

Robert J. Beck

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MICROSOFT "TEAMS"

TOWN CLERK
EAST HARTFORD

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

JUNE 17, 2020

PRESENT Angie Parkinson, Chair; Councillors Awet Tsegai and John Morrison

ALSO Marcia A. Leclerc, Mayor

PRESENT Rich Gentile, Assistant Corporation Counsel
Eileen Buckheit, Development Director
John Lawlor, Public Works Director
Liane Lombardi, Realtor for 1177 Burnside Avenue

CALL TO ORDER

Chair Parkinson called the meeting to order at 5:32 p.m.

APPROVAL OF MINUTES

January 15, 2020 Meeting

MOTION By John Morrison
seconded by Awet Tsegai
to **approve** the minutes of the January 15, 2020 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

Possible Acquisition of:

1241 R Burnside Avenue

Rich Gentile, Assistant Corporation Counsel, noted that the owner of this lot, Felix Effa, is offering to donate this parcel to the town. The lot is behind McDonald's and abuts the Hockanum River. An environmental report has been completed and it appears that there are no issues. The title search was completed and it is a clean title. However, Attorney Gentile indicated that there is evidence that McDonald's has a right to drain onto this property. Mayor Leclerc stated that the lot is actually a cliff off the back of the McDonald's

parking lot. She believes that there is no economic development value to this lot. John Lawlor, Public Works Director, told the Committee members that the challenge the town would have as an owner would be gaining access to this property. Mr. Lawlor stated that to access 1241 R Burnside Avenue you would need to rappel down a 20' retaining wall at the back of McDonald's property. This lot is really just a flood plane shelf of the Hockanum River. Eileen Buckheit, Development Director, stated that, from her perspective, the lot is not developable and not of any value to the town.

It was the consensus of the Committee that no recommendation be made to the Town Council to acquire this property.

1177 Burnside Avenue

Eileen Buckheit, Development Director, began a discussion on this lot. This is a flat piece of property that juts out into the Hockanum River. Ms. Buckheit said that there are two reasons for the town to acquire this property; protecting that site from a use that the town may not want and working with the DOT to create a transit stop (bus pullover). John Lawlor, Public Works Director, told the Committee that the lot has a lot of debris, pipes, concrete, etc. on the lot that needs to be removed. However, his main concern is that there are two pipes – approximately 18" or 24" in diameter – on the property that discharge to the Hockanum River. They appear to have been there for a while, but he cannot determine where they come from. Rich Gentile, Assistant Corporation Counsel, stated that if the town is interested in purchasing this property, due diligence would include a phase I environmental test and a full title search. Mayor Leclerc questioned the costs to perform due diligence and clean the lot. Chair Angie Parkinson asked if the town purchased this lot, the uses would be (1) a pocket park; (2) a bus bump-out; (3) subdivide and sell the lots. Mayor Leclerc stated that a pocket park is not appropriate for this area since it would be too close to the road and the proximity to the river.

The Administration will further investigate the possibility of purchasing this lot and come back to the Committee with its decision.

No further action taken at this time.

One Hillside Street

The owner of One Hillside Street, Larry Welch, will donate this property to the town. John Lawlor, Public Works Director, stated that this lot is completely covered with wetlands and has no intrinsic value to the town. The Committee members agreed that it would not be of any value to the town.

It was the consensus of the Committee that no recommendation be made to the Town Council to acquire this property.

OLD BUSINESS

Brookside Lane -- Acceptance as a Town Road

Rich Gentile, Assistant Corporation Counsel, told the Committee that the State DOT did repair and repave the road to the town's standards. The only issue that remains is a transfer act filing that is missing. Mayor Leclerc indicated that the Administration has been speaking with the Sawka Family regarding their land, which is at the rear of Brookside Lane.

The Mayor stated that the town definitely wants Brookside Lane. Attorney Gentile stated that it is necessary to obtain verification that no additional filings need to be made in connection with acceptance of Brookside Lane as a town road. He will keep the Committee apprised of any progress on this matter.

No further action necessary at this time.

ADJOURNMENT

MOTION By John Morrison
 seconded by Awet Tsegai
 to **adjourn** (6:22 p.m.)
 Motion carried 3/0.

cc: Town Council
 Marcia Leclerc, Mayor
 Rich Gentile, Assistant Corporation Counsel
 Eileen Buckheit, Development Director
 John Lawlor, Public Works Director