

Arthur J. Bank

TOWN COUNCIL AGENDA
TOWN COUNCIL CHAMBERS
740 MAIN STREET
EAST HARTFORD, CONNECTICUT
MARCH 17, 2015

2015 MAR 12 A 9:56

TOWN CLERK
EAST HARTFORD

7:00 P.M. Executive Session

=====

Announcement of Exit Locations (C.G.S. § 29-381)

Pledge of Allegiance

7:30 p.m.

1. CALL TO ORDER
2. AMENDMENTS TO AGENDA
3. RECOGNITIONS AND AWARDS
4. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS
 - A. Other Elected Officials
 - B. Other Residents
 - C. Mayor
5. APPROVAL OF MINUTES
 - A. February 28, 2015 Budget Workshop – tabled at the March 3rd Meeting
 - B. March 2, 2015 Budget Workshop
 - C. March 3, 2015 Regular Meeting
 - D. March 4, 2015 Public Hearing/ Budget
 - E. March 10, 2015 Special Meeting/Budget
6. COMMUNICATIONS AND PETITIONS
7. OLD BUSINESS
8. NEW BUSINESS
 - A. New Tax Sale Process – pursuant to Connecticut General Statutes §12-157
 - B. NCAAA Grocery Delivery Grant
 - C. Refund of Taxes
9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION
10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS
 - A. Workers' Compensation Claims: Todd DelGazio
11. OPPORTUNITY FOR RESIDENTS TO SPEAK
 - A. Other Elected Officials
 - B. Other Residents
 - C. Mayor
12. ADJOURNMENT (next meeting: April 7th)

Robert F. Pasek

2015 MAR -5 A 9:11

TOWN COUNCIL CHAMBERS
EAST HARTFORD CONNECTICUT

TOWN CLERK
EAST HARTFORD

FEBRUARY 28, 2015

BUDGET WORKSHOP

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader Barbara-Ann Rossi, Minority Leader Esther B. Clarke, Councillors Marc Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon and Anita D. Morrison

ALSO Mayor Marcia A. Leclerc
PRESENT Finance Director Michael Walsh

CALL TO ORDER

Chair Kehoe called the meeting to order at 8:38 a.m. He announced the exit locations in accordance with Connecticut General Statutes §29-38, after which he led the Council in the Pledge of Allegiance. The Council reviewed the 2015-2016 budgets for the following departments and Boards and Commissions:

Town Treasurer	Joseph Carlson
Town Council	Rich Kehoe
Town Clerk	Robert Pasek
Selectmen	
Corporation Counsel	Scott Chadwick
Probate Court	Scott Chadwick
Registrars of Voters	Judi Shanahan, Mary Mourey
Patriotic Commission	Melodie Wilson

Finance

Administration	Mike Walsh
Accounts and Control	
Information Technology	
Purchasing	
Assessor	
Revenue and Collections	
Risk Management	
Debt Services	
Contingency	
Capital Improvements	

Five Year Capital Improvement Plan

Summary	Mike Walsh
Project Narratives	
Finance	
Public Works	Tim Bockus
Parks and Recreation	
Fire Department	Chief Oates
Police Department	Chief Samson
Public Library	
Other Departments	

Boards and Commissions

Beautification Commission	Inland/ Wetlands/Environment Commission
Patriotic Commission	Personnel Board of Appeals
Board of Assessment Appeals	Emergency Medical Commission
Human Rights Commission	Zoning Board of Appeals
Library Commission (Gloria Visgilio-Lupi)	Fine Arts Commission
Public Building Commission	Commission on Aging
Pension and Retirees Benefit Board	Board of Ethics
Comm. on Services for Persons w/Disabilities	

At this point, the Council recessed for lunch at 12:25 p.m. and reconvened at 12:59p.m.

Executive

Office of the Mayor	Marcia Leclerc
Human Resources	Santiago Malave
Public Library	Susan Hansen
Youth Services	Cephus Nolen

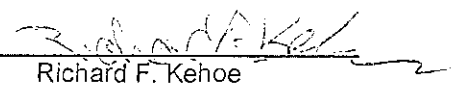
Development

Administration	Eileen Buckheit
Redevelopment Agency	
Economic Development Commission	
Planning & Zoning Commission	
Grants Administration	

The Council recessed this meeting at 3:30 p.m. and reconvened on Monday, March 1st at 9:29 p.m. to review the following accounts:

- Revenues
- Employee Benefits

MOTION By Esther Clarke
 seconded by Bill Horan
 to **adjourn** (10:12 p.m.).
 Motion carried 9/0.

Attest 
Richard F. Kehoe
Town Council Chair

Robert F. Kehoe

2015 MAR -5 A 9:11

TOWN CLERK
EAST HARTFORD

TOWN COUNCIL CHAMBERS
EAST HARTFORD CONNECTICUT

MARCH 2, 2015

BUDGET WORKSHOP

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Barbara-Ann Rossi, Minority Leader Esther B. Clarke, Councillors Marc
Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon and Anita D.
Morrison

ALSO Marcia A. Leclerc, Mayor
PRESENT Michael P. Walsh, Finance Director
Tim Bockus, Director of Public Works
Tess Milkove, Assistant Public Works Director
Ted Fravel, Director of Parks & Recreation Department
Kathy Kane, Elderly Services Coordinator
Jim Cordier, Director of Health and Social Services
Joanne Dorn, Program Supervisor, Social Services

CALL TO ORDER

Chair Kehoe called the meeting to order at 6:40 p.m. He announced the exit locations in accordance with Connecticut General Statutes §29-381, after which he led the Town Council in the Pledge of Allegiance.

The Council reviewed the following department budgets for fiscal year 2015-2016:

Public Works (6:43 p.m.)

Parks and Recreation (8:18 p.m.)

Health and Social Services (9:00 p.m.)

MOTION By Esther Clarke
seconded by Bill Horan
to adjourn (9:28 p.m.).
Motion carried 9/0.

Attest

Richard F. Kehoe
Richard F. Kehoe.
Town Council Chair

Robert J. Piro

EAST HARTFORD TOWN COUNCIL

2015 MAR -5 A 9:11

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

MARCH 3, 2015

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Barbara-Ann Rossi, Minority Leader Esther B. Clarke, Councillors Marc I.
Weinberg, Linda A. Russo and Anita D. Morrison

ABSENT Councillors Ram Aberasturia 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

None

APPROVAL OF MINUTES

February 17, 2015 Regular Meeting

MOTION By Barbara Rossi
seconded by Esther Clarke
to **approve** the minutes of the February 17, 2015 Regular Meeting.
Motion carried 7/0.

February 23, 2015 Budget Workshop/Police and Fire Departments

MOTION By Barbara Rossi
seconded by Esther Clarke
to **approve** the minutes of the February 23, 2015 Budget Workshop.
Motion carried 7/0.

February 25, 2015 Budget Workshop/Inspections & Permits and Board of Education

MOTION By Barbara Rossi
seconded by Esther Clarke
to **approve** the minutes of the February 23, 2015 Budget Workshop.
Motion carried 7/0.

February 28, 2015 Budget Workshop/Various Departments

MOTION By Barbara Rossi
 seconded by Esther Clarke
 to **table** the minutes of the February 28, 2015 Budget Workshop.
 Motion carried 7/0.

COMMUNICATIONS AND PETITIONS

None

NEW BUSINESS

Justice Assistance Grant (JAG): Violent Crime Prevention

MOTION By Bill Horan
 seconded by Barbara Rossi
 to **adopt** the following resolution:

WHEREAS, the State of Connecticut Office of Policy and Management (OPM) is providing grant funds to eligible municipal police departments to fund violent crime prevention and public safety improvements through the federally-funded Justice Assistance Formula Grant (JAG) Program's Violent Crime Prevention Solicitation; and

WHEREAS, the primary purpose of this grant is to assist local governments with preventing violent crime and improving public safety.

NOW THEREFORE LET IT BE RESOLVED; That Marcia A. Leclerc, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by OPM, and the U.S. Department of Justice as they pertain to the JAG Program's Violent Crime Prevention Solicitation.

On call of the vote, motion carried 7/0.

DOT: Distracted Driving High Visibility Enforcement Grant

MOTION By Bill Horan
 seconded by Barbara Rossi
 to **adopt** the following resolution:

WHEREAS, the State of Connecticut Department of Transportation (CT DOT) and the National Highway Traffic Safety Administration (NHTSA) are offering grant funds to municipal police departments to participate in the 2015 Distracted Driving High Visibility Enforcement Campaign; and

WHEREAS, this campaign will focus on motorists who choose to ignore Connecticut's hand-held mobile phone ban; and

WHEREAS, over 1,300 people are injured every day on our nation's highways as a result of distracted driving crashes

NOW THEREFORE LET IT BE RESOLVED; That Marcia A. Leclerc, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all

documents, contracts, and amendments as may be required by CT DOT and NHTSA as they pertain to the 2015 Distracted Driving High Visibility Enforcement Campaign.

On call of the vote, motion carried 7/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

None

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

None

OPPORTUNITY FOR RESIDENTS TO SPEAK

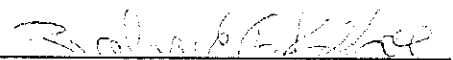
None

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Bill Horan
 to adjourn (7:44 p.m.).
 Motion carried 7/0.

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

Attest


Richard F. Kehoe
TOWN COUNCIL CHAIR

Robert J. Bank

2015 MAR 10 P 12:19

TOWN CLERK
EAST HARTFORD

TOWN COUNCIL CHAMBER
EAST HARTFORD, CONNECTICUT

MARCH 4, 2015

PUBLIC HEARING/BUDGET

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Barbara-Ann Rossi, Minority Leader Esther B. Clarke, Councillors Marc I.
Weinberg, Linda A. Russo, Patricia Harmon and Anita D. Morrison

ABSENT Councillor Ram Aberasturia

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:07 p.m. He announced the exit locations in accordance with Connecticut General Statutes §29-381 after which the Council joined him in the Pledge of Allegiance.

The Chair gave a brief overview of the Mayor's recommended 2015-2016 budget totaling approximately \$178M which represents a 2.4% increase in taxes. The budget provides for an increase in spending of 1.9% and a mill rate of 46.5 mills with the average homeowner seeing a \$107 increase in taxes annually.

That portion of the Mayor's recommended budget which is allocated to the Board of Education is approximately \$88,000,000 – an increase of \$1M, not the \$3M requested by the Board. The Chair noted that the state's contribution to the town has increased this year which would give the Council the ability to reduce the Mayor's proposed tax increase, if they so desire.

The following citizens came forth to speak:

John Bezzini, 92 Copper Beech Way, is concerned about the consistent increases in taxes for the aging population in East Hartford. Mr. Bezzini also believes that the property tax system needs to be revised – through the state legislature – in order to lift the financial burden from the working class resident.

Todney Harris, 34 Passaro Drive, a member of the Library Commission, urged the Council to maintain the Mayor's recommended budget for the Raymond Library.

Janice Allison, 97 Copper Beech Way, had questions on how property assessments are determined.

Paul Sousa, 56 Columbus Street, spoke in favor of the high quality level of town services including the Public Works Department and the East Hartford Police Department and recognized their involvement with the community during inclement weather.

Annie Irvine, Vice President of the East Hartford Education Association, a teacher at Langford School, asked that the Council fully fund the Board of Education's budget request.

Susan Kniep, Olde Roberts Street, (1) stated that escalating taxes could result in increased tax lien sales and residents losing their homes; (2) believes that binding arbitration should be revised; and (3) believes that all union contracts should be re-negotiated to help relieve and reduce the tax burden on the citizens of East Hartford.

Debbie Gemme, 62 Farnham Drive, is concerned about her property decreasing in value over the last four years. Ms. Gemme is hopeful that the community and the Council can work together to address property values and bring businesses to East Hartford.

ADJOURNMENT

MOTION By Esther Clarke
 seconded Bill Horan
 to adjourn (8:10 p.m.).
 Motion carried 8/0.

Attest Angela Attenello
 