

Robert J. Bock

2017 NOV -6 A 11: 51

TOWN CLERK
EAST HARTFORD

TOWN COUNCIL MAJORITY OFFICE
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

NOVEMBER 1, 2017

PRESENT Linda Russo, Chair; Councillors Joseph Carlson and Michael Kurker

ALSO Rich Gentile, Assistant Corporation Counsel

PRESENT Tim Bockus, Public Works Director
Flynn Boonstra, Attorney, Rogin Nassau
Prescille Yamamoto, 235 East River Drive

CALL TO ORDER

Councillor Joe Carlson, acting as Chair for this meeting, called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

September 27, 2017 Minutes

MOTION By Mike Kurker
seconded by Linda Russo
to **approve** the minutes of the September 27, 2017 Real Estate Acquisition & Disposition Committee meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

99-101 and 237 East River Drive

99-101 East River Drive:

Rich Gentile, Assistant Corporation Counsel, led a discussion on this issue. The US Army Corps of Engineers (USACE) requires that the town secure property rights sufficient for the maintenance, repair and control of the existing levee. Phase I of the project involves the levee system from East River Drive to the Bulkeley Bridge, which will necessitate the need for the town to acquire property rights to 99-101 East River Drive and 237 East River Drive. The property rights to 99-101 East River Drive involve two components:

1. The Fremont Group will grant an easement to the town for access and repair rights within the levee areas as required by the USACE.
2. The town will grant Fremont Group a 10-year license to park cars on a portion of the property owned by the town in an area where the Fremont Group currently parks cars without the benefit of an easement or license. The license agreement may be suspended by the town to allow for necessary repairs of the levee.

MOTION

By Mike Kurker

seconded by Linda Russo

that the Real Estate Acquisition & Disposition Committee, cognizant of all pertinent and applicable surveys, appraisals, environmental reports and title reports, **recommends** that the Town Council enter into the following transaction through direct negotiations with the owners of the identified property, after receipt of a report from the Town Planning and Zoning Commission as required under C.G. S. Section 8-24:

- The acceptance of an easement from Freemont Riverview, LLC for access and repair rights within the levee area, and the granting of a 10-year license to park cars, to Freemont Riverview, LLC; the easement and license areas being shown on a map attached hereto.

Motion carried 3/0.

237 East River Drive:

The property rights to 237 East River Drive involve two components:

1. The Manchester Land Trust will deed the town a portion of property previously owned by the town to meet USACE requirements concerning control of the levee. The portion of the property taken by the town was specifically limited to area previously owned by the town in order to limit environmental liability for the town based on a Phase I study commission by the town. The town offered the Land Trust \$16,000 for the property based on a property appraisal.
2. The Manchester Land Trust will grant the town an easement for access and require rights within the remainder of the levee area not taken by deed as required by the USACE notices. The cost/value of this easement was taken into consideration when evaluating the \$16,000 purchase price explained under paragraph #1 above.

MOTION

By Mike Kurker

seconded by Joe Carlson

that the Real Estate Acquisition & Disposition Committee, cognizant of all pertinent and applicable surveys, appraisals, environmental reports and title reports, **recommends** that the Town Council enter into the following transaction through direct negotiations with the owners of the identified property, after receipt of a report from the Town Planning and Zoning Commission as required under C.G. S. Section 8-24:

- The acceptance of a deed from Manchester Land Conservation Trust, Inc. for a portion of property previously owned by the town along the levee and an easement for access and repair rights to the levee, for the consideration of \$16,000, such deed and easement area being shown on a map attached hereto.

Motion carried 2/0. **Abstain:** Russo

ADJOURNMENT

MOTION By Joe Carlson
 seconded by Mike Kurker
 to **adjourn** (5:57p.m.)
 Motion carried 3/0.

cc: Town Council
 Marcia Leclerc, Mayor
 Rich Gentile, Assistant Corporation Counsel
 Tim Bockus, Public Works Director