

Robert J. Gack

EAST HARTFORD TOWN COUNCIL

2017 OCT 10 A 9:08

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

OCTOBER 3, 2017

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Linda A. Russo, Minority Leader Esther B. Clarke, Councillors Marc I.
Weinberg, Ram Aberasturia, Joseph R. Carlson, Patricia Harmon and
Michael G. Kurker

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:37 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

Robert Valerio, 552 Goodwin Street, questioned the increase in the amount of the tax abatement sought by the Horizon Group. Mr. Valerio noted that the Horizon Group, which also developed an outlet center in Laredo, Texas, paid taxes to the city of Laredo while that outlet center was under construction.

Marc Okun, the business agent for the local carpenters' union, represents approximately 45 families that live in East Hartford. Mr. Okun stated that the Horizon Group is committed to working with responsible contractors who employ local residents. Those contractors and employees are strongly in favor of the Outlet Shoppes at Rentschler Field.

Susan Kniep, 50 Olde Roberts Street, (1) is pleased to finally see development on Rentschler Field and hopes that the benefits to the East Hartford residents will be sooner rather than later; (2) very concerned about the impact of the lack of a state budget on the town's financial status; and (3) asked if the town of East Hartford is considering allocating any funds under the Connecticut City and Town Development Act.

APPROVAL OF MINUTES

September 19, 2017 Executive Session

MOTION By Linda Russo
seconded by Ram Aberasturia
to **approve** the minutes of the September 19, 2017 Executive Session.
Motion carried 9/0.

September 19, 2017 Public Hearing

MOTION By Linda Russo
seconded by Ram Aberasturia

to **approve** the minutes of the September 19, 2017 Public Hearing.
Motion carried 9/0.

September 19, 2017 Regular Meeting

MOTION By Linda Russo
seconded by Pat Harmon
to **approve** the minutes of the September 19, 2017 Regular Meeting.
Motion carried 9/0.

NEW BUSINESS

Hartford Outlet Shoppes, LLC/The Outlet Shoppes at Rentschler Field:

Mayor Leclerc provided the Councillors with a timeline of the progress this project has made, which began March 2014 when the town first met with the Horizon Group. The Mayor recognized the following individuals: Gary Skoien, CEO of the Horizon Group, Tom Rumpitz, Senior Vice President of the Horizon Group, Anthony Lazzaro, CRDA Deputy Director & General Counsel, Attorney John F. Stafstrom, Pullman & Comley, legal counsel for the Horizon Group, James Matos, of The Matos Group, Corporation Counsel Scott Chadwick, Assistant Corporation Counsel Rich Gentile, Finance Director Mike Walsh, Development Director Eileen Buckheit and the Town's Planning & Zoning Commission.

Presentation by Representatives of Hartford Outlet Shoppes, LLC.

Gary Skoien headed the presentation for the Outlet Shoppes at Rentschler Field. He stated that this project will have a high percentage of union employees –more so than any other project that the Horizon Group has been involved with in the United States. The design of the building is basically the same, except that the size has been reduced to 280,000 s.f. for phase I with an additional 140,000 possible in phase II. There is room for 70 retailers and several dining venues – restaurants, quick eating shops and fast-food vendors. The building itself is designed as an open area structure with covered walkways. If approved tonight, Mr. Skoien plans to start construction immediately and anticipates a grand opening in November 2018.

Rich Gentile, Assistant Corporation Counsel summarized the Development Agreement and the Tax Assessment & Fees Agreement. Regarding the Development Agreement, Attorney Gentile stated that the agreement will govern the relationship between the Town, the Horizon Group and the Capital Region Development Authority (CRDA) as it relates to the construction of site improvements and infrastructure for the project, which work will utilize the \$12M that the Town expects to receive from an Urban Action Grant from the Connecticut Department of Economic and Community Development (DECD). Regarding the Tax Assessment & Fees Agreement, Attorney Gentile outlined the benefits available to the Developer.

