

EAST HARTFORD TOWN COUNCIL

COMMUNITY CULTURAL CENTER AUDITORIUM

March 5, 2024

PRESENT Chair Richard F. Kehoe, Vice Chair Don Bell, Majority Leader Sebrina Wilson (via Teams), Minority Leader John Morrison, Councilors Angie Parkinson, Travis Simpson, Thomas Rup, Awet Tsegai and Harry Amadasun, Jr.

ABSENT

ALSO PRESENT Mayor Connor S. Martin (via Teams)
Melissa McCaw, Chief Administrative Officer and Finance Director (via Teams)
Ekaterine Tchelidze, Chief of Staff (via Teams)
Robert Fitzgerald, Assistant Corporation Counsel
Eileen Buckheit, Director of Development
Paul O'Sullivan, Grants Manager (via Teams)
Michael Daniels, Economic Development Coordinator
Paul Mounds Sr., ARPA Small Business Project Manager
Jay Margnelli, CT Valley Chamber of Commerce
Chris Reilly, President, Lexington Partners
David Panico, Partner, Robinson and Cole, LLC
Dimitrios Karouta, Director of Real Estate Development, Parker Benjamin, LLC
Michael Zaleski - President & CEO - Riverfront Recapture, Inc.

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:41 pm. The Chair stated that this meeting was also available to the public through the "Teams" platform.

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.

AMENDMENTS TO THE AGENDA

RECOGNITIONS AND AWARDS

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Martin

- wished all a good evening
- The Town Clerk's office is now open inside of Town Hall at 740 Main Street for regularly scheduled hours of operation.
- Registration for participants, sponsors and vendors is now open for the Memorial Day Parade through the Town Website.

- ## APPROVAL OF MINUTES

Motion carried 9/0

Motion carried 9/0

Motion carried 9/0

Motion carried 9/0

COMMUNICATIONS AND PETITIONS

ARPA Small Business Assistance Program Update by Development Department

Eileen Buckheit, Development Director stated that the purpose of the program has been to assist East Hartford businesses that were impacted by the pandemic with initiatives that will aid in their recovery. Funds provided through the Town's ARPA allotment have been used to expand infrastructure, purchase new equipment, renovate facades and/or hire employees. 52 applications from local businesses have been approved, totaling just over \$3 million, with a maximum award of \$125,000. Of that number, roughly \$2.5 million has been paid out as reimbursements or consortium vendor purchases. The Director then shared a number of visuals highlighting the progress made at various sites as a result of the program.

Resignations from Boards and Commissions

The Chair announced that the following residents have resigned from their positions within Town Boards and Commissions:

Commission on Culture and Fine Arts: Emilio Estrella and Prescille Yamamoto
Planning and Zoning Commission: Valentine Povinelli
Zoning Board of Appeals: Fady El-Hachem

On behalf of the Council, the Chair thanked the residents for their service to the Town and encouraged all to consider participation on any Boards or Commissions of interest.

OLD BUSINESS

NEW BUSINESS

Port Eastside Development Agreement

The Chair stated that while the Council had anticipated approval of a Development Agreement at tonight's meeting, some details are yet to be signed off on. A draft of the document has been shared with the Council with the goal of scheduling a Special Meeting for approval in the next few days upon completion.

Presentation

Director Buckheit introduced Chris Reilly, President of Property Management at Lexington Partners, the firm serving as managing partner on the Port Eastside Project. Mr. Reilly highlighted the location and shared renderings of the planned first phase of the project, which would include demolition of the current building located at 99 Founders Plaza with the support of a \$6.5 million award from the State Bond Commission provided to the Town that has been allocated for Founders Plaza redevelopment.

The initial building as shared is highlighted by a 300-unit apartment complex with a raised ground floor to provide residents with river views. The proposed vision includes a request that will allow for a portion of East River Drive to be turned into green space that connects Port Eastside with the adjacent Great River Park and the dike along the riverfront.

The Council asked questions and discussed the vision and funding of the project and potential next steps.

