

# Town of East Hartford

Development Department  
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**3-3-23**

## **Redevelopment Agency**

A Special Meeting of the **EAST HARTFORD REDEVELOPMENT AGENCY** was held in Room 105 of the East Hartford Community Cultural Center on Friday, March 3, 2023.

**1. Call to Order**

Chair McCreery called the meeting to order at 12:10 PM.

**2. Roll Call**

**Present:**

Ellen McCreery, Chair  
Gerry Maine, Vice Chair  
Tony Matta  
John Ryan

**Absent:**

**Others in Attendance:**

Eileen Buckheit, Development Director  
Richard Gentile, Assistant Corporation Counsel  
Michael Daniels, Economic Development Coordinator

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**3. Approval of Minutes**

Approval of minutes of special meeting, 12-7-2022.  
Motion by Mr. Matta, seconded by Mr. Ryan, approved.

**4. Sale of 550-560 Burnside Avenue to Habitat for Humanity of North Central Connecticut, Inc.**

- a) **Approval of Final Plans:** Rich Gentile explained that the conditions of the contract had been met, including the submission of final plans. Eileen Buckheit said the houses will include one-car garages and porches and are designed with energy efficiency in mind. They are compliant with zoning regulations and were approved by the Planning & Zoning Commission. It will be the Town's first cluster housing development.

Each house will have an individual mortgage and will be owned by first-time homeowners. The land will be owned by Habitat for Humanity, and they have established a reserve fund for future maintenance. This will give Habitat the ability to assist residents and confidence that the property will be properly maintained.

- b) **Approval of Financing Plan:** The Agency received a memo from Habitat outlining the financing plan for the project. Mortgages are being sold to PeoplesBank of Holyoke to raise \$1.8 million, in addition to corporate sponsorship, HUD funding, and funding from Habitat.
- c) **Approval of Execution of Sale:** There is a wire transfer scheduled for the purchase price of the property from Habitat to the Town. In accordance with the proposed resolution, Chair McCreery and Atty. Gentile, as her designee, will sign off on the conveyance documents necessary to complete the sale.

John Ryan read the following resolution:

**WHEREAS**, the East Hartford Redevelopment Agency (the “Agency”) controls the property known as 550-560 Burnside Avenue; and

**WHEREAS**, pursuant to a Request for Proposals the Agency has received an offer from Hartford Area Habitat for Humanity, Inc. (n/k/a Habitat for Humanity of North Central Connecticut, Inc.) (“Redeveloper”) to purchase and develop said 550-560 Burnside Avenue; and

**WHEREAS**, pursuant to its October 6, 2021 Resolution the Agency designated Redeveloper as the Redeveloper of 550-560 Burnside Avenue subject to the following condition:

- Redeveloper receive all necessary Town of East Hartford land use approvals to construct 10 single- family, owner occupied homes, at 550-560 Burnside Avenue, under the Connecticut Common Ownership Act, as set out in its January 26, 2021 Proposal for Purchase and Redevelopment of 550-560 Burnside Avenue.

**WHEREAS**, the Agency desired to dispose of said Property to Redeveloper on a negotiated basis for a disposition price of \$100,000; and

**WHEREAS**, On October 13, 2021, and February 1, 2022, the Town Council of the Town of East Hartford approved the \$100,000 purchase price, subject to Town Administrative approval of the funding plan for maintenance of the properties that will comprise the common interest community to be developed on 550-560 Burnside Avenue; and

**WHEREAS**, the Town Administration has approved such funding plan;

**WHEREAS**, the Agency and Redeveloper have executed a CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT (the “Contract for Sale”) for the sale of said 550-560 Burnside Avenue to Redeveloper; and

**WHEREAS**, Section 304 of Part II of the Contract for Sale requires receipt, review and approval of Final Construction Plans and Evidence of Financing with respect to the project proposed to be built by Redeveloper on 550-560 Burnside Avenue; and

**WHEREAS**, the Agency has received and reviewed such documents and information;

**NOW, THEREFORE, BE IT RESOLVED** by the East Hartford Redevelopment Agency:

1. That the Final Construction Plans and Evidence of Financing submitted to the Agency are hereby approved;
2. That The Chair of the Agency or her designee are hereby authorized to execute all conveyance documents necessary to convey 550-560 Burnside Avenue to Redeveloper for \$100,000, and, with advice of the Office of the Corporation Counsel, to take such further actions as deemed necessary and appropriate to effectuate such conveyance.

Mr. Ryan made the motion  
Mr. Maine seconded  
All voted in favor, none opposed  
Motion approved

**5. Adjournment**

Motion by Mr. Ryan, seconded by Mr. Matta approved 12:45 PM.

Respectfully Submitted,

Eileen Buckheit  
Development Director

cc: Town Clerk  
Development Department