Mike Walsh, Finance Director, spoke to the tax abatement contained in the Tax Assessment & Fees Agreement. The proposed property tax abatement will be a 10 year plan – with 100% abatement of taxes related to the increased assessment, in years 1 and 2. In year 3 the town will begin to receive real estate taxes. In addition, the 70 retailers

that are proposed for the Outlet Shoppes at Rentschler Field will be responsible for personal property taxes from the start. There will also be an estimated \$1.3M in building and other permit fees. In summary, Finance Director Walsh estimated that over the 10 year abatement plan, factoring in personal property taxes and real estate taxes, the town stands to gain approximately \$11M in revenue.

Development Agreement, Tax Assessment and Fees Agreement

MOTION By Linda Russo
 seconded by Bill Horan
 to **adopt** the following resolution:

Whereas, HARTFORD OUTLET SHOPPES, LLC (together with its successors and permitted assigns, the "Developer"), was formed for the purposes of building and leasing a retail outlet shopping center to be known as The Outlet Shoppes at Rentschler Field (the "Project"); and

Whereas, phase I of the Project, containing at least 280,000 square feet of space, will cost in excess of \$106 million; and

Whereas, funding for the Project will be comprised of approximately \$69,000,000 in conventional financing, \$26,000,000 in the Developer's equity and \$12,000,000 the Town has received or will receive from an Urban Action Grant from the Connecticut Department of Economic and Community Development ("DECD") to assist in financing for the "Infrastructure and Site Work" relating to the Project; and

Whereas, The Town has been asked to provide certain financial assistance with respect to the construction of the Infrastructure and Site Work; and

Whereas, pursuant to the Town Council's December 13, 2016 authorization the Town will enter into an "Assistance Agreement" with the State of Connecticut, acting through DECD, which sets forth the terms and conditions of the State's financial assistance under the Urban Action Grant; and

Whereas, in connection with the Assistance Agreement the Town, the State of Connecticut, acting through DECD, and the Developer will enter into a Pass-Through Agreement which sets forth the terms and conditions of the State's financial assistance under the Urban Action Grant being passed through the Town to the Developer; and

Whereas, pursuant to the Town Council's November 1, 2016 authorization, the Town and the Capital Region Development Authority (the "CRDA") will enter into a Memorandum of Understanding, wherein the parties will agree that CRDA will provide construction administration and oversight and act as the construction monitor on behalf of the Town to ensure that the State's construction compliance requirements are met for work to be constructed with State funds; and

Whereas, the Town Council is being asked to provide authority for the Town to enter into a Tax Assessment and Fees Agreement, wherein, subject to certain conditions, the Town will pledge to abate up to \$16,858,093 in property taxes relating to phase I of the Project over the course of ten years, and set Building Permit fees of the Department of Inspections and Permits and the Office of the Fire Marshal for phase I of the Project at 1.3 million; and

Whereas, the Town Council is being asked to provide authority for the Town to enter into a Development Agreement with Developer wherein, subject to Town and CRDA review and audit, Developer agrees to develop and construct the Infrastructure and Site Work in connection with Phase I of the Project; and

NOW THEREFORE BE IT RESOLVED:

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RESOLVED, that Town of East Hartford, Connecticut may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Marcia A. Leclerc, as Mayor of the Town of East Hartford, Connecticut, is authorized and directed to execute and deliver any and all documents on behalf of the Town of East Hartford and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents.

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

Recommendation from Real Estate Acquisition & Disposition Committee re: 146 Prospect Street

MOTION By Joe Carlson
seconded by Ram Aberasturia
that the Town Council (1) **approve** the gift of the property known as 146 Prospect Street from the Estate of Betty A. Weisner; and (2) **waive** the requirements of Town Ordinance 10-18(b) with respect to obtaining an appraisal and survey of the property, given the fact that there is no consideration for the acquisition, and that the property will be utilized as open space; accordingly it is in the best interests of the town to waive such requirements.
Motion carried 9/0.