David Panico has been providing legal counsel for the Town on the agreement, which contemplates phase one of the project. Mr. Panico discussed details on how the agreement will allow for CRDA's state bond funds to be dispersed in support of the project, while also providing protections for the Town should there be issues in development.

Director Buckheit confirmed that there is no current agreement for a tax abatement on the development, but that it is anticipated that additional Town tax incentives will be needed in order to complete the project.

860 Main Street (Church Corners Inn)

Director Buckheit informed the Council that the administration is requesting a bid waiver for the firm Parker Benjamin to act as the town's agent for work related to Church Corners Inn. Before transferring the property to its new owner, the Town is required to complete a number of pre-construction activities which will be taken from a portion of a \$2.5 million state grant from the Community Investment Fund (CIF) for this project. The funds have enabled the Town to acquire the property, relocate the tenants, clean out and secure the building, and seek out a private developer.

Ms. Buckheit introduced Dimitrios Karouta, Director of Real Estate Development for Parker Benjamin, LLC. The company specializes in adaptive reuse of historic structures, including projects in Winsted and the renovation of the Manwaring building in New London. The vision for the building at 860 Main Street includes 24 apartments in the upper floors, with retail space on the main floor of the building.

Mayor Martin stated that the administration is engaged with the adjacent Hartford East apartment complex which currently leases parking spaces from the Town with the goal of utilizing a portion of the lot for the project.

Request for Bid Waiver re: Pre-Construction Coordinator

MOTION By Angie Parkinson
 seconded by Tom Rup

to adopt the following resolution:

WHEREAS, the State of Connecticut Department of Economic and Community Development and the Town of East Hartford have executed a Financial Assistance Agreement whereby the Town received funding related to the Church Corners Inn Project ("Funding");

WHEREAS, the Town wishes to utilize \$760,000 of the Funding for pre-construction demolition and related work (the "Project") at the property known as Church Corners Inn, 860, Main Street, East Hartford, Connecticut (the "Property");

WHEREAS, the Town intends to convey the Property to PB Projects 11 LLC ("PB");

NOW THEREFORE LET IT BE RESOLVED; that Connor S. Martin, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required under the Recreational Trails Grants Program.

On call of the vote, the motion carried 9/0

Recommendations from Personnel and Pensions Subcommittee

Proposed Revision to Job Description and Pay Grade and Change in Title for Position of Accounting Assistant, Finance

MOTION By Awet Tsegai
seconded by Don Bell

to accept the Proposed Revision to Job Description and Pay Grade and Change in Title for the Position of Accounting Assistant with a new Title of "Accountant" in the Finance Department dated December 1, 2023 as presented by the Director of Human Resources at the February 27, 2024 Personnel and Pensions Committee Meeting.

Motion carried 9/0

Proposed Revision to Job Description and Pay Grade and Change in Title for Position of Payroll Coordinator

MOTION By Awet Tsegai
seconded by Don Bell

to accept the Proposed Revision to Job Description and Pay Grade and Change in Title for the Position of Payroll Coordinator with a new Title of "Payroll Manager" in the Finance Department dated December 1, 2023 as presented by the Director of Human Resources at the February 27, 2024 Personnel and Pensions Committee Meeting.

Motion carried 9/0

Proposed Revision to Job Description and Pay Grade and Change in Title for Position of Administrative Secretary III (Public Works)

MOTION By Awet Tsegai
seconded by Tom Rup

to **accept** the Proposed Revision to Job Description and Pay Grade and Change in Title for the Position of Administrative Secretary III with the new title of “Administrative Secretary III- Public Works” in the Department of Public Works, dated January 28, 2024, as provided by the Director of Human Resources at the February 27, 2024 Personnel and Pensions Committee Meeting.

