TOWN COUNCIL MAJORITY OFFICE

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

APRIL 12, 2022

PRESENT Angie Parkinson, Chair; Councillors Awet Tsegai and Tom Rup

ALSO Connor Martin, Chief of Staff

PRESENT Rich Gentile, Assistant Corporation Counsel

Jerry Modugno, President, East Hartford Sportsmen Association

CALL TO ORDER

Chair Parkinson called the meeting to order at 6:02 p.m.

APPROVAL OF MINUTES

December 22, 2021 Meeting

MOTION By Tom Rup

seconded by Awet Tsegai

to approve the minutes of the December 22, 2021 Meeting.

Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

<u>Jerry Modugno</u>, 2040 Manchester Road, Glastonbury, as President of the East Hartford Sportsmen Association, spoke on the North Meadow Properties. The properties of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street adjoin the Association's property located at 16 North Meadow Rd. The Association has maintained the properties over the last 50 years. The three properties discussed are owned by the Town of East Hartford, and the Sportsmen Association would like to purchase them.

MOTION By Tom Rup

seconded by Awet Tsegai

to **take** Item 5B 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street out of order to accommodate those present at the meeting.

Motion carried 3/0

NEW BUSINESS

6 North Meadow Road, 21 North Meadow Road and 1919 Main Street

Chief of Staff Martin provided further details on the properties and confirmed the intentions of the Sportsmen Association. Administration supports the sale of the properties as they

are primarily woodlands and are not of use to the town. Assistant Corporation Counsel Gentile stated that under ordinances, the Town requires an appraisal or a recommendation to waive an appraisal. The town has previously assessed these properties at \$5,910 in the aggregate. The Commission would need to determine if the property should be put out for bid or negotiate directly with the Sportsmen Association.

MOTION By Tom Rup

seconded by Awet Tsegai

to **recommend** that the Town Council waive the appraisal required for the sale of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street, and that this committee negotiate the sale of said properties directly with the East Hartford Sportsmen Association.

Motion carried 3/0.

The Commission discussed the sale price of the properties and agreed that the price should reflect a discount based on the previous years of maintenance that the Sportsmen Association has provided to the land.

MOTION By Tom Rup

seconded by Awet Tsegai

to **recommend** that the Town Council approve the sale of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street to the East Hartford Sportsmen Association for the sum of \$2,000.

Motion carried 3/0.

OLD BUSINESS

3 Hillside Avenue

Mr. Martin confirmed that the current owner is looking to donate the property and that the town owns the two abutting properties. Administration does not see any major liability in owning the property and is in favor of acquiring it to help provide tax relief to the current owner.

Mr. Gentile advised the Committee that a Phase One environmental assessment of the property has not yet been done on 3 Hillside. The Commission would need to decide whether such an assessment be waived. There also is a requirement of a survey of the land that has yet to occur. Minimal taxes on the property are owed to the town, which cannot be waived. The validity of Title on the property is also in question. The Committee requested that Administration review whether environmental assessments on the abutting properties owned by the town have been performed.

MOTION By Awet Tsegai

seconded by Tom Rup

to **table** discussion on 3 Hillside Avenue so that Administration can perform more research on the property.

Motion carried 3/0.

Mr. Rup indicated that while he could move a provisional motion on this matter, he would refrain from further discussion given a conflict of interest.

NEW BUSINESS

1437-1439 Main Street

Administration advised that the Commission table discussion on this item so that the potential buyer of the property may attend a meeting with the Committee to discuss options for the property in person. The town owns the property due to foreclosure on the property which initially held a house that has since been taken down by the town due to fire damage. A similar property parcel on Main Street was sold by the town for below market value to the abutting property owner with the stipulation that they combine the lot with their existing lot.

MOTION By Awet Tsegai

seconded by Tom Rup

to **table** discussion on 1437-1439 Main Street so that Administration can perform more research on the property.

Motion carried 3/0.

<u>ADJOURNMENT</u>

MOTION By Tom Rup

seconded by Awet Tsegai

to **adjourn** (6:42.) Motion carried 3/0.

cc: Town Council

Mike Walsh, Mayor

Eileen Buckheit, Development Director Rich Gentile, Assistant Corporation Counsel

John Lawlor, Public Works Director