Refund of Taxes

MOTION By Marc Weinberg
seconded by Linda Russo
to **refund** taxes in the amount of \$23,199.11
pursuant to Section 12-129 of the Connecticut General Statutes.
Motion carried 9/0.

Bill	Name	Prop Loc/Vehicle Info.	Over Paid
2016-03-0050055	ABBOTT BRUCE M	2002/3N1CB51D72L675133	-16.22
2016-03-0051161	AMADOR-ARRILLAGA PEDRO	2013/2T1BU4EEXDC124264	-20.13
2016-03-0051561	APPIAH BEATRICE O	2008/JM1CR29L380322610	-10.24
2016-01-0011994	AYR PROPERTIES SEP LLC	34 JEFFREY DR	-70.42
2016-03-0052445	BAFFOUR-AWUAH AUGUSTINE	2006/JTMBD33V765032882	-47.74
2016-03-0052743	BARLOW EDWARD J	2015/5J8TB4H51FL022824	-54.84
2016-03-0052932	BATISTA ANTONIO	2007/KMH DU46D37U088273	-9.25
2016-03-0053326	BENJAMIN MICHAEL M	2002/1J4GW48SX2C268348	-16.83
2016-03-0053618	BILODEAU MARC A	2010/KMHCM3AC2AU157014	-55.68
2016-03-0054008	BONFIELD RICARDO A	2010/KM8NU4CC5AU118882	-20.70
2016-03-0054258	BRADLEY SHERRY M	1999/1G3NF52E6XC364975	-5.31
2016-03-0054290	BRANCALEONE RICHARD M	1998/1GKDT13W1W2559895	-5.44
2016-03-0054667	BROWN JOSEPH A	2003/JNKDA31A33T107214	-32.83