Motion carried 9/0

MOTION By Awet Tsegai
seconded by John Morrison

Motion carried 9/0

MOTION By Awet Tsegai
seconded by Travis Simpson

Motion carried 9/0

MOTION By Awet Tsegai
seconded by Don Bell

Motion carried 9/0

MOTION By Awet Tsegai
seconded by John Morrison

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Motion carried 9/0

Amusement Permit Application re: Memorial Day Parade

MOTION By Harry Amadasun
seconded by Travis Simpson

that pursuant to Section 5-3(e) of the East Hartford Code of Ordinances, **approve** the outdoor amusement permit entitled “Memorial Day Parade” as submitted by Chief of Police Mack Hawkins on February 23, 2024 scheduled for Monday May 27, 2024 starting at Riverside Drive to the Fallen Star Memorial at Goodwin University with the parade taking place from 10:00am to 11:00am, a program at the Fallen Star from 11:00am-12:30pm and a celebration to follow from 12:30pm to 3:00pm with music and food, subject to compliance with adopted codes and regulations of the State of Connecticut, the Town of East Hartford, and any other stipulations required by the Town of East Hartford or its agencies.

Motion carried 9/0

Appointments and Reappointments to Boards and Commissions

MOTION By Harry Amadasun
seconded by Tom Rup

to **approve** the following appointments and reappointments to Boards and Commissions as follows:

Board of Assessment Appeals

- Daniel Durso, 1490 Forbes St, term to expire 12/26

Commission on Aging

- Lorraine Kraft, 242 Hollister Drive, term to expire 12/26 (reappointment)

Commission on Services for Persons with Disabilities

- Sunilda Caminero, 107 Cambridge Drive, term to expire 12/25 (reappointment)

Economic Development Commission

- Patrena Ann Smith, 33 Atwood Lane, term to expire 12/25

Inland Wetlands Commission

- Gary Vollinger, 36 Brookfield Drive, term to expire 12/27 (reappointment)

Planning and Zoning Commission

- Jase Ramon Olavarria, 11 Turtle Creek Lane, (alternate position) term to expire 12/28

Motion carried 9/0

MOTION By John Morrison
seconded by Travis Simpson

to **approve** the following Republican appointments and reappointments to Boards and Commissions as follows:

Commission on Culture and Fine Arts

- Paul C. Wilusz, 101 Connecticut Blvd, term to expire 12/26
- Glynis McKenzie, 51 William St, term to expire 12/28 (reappointment)

Historic District Commission

- Jeffrey Cummings, 641 Hill St, term to expire 12/28 (reappointment)

Inland Wetlands Commission

- Peter Marra, 80 Harvest Lane, term to expire 12/27 (reappointment)

Pension & Retiree Benefit Board

- Esther Clarke, 197 Langford Lane, term to expire 12/28 (reappointment)

Planning and Zoning Commission

- Peter Marra, 80 Harvest Lane, term to expire 12/28 (reappointment)
- Antonio Matta, 19 Fellows Lane, term to expire 12/28

Redevelopment Agency

- Antonio Matta, 19 Fellows Lane, term to expire 12/28 (reappointment)

Veterans Commission

- Melodie D. Wilson, 272 Goodwin St, term to expire 12/25
- James Shelmerdine, 745 Tolland St, term to expire 12/25 (reappointment)
- Richard Bates, 103 Timber Trail, term to expire 12/25 (reappointment)
- Arthur Parker, 139 Mercer Ave, term to expire 12/25 (reappointment)

Zoning Board of Appeals

- James McElroy, 59 Melton Dr, 12/28 (reappointment)

Motion carried 9/0

Refund of Taxes

MOTION

By Harry Amadasun
seconded by Don Bell

to **approve** a total refund of taxes in the amount of \$27,302.10 pursuant to Section 12-129 of the Connecticut General Statutes.

