

Robert J. Gack

EAST HARTFORD TOWN COUNCIL

2019 SEP 10 A 2:25

TOWN COUNCIL CHAMBERS

TOWN CLERK  
EAST HARTFORD

SEPTEMBER 3, 2019

PRESENT Chair Richard F. Kehoe, Vice Chair Linda A. Russo, Majority Leader Ram Aberasturia, Minority Leader Esther B. Clarke, Councillors Marc Weinberg, Shelby J. Brown and Caroline Torres

ABSENT Councillors Joseph R. Carlson and Patricia Harmon

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:30 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

Frank Wojtyna, 28 Michael Avenue, thought that Columbus Circle Extension would be physically opened up into Michael Avenue, creating "a racetrack" for traffic, which he is very much against. *The Chair explained that the Council's action and the Housing Authority's plan would ensure that Columbus Circle Extension would not be connected to Michael Avenue.*

COMMUNICATIONS AND PETITIONS

In the Mayor's absence, Chair Kehoe announced the following: (1) in recognition of International Overdose Awareness Day on August 31<sup>st</sup>, the Town Hall cupola was lit up in purple; (2) on Thursday September 5<sup>th</sup> at 6PM, the Commission on Culture and Fine Arts will celebrate the life and work of painters Thomas Cole and Frederic Edwin Church. Additionally on Sunday September 8<sup>th</sup> East Hartford residents are invited to Hudson, New York to visit the house-museums of both painters; and (3) on Wednesday September 11<sup>th</sup> CT Kid Governor Ella Briggs will visit Raymond Library to discuss her platform with those in attendance.

APPROVAL OF MINUTES

August 20, 2019 Regular Meeting

MOTION By Ram Aberasturia  
seconded by Caroline Torres  
to **approve** the minutes of the August 20, 2019 Regular Meeting.  
Motion carried 7/0.

## NEW BUSINESS

### Columbus Circle Extension a.k.a. Columbus Street Extension:

#### Discontinuance of Columbus Circle Extension a.k.a. Columbus Street Extension as a Town Road

MOTION        By Linda Russo  
                  seconded by Ram Aberasturia  
                  that the East Hartford Town Council, having complied with the notice requirements of Connecticut General Statutes Section 13a-49 (a) (2), **discontinue** the road known as Columbus Circle Extension a/k/a Columbus Street Extension, as shown on the attached map, and as described in a deed recorded in Volume 275 at Page 108 of the East Hartford Land Records, as a Town road, and authorizes Chair Richard Kehoe to provide the notices of discontinuance required under Connecticut General Statutes Section 13a-49 (a) (3).  
                  Motion carried 7/0.

*The map referenced in the above motion follows these minutes.*

#### Conveyance of Columbus Circle Extension a.k.a. Columbus Street Extension to the Housing Authority of the Town of East Hartford

MOTION        By Linda Russo  
                  seconded by Caroline Torres  
                  that the East Hartford Town Council waive the appraisal requirement set forth in Town Ordinances Section 10-19 (c) and, upon expiration of the appeal period or resolution of any appeal in favor of the Town, transfer the former road known as Columbus Circle Extension a/k/a Columbus Street Extension, as shown on the attached map, and as described in a deed recorded in Volume 275 at Page 108 of the East Hartford Land Records, to the Housing Authority of the Town of East Hartford, for the sum of \$5,000 plus a right of first refusal on 546 Burnside Avenue, East Hartford, Connecticut, as set forth in a July 5, 2019 letter from the Housing Authority of the Town of East Hartford, to the Town's Real Estate Acquisition and Disposition Committee, a copy of which is attached hereto.  
                  Motion carried 7/0.

*The map and the July 5<sup>th</sup> letter referenced in the above motion follows these minutes.*

### Refund of Taxes

MOTION        By Marc Weinberg  
                  seconded by Caroline Torres  
                  to **refund** taxes in the amount of \$6,314.40  
                  pursuant to Section 12-129 of the Connecticut General Statutes.  
                  Motion carried 7/0.

Bill	Name	Prop Loc/Vehicle Info.	Int Paid	Tax Over Paid
2018-03-0053148	BENITEZ JOANY J	2015/3N1AB7APXFL692320		-28.21
2018-03-0055581	CARPENTIERI WILLIAM R	2000/4T1BF28B5YU034461		-17.86
2017-04-0084328	CHASE AUTO FINANCE	2018/JF2SJAGC2JH515825		-337.59
2017-03-0058476	CROSS CLAUDETTE E	2009/WWHL73CX9E528038	-17.18	-229.05
2017-03-0058477	CROSS CLAUDETTE E	2007/3N1AB61E17L706809	-10.16	-135.45
2018-03-0061482	ENTERPRISE FM TRUST	2014/2GNFLFEK0E6280362		-217.80
2018-03-0061490	ENTERPRISE FM TRUST	2011/1J4RR4GG9BC519602		-139.51
2018-03-0062115	FIGUEROA ANNA M	2009/1FMCU93G49KB00520		-35.77
2017-04-0081086	FORD CREDIT PERSONAL PROP. TAX	2015/1FA6P0HD6F5110260		-156.28
2018-03-0062710	FORBES RALSTON R	2008/YV1MS390982375587		-23.80
2018-03-0064242	GONZALEZ CARLOS L	2002/4T1BF32K52U516160		-123.75
2018-03-0064240	GONZALEZ CARLOS L	2005/1GKDT13S452389902		-190.80
2018-03-0064241	GONZALEZ CARLOS L	1997/47CC10DV3021134		-48.15
2018-03-0064771	HARRINGTON PATRICIA	2015/JF2GPASC4F8308162		-145.44
2018-03-0066006	HERNANDEZ LUIS A	1999/2MEFM74W1XX669412		-11.02
2018-03-0066256	HINDS KAILA R	2013/5NPEB4AC2DH798431		-47.88
2018-03-0066548	HONDA LEASE TRUST	2016/2HGFC2F52GH522281		-200.02
2018-03-0066566	HONDA LEASE TRUST	2016/5FNRL5H39GB101091		-364.95
2018-03-0066584	HONDA LEASE TRUST	2016/5J8TB4H39GL029875		-392.63
2018-03-0066588	HONDA LEASE TRUST	2017/JHMCR6F33HC003653		-402.71
2018-03-0066620	HONDA LEASE TRUST	2016/2HGFC4B09GH305428		-171.59
2017-03-0067411	HUFF JEFFREY L	2008/1HGCP26868A092823		-62.19
2018-03-0068749	KELLEY JENNIFER J	2000/WBADM6345YGU21543		-7.83
2018-03-0071914	MARINO CAROLYN C	2014/1FADP3F24EL310512		-45.40
2018-03-0058568	MERCEDES BENZ FINANCIAL SERV.	2016/55SWF4KB9GU115804		-640.90
2018-03-0058589	MERCEDES BENZ FINANCIAL SERV.	2016/WDDHF8JB1GB274425		-750.60
2018-03-0058597	MERCEDES BENZ FINANCIAL SERV.	2018/55SWF4KB4JU269523		-763.88
2017-04-0085825	NELSON SHERENE M	2007/1HGCM66497A048228		-82.52
2018-03-0075944	OCASIO ANGEL R	2006/KNAGE123365048226		-17.37
2018-03-0077303	PELLETIER CHRISTOPHER	2008/1N4AL21E08N538817		-25.60
2018-03-0080920	ROGERS TINA M	2005/1YVFP80C655M55194		-18.76
2018-03-0081706	SAEZ MELVIN	2005/1HGCM55485A168725		-114.75
2018-03-0083189	SIERRA LUIS A	2000/4T1BG22K9YU640108		-17.37
2018-03-0084423	STPIERRE BONNIE C	2011/4T1BK3EK6BU121928		-44.19
2017-03-0086779	TOYOTA LEASE TRUST	2015/2T1BURHE0FC434726		-251.23
2017-03-0089090	WHEELER KIMBERLY A	2008/3N1AB61E18L716015		-24.21
		SUBTOTAL	-27.34	-6287.06

**\$(6,314.40)**

Esther Clarke stated that she received several phone calls from residents who were dissatisfied with the re-striping of Silver Lane, which reconfigured the road into a two-lane road.

### Workers' Compensation Claim: Edward Sullivan

Attest Angela M. Attenello  
Angela M. Attenello  
TOWN COUNCIL CLERK



**East Hartford Housing Authority**  
546 Burnside Ave, East Hartford, CT 06108

Main Office  
860-290-8301

Maintenance/24 Hour Emergency  
860-290-8300

TDD 1-800-545-1833 ext 216

Finance Dept Fax  
860-290-8308

Leasing Dept Fax  
860-289-1688

[www.ehhousing.org](http://www.ehhousing.org)

July 5, 2019

*Via hand delivery*

Real Estate Acquisition & Disposition Committee  
Town of East Hartford Town Council  
740 Main Street - 2nd Floor  
East Hartford, CT 06108  
Attention: Linda Russo, Chair

**Re: Town of East Hartford Discontinuance and Conveyance of Columbus Circle Extension, East Hartford, to the Housing Authority of the Town of East Hartford**

Dear Chair Russo and Members of the Committee:

Thank you for the opportunity our team had at the Committee's June 20, 2019 meeting to further discuss the Town of East Hartford's ("Town") discontinuance and subsequent conveyance of Columbus Circle Extension a/k/a Columbus Street Extension ("Road") to the Housing Authority of the Town of East Hartford ("EHHA"). As you know, the discontinuance and subsequent conveyance of the Road is a critical requirement needed to facilitate the next phases of the Veterans Terrace development. Further, and as we have discussed at both the Committee's June 20, 2019 and May 15, 2019 meetings, the deadline for applying for tax credits for the next phase of Veterans Terrace is expected to be November 1, 2019, and EHHA must have site control of the Road by that time in order to satisfy application criteria. In order to meet that deadline, and with timing now critical, the Road discontinuance and conveyance process must begin immediately.

At the Committee's June 20, 2019 meeting, the Committee and our team discussed EHHA's prior offers to the Committee dated June 5, 2019 and May 15, 2019. Following those discussions, EHHA hereby submits for review and consideration by the Committee and Town Council a final proposal. In exchange for the Town's discontinuance and subsequent conveyance of the Road to EHHA in order to facilitate the Veterans Terrace redevelopment, EHHA will:

- 1.) Grant the Town a right of first refusal ("ROFR") on EHHA's property at 546 Burnside Avenue ("Burnside Property") on the following terms:
  - a. For a period of five (5) years commencing on the date the Road is conveyed to EHHA ("ROFR Period"), EHHA will not transfer, sell, assign, give, or otherwise dispose of the Burnside Property to any third-party (a "Third-Party Transaction") without first offering the Burnside Property for a period of thirty (30) days to the Town as provided below.
  - b. If, during the ROFR Period, EHHA receives a bona fide written offer for a Third-Party Transaction that EHHA desires to accept ("Third-Party Offer"), EHHA will, within five (5) business days following EHHA's determination to accept the Third-Party Offer, notify the Town in writing of such Third-Party Offer ("Offer Notice"), including a copy of the Third-

JAMES KATE  
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PRESCILLE YAMANOTO  
VICE CHAIRMAN

JOHN CAPELLA  
TREASURER

HAZELANN COOK  
COMMISSIONER

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COMMISSIONER

DEBRA BOUCHARD  
EXECUTIVE DIRECTOR

RAJESH ALEXANDER  
LEGAL COUNSEL

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Party Offer. The Town will then have the right to purchase the Burnside Property on the same financial and other terms and conditions of set forth in such Third-Party Offer ("Material Terms"); *provided, however*, that the Town shall not be entitled to a financing contingency, regardless if one is provided or contemplated in the Third Party Offer or as part of the Material Terms. Subject to the foregoing limitation, the Offer Notice will constitute an offer made by EHHA to enter into an agreement with the Town on the same Material Terms of such Third-Party Offer ("ROFR Offer").

- c. Within thirty (30) days from receipt of the Offer Notice ("Exercise Period"), the Town may accept the ROFR Offer by written notice to EHHA ("Exercise Notice"). The Town's failure to deliver the Exercise Notice to EHHA by the expiration of the Exercise Period will be deemed a rejection of the ROFR Offer, and EHHA may consummate the Third-Party Transaction.
  - d. If the Town delivers a timely Exercise Notice, the Town and EHHA will execute a binding contract for the purchase of the Burnside Property consistent with the ROFR Offer within ten (10) days.
  - e. The ROFR will: (i) not be assignable to any other person, and (ii) be subject to compliance with any legal requirements imposed by the United States Department of Housing and Urban Development and/or the State of Connecticut Department of Housing with respect to the disposition of EHHA real property; and
- 2.) Pay the Town \$5,000 as consideration for the Road, which would be paid upon completion of the discontinuance and conveyance of the Road to EHHA, such payment and amount being consistent with the Town's past practice of requiring grantees of Town property to pay nominal consideration for such properties.

With the tax credit application deadline fast approaching, we appreciate your prompt attention to this revised and final offer.

Should you have any questions concerning this revised offer or the Veterans Terrace project, our team will be happy to answer them at your upcoming July meeting.

Very truly yours,

*Debra Bouchard*

Debra Bouchard  
Executive Director

cc: EHHA Board of Commissioners  
Gregg T. Burton, Esq.

JAMES KATH  
CHAIRMAN

FRESCILLE YANAMOTO  
VICE CHAIRMAN

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