2016-03-0055219	CAB EAST LLC - DEPT 231601	2013/5LMJJ2J53DEL09373	-742.72
2016-03-0055615	CAPODICASA MARK A	2004/1HD1BVB114Y079346	-12.26
2016-03-0055759	CARMONA ANA C	2002/JTEHD21A020011069	-13.38
2016-03-0056898	CARROLL DIANNE CONNORS WILLIAM EXC KATHRYN CONNORS	2003/4S3BE635137209778	-11.71
2016-03-0057768	1999/1G2HX52K2XH223943		-19.07
2015-01-0001822	CORELOGIC	83 CONNECTICUT BLVD	-4,133.14
2015-01-0009257	CORELOGIC	11 SPARROWBUSH RD	-2,797.46
2015-01-0004627	CORELOGIC	49 KINGSTON DR	-3,615.18
2016-03-0058110	COSKER ROBERT A	1998/1HGCG3153WA016752	-5.95
2016-03-0058134	COSTA MARIA L	2001/JN8DR09Y21W583223	-7.58
2016-03-0058357	CROSS CARL C	2005/JNRS08WX5X200910	-19.78
2016-03-0058595	CUEVA RITA A	2014/5NPDH4AE8EH532294	-21.52
2016-03-0058600	CUEVAS LAUREN E	2003/3FAHP37373R131291	-11.87
2016-03-0058841	MERCEDES-BENZ FINANCIAL SERVICES	2014/WDDSJ4GB3EN117933	-329.09
2016-03-0058850	MERCEDES-BENZ FINANCIAL SERVICES	2015/55SWF4KB4FU059883	-449.73
2016-03-0058863	MERCEDES-BENZ FINANCIAL SERVICES	2013/WDDGF8AB8DA818044	-385.44
2016-03-0059459	DEFEMIA DONALD F JR	2004/1J4GL38K44W127070	-10.18
2016-03-0060799	DUMAIS LISA	1999/19UUA5655XA026081	-20.32
2015-03-0090203	DUMOND BRYCE J	2006/1HGCM66826A057645	-218.48
2016-03-0060995	DZIADOSZ SOPHIE J	2007/WAUDH48H77K025310	-113.76
2016-03-0061719	ENTERPRISE FM TRUST	2014/1FTNE1EW1EDA01832	-1,927.23
2016-03-0061784	ENUGULA VIJAY	2007/JHLRE48737C108688	-20.38
2016-03-0062206	FELICIANO TOMAS	2006/5NPEU46FX6H089066	-8.74
2016-03-0062335	FIEDLER JANINE M	2000/JM1BJ2223Y0220857	-33.41
2016-01-0005470	GABRIEL GLORIETTA	18 HAMNER ST B-2	-467.05
2016-03-0064226	GIDVILAS JOHN R	2003/3FAFP31313R182334	-5.09
2016-03-0064240	GILBERT CHARLES D	2008/KMH DU46D68U455667	-20.42
2016-03-0064538	GONYER LAWRENCE S	2006/1G8AW15F66Z141773	-7.94
2016-03-0064649	GONZALEZ LUIS A	1998/JHLRD1861WC045176	-11.81
2015-04-0084002	GRUNSKA MARIAH A	2002/2FTRF08L32CA31498	-57.53
2016-03-0065830	HARRILALMOHAMM BADWATI A	2011/JN8AS5MV7BW262829	-39.87
2016-03-0065856	HARRIS JACQUELINE E	2004/5GZCZ43D04S892722	-6.43
2016-03-0066947	HONDA LEASE TRUST	2014/2HKRM4H7XEH668211	-250.4
2016-03-0066956	HONDA LEASE TRUST	2014/19XFB2F81EE246194	-83.74
2016-03-0066969	HONDA LEASE TRUST	2015/2HKRM4H54FH608201	-206.69
2016-03-0066988	HONDA LEASE TRUST	2013/19XFB2F87DE280316	-146.72
2016-03-0066989	HONDA LEASE TRUST	2013/2HGFB2F57DH602707	-153.73
2016-03-0066998	HONDA LEASE TRUST	2015/19XFB2F84FE239953	-188.96

2016-03-0067034	HONDA LEASE TRUST	2014/2HGFB2F59EH513514	-123.04
2016-03-0067048	HONDA LEASE TRUST	2014/1HGCR2F39EA126151	-203.71
2016-03-0067061	HONDA LEASE TRUST	2014/19UUA8F20EA007989	-154.94
2016-03-0067104	HONDA LEASE TRUST	2014/1HGCR2F30EA134073	-58.37
2016-03-0067117	HONDA LEASE TRUST	2014/2HKRM4H56EH612944	-180.54
2015-03-0066926	HYUNDAI LEASE TITLING TRUST	2013/5NPDH4AE6DH426330	-250.01
2016-03-0067601	HYUNDAI LEASE TITLING TRUST	2015/5NPDH4AE3FH630179	-50.5
2016-03-0067622	HYUNDAI LEASE TITLING TRUST	2014/KMHDH6AH7EU026107	-194.24
2016-03-0067633	HYUNDAI LEASE TITLING TRUST	2014/5NPEC4AC7EH882310	-189.73
2016-03-0067642	HYUNDAI LEASE TITLING TRUST	2014/5XYKTC63EG530940	-202.4
2016-03-0068319	JOHNSON BERNARD D	2004/3D7KU28D54G106838	-23.94
2016-03-0068359	JOHNSON EMMANUEL	2005/1J4GR48K15C724880	-20.00
2016-03-0069214	KELSER CORPORATION	2002/1FDXE45S12HA49905	-160.93
2016-03-0070099	LAJOIE MICHAEL R	1994/1B7GG23X7RW118166	-15.68
2016-03-0070100	LAJOIE MICHAEL R	2002/3D7HU18NX2G149159	-13.86
2016-03-0070607	LAZODELAVEGA JUAN G	2005/JF1SG63665H710669	-9.60
2016-03-0071965	MADE U LOOK PROMOTIONS L.L.C.	2013/JTDKTUD3XDD557699	-100.00
2016-03-0072069	MAJERSKI ELIZABETH A	2008/3N1AB61E18L732344	-10.27
2016-01-0004754	MCCUE MORTGAGE COMPANY	266 GOODWIN ST	-2,098.67
2016-03-0074197	MILLER JAMES L	2006/JHLRD78986C026802	-32.80
2016-03-0074348	MIRABAL JUAN R	2010/3N1BC1AP3AL413555	-11.30
2015-03-0089879	NISSAN INFINITI LT- TAX OPERATIONS	2012/JN1BY1ARXCM392845	-685.24
2016-03-0076165	NKRUMAH YAA	2003/4A3AA46G93E128920	-20.90
2016-03-0076499	ODEA ANNAMARIA	2004/4T1BE32K14U854984	-9.76
2013-04-0086093	PADILLA WANDA I	2011/JA4AP4AU0BZ017902	-10.76
2015-03-0077089	PEDRO JOAN Y	2015/2HKRM4H74FH621600	-119.24
2016-03-0078143	PEREZ MARIA M	2003/2FMZA53433BB85370	-45.44
2016-03-0079320	QUACH PHAM T	2005/2D4GP44L15R166419	-8.22
2016-03-0079493	RACHLIN FAYE B	2012/JF1GJAF64CH027419	-68.64
2016-03-0079561	RAMA SEAUPERSAUD	1999/1GCCT19W5X8108031	-9.6
2016-03-0080138	REYES MARIA	2006/1G1ZT518X6F289709	-17.31
2016-03-0080280	RICHARDS GARY S	2011/JF2SHADC9BH737702	-50.59
2015-03-0079849	RIVERA FRANCISCO	2004/MMWRC33424TC49645	-70.67
2016-03-0080633	RIVERA RITA	2004/3VWSR69M54M069581	-17.95
2016-03-0081271	RODRIGUEZ GRISSEL	2003/1GNDT13S332214394	-9.44

assessment (tax) appeal known as Connecticut CVS Pharmacy, LLC v Town of East Hartford, Docket NO. HHB-CV-17-6037402-S, involving 972 Silver Lane, from the fair market value of \$3,628,940 to the fair market value of \$3,414,170, which shall generate a reduction of \$6,974.70 in property taxes, for the Grand List Year of 2016.
Motion carried 9/0.

The Bakery Center, LLC v Town of East Hartford – Tax Appeal

MOTION By Linda Russo
 seconded by Ram Aberasturia
 to **accept** Corporation Counsel's recommendation to settle the pending assessment (tax) appeal known as The Bakery Center, LLC v Town of East Hartford, et al., Docket NO. HHB-CV-17-6037260-S, involving 515 Connecticut Boulevard, from the fair market value of \$2,349,857 to the fair market value of \$2,000,000, which shall generate a reduction of \$11,522.56 in property taxes, for the Grand List Year of 2016.
 Motion carried 9/0.

Doosan Fuel Cell America, Inc. v Town of East Hartford – Tax Appeal

MOTION By Linda Russo
 seconded by Ram Aberasturia
 to **accept** the recommendation of Corporation Counsel to settle the pending state court action known as Doosan Fuel Cell America, Inc. v Town of East Hartford, et al., with a return date of October 17, 2017 for a total sum of \$58,000.00.
 Motion carried 9/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Susan Kniep, 50 Olde Roberts Street, asked if UTC would still be responsible for the taxes on the leased land at Rentschler Field. Chair Kehoe stated that the town would continue to receive taxes on the leased land.

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Bill Horan
 to **adjourn** (9:20 p.m.).
 Motion carried 9/0.

The Chair announced that the next meeting of the Town Council would be October 17th.

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