Motion carried 9/0

Bill	Name/Check payable to:	Address	City/State/Zip	Prop Loc/Vehicle Info.	Over Paid
2022-04-0080171	ALLIED ROOFING & SHEET METAL CO.	PO BOX 280744	EAST HARTFORD, CT 06128	2023/3GCPDKEK2PG164008	-100.00
2022-03-0051112	ALPHONSE JULIETTA R	36 SAUNDERS ST FL 1	EAST HARTFORD, CT 06108	2019/5TDBZRFH2KS944379	-34.25
2022-03-0052513	BAILEY DONALD	145 CHRISTINE DR	EAST HARTFORD, CT 06108-2929	2008/2G1WU583789285560	-8.15
2022-03-0052960	BAXTER KEITH A	137 HOLLISTER DR	EAST HARTFORD, CT 06118-2135	2014/1GCVKREC3EZ297551	-7.41
2022-03-0056995	COITEUX ROBERT A	68 FITZGERALD DR	EAST HARTFORD, CT 06118-2363	2017/3FA6P0D95HR136012	-306.42
2022-01-0003348	COVEY SETH	PO BOX 380735	EAST HARTFORD, CT 06138	110 JANET DR	-2,804.24
2022-03-0058671	DAIMLER TRUST	14372 HERITAGE PARKWAY	FORT WORTH, TX 76177	2020/W1N0G8EB0LF822246	-227.54
2021-03-0059810	DOLAN KATHRYN A	201 REGAN RD	VERNON, CT 06066	2017/JF2GPABC4HH268555	-231.96
2021-01-0004453	EASTLAND REALTY CORPORATION	PO BOX 280535	EAST HARTFORD, CT 06128	35 CHERRY ST	-1,176.91
2022-03-0062272	FENTON EDWARD J JR	PO BOX 380393	EAST HARTFORD, CT 06138-0393	2019/2HGFC2F80KH536277	-69.44
2022-04-0082711	GORRITZ NORMA I	93 ROXBURY RD	EAST HARTFORD, CT 06118-1600	2013/2HKRM4H76DH611387	-11.92
2022-03-0064968	GOUPIL CLAUDE	166 BREWER ST	EAST HARTFORD, CT 06118-2177	2015/1GCVKPEC5FZ380811	-259.03
2021-01-0006873	GREEN LAW P.C.	11 TALCOTT NOTCH RD	FARMINGTON, CT 06032	160 GOVERNOR ST	-471.10
2022-01-0006035	GRYK MARIJANE P	167 TUMBLEBROOK DR	SOUTH WINDSOR, CT 06074	95-97 WHITING RD	-3,338.12
2021-03-0066166	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE 200	ALPHARETTA, GA 30022	2020/5J8YD4H36LL036485	-158.10
2022-03-0066935	HONDA LEASE TRUST	11676 GREAT OAKS WAY STE 200	ALPHARETTA, GA 30022	2020/5J8YD4H36LL036485	-894.60
2019-03-0067080	HOP ENERGY LLC	36 BROWNSTONE AVE	PORTLAND, CT 06480	2017/3ALACXDT9HDJF4010	-9,955.42
2019-03-0067095	HOP ENERGY LLC	36 BROWNSTONE AVE	PORTLAND, CT 06480	2017/1GTW7AFF3H1915891	-2,447.33
2021-02-0040843	HOP ENERGY LLC	36 BROWNSTONE AVE	PORTLAND, CT 06480	VARIOUS	-12.30
2022-02-0040827	HOP ENERGY LLC	36 BROWNSTONE AVE	PORTLAND, CT 06480	VARIOUS	-10.64
2022-01-0000386	LERETA LLC ATTN CENTRAL REFUND DEPT	901 CORPORATE CENTER DR	PONOMA, CA 91768	1564 MAIN ST	-3,329.40
2022-03-0072220	MARTIN DAVID R	192 PENNEY DR	EAST HARTFORD, CT 06118-1621	2016/JN1AZ4FH0GM910266	-400.00
2022-03-0073627	MEYER CAROL A	94 KNOLLWOOD RD	EAST HARTFORD, CT 06118-1732	2019/KL4CJ2S85KB786061	-240.86
2022-01-0010561	OSINSKI BARBARA A	147 COUNTRY LN	EAST HARTFORD, CT 06118	147 COUNTRY LN	-50.00
2022-03-0078217	PINCKNEY KENNETH	38 GRAHAM RD	EAST HARTFORD, CT 06118-2128	2007/JHLRE48787C062226	-15.58
2020-04-0087681	RIVERA RICHARD O	11 HILLS ST	EAST HARTFORD, CT 06118-2821	2021/JF2GTABC1M8292432	-9.45
2020-04-0088229	SANFORD STEPHANIE L	25 CANAL BANK RD APT 325	WINDSOR LOCKS, CT 06096	2020/3VV2B7AX9LM074740	-106.40
2022-02-0041543	TICKETMASTER LLC	325 N MAPLE DR STE 100	BEVERLY HILLS, CA 90210	615 SILVER LN	-5.12
2021-03-0084626	TOYOTA LEASE TRUST	525 FELLOWSHIP RD STE 330	MT LAUREL, NJ 08054-3415	2018/2T3BFREVXJW805839	-580.06
2022-03-0088591	WILLIAMS JOHN H	1195 SOUTH GRAND ST	WEST SUFFIELD, CT 06093	2019/JF2GTANC1K8339287	-40.35
TOTAL					<u>\$(27,302.10)</u>

