cormier, Town Planner
 Keith Chapman, Interim Public Works Director
 Debra Bouchard, EHHA Director
 Christopher Pliszka, EHHA Finance Director