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

The pending summary process eviction action known as TOWN OF EAST HARTFORD v. TOOTH TIME DENTISTRY, LLC, Docket No: HFH-CV23-6027035-S, involving the real property located at 800 Silver Lane, Suite 222, East Hartford, CT, 06118.

MOTION By Don Bell
 seconded by Travis Simpson

to adopt the following resolution:

WHEREAS, On March 1, 2023, the Town of East Hartford became record owner of the real property located at 794 – 810 Silver Lane, East Hartford and 818 – 850 Silver Lane, East Hartford (hereinafter collectively “Silver Lane Plaza”); and

WHEREAS, portions of the Silver Lane Plaza, at the time of acquisition, were occupied by various business entities; and

WHEREAS, this Council desires to accept the recommendation of Corporation Counsel to fully and finally settle the pending summary process eviction action known as TOWN OF EAST HARTFORD v. TOOTH TIME DENTISTRY, LLC, Docket No: HFH-CV23-6027035-S involving the real property located at 800 Silver Lane, Ste. 222, East Hartford, CT.

THEREFORE, BE IT RESOLVED, that the East Hartford Town Council does hereby approve the following items:

1. Notwithstanding the requirements of Town Ordinance 10-19, this Council acting as a committee of the whole for the Fees Committee authorizes the Town to enter into an agreement with Tooth Time Dentistry, LLC for relocation benefits, settlement and release of claims, and occupancy regarding a portion of the Silver Lane Plaza; provided such agreement shall be in a form reviewed and approved by the Office of Corporation Counsel;
2. This Council waives the requirement of rent for Tooth Time Dentistry, LLC through April 30, 2024, for the condition that Tooth Time Dentistry, LLC will totally vacate the Premises located at 800 Silver Lane, Ste. 222, East Hartford, Connecticut by or before April 30, 2024;
3. The Town in consideration for the release by Tooth Time Dentistry, LLC of all past, present and future claims regarding the real property located at 800 Silver Lane, Ste. 222, East Hartford, CT and in full and final settlement for such claim, will pay Tooth Time Dentistry, LLC the sum of forty-five thousand dollars and zero cents (\$45,000.00); and
4. That Mayor, Connor S. Martin, is hereby authorized to make, execute and deliver all settlement agreements, additional and supplemental documents, and to do and perform such acts and to take such actions as may be necessary or required for the consummation of the transactions provided for and contemplated by this Resolution.

On call of the vote, the motion carried 9/0

OPPORTUNITY FOR RESIDENTS TO SPEAK

No one came forward.

ADJOURNMENT

MOTION By John Morrison
 seconded by Don Bell

to **adjourn** (10:35 pm)

Motion carried 9/0

The Chair wished all a good evening and announced that the next meeting of the Town Council will be held on Tuesday March 19th.

Attest _____
 Jason Marshall
 TOWN COUNCIL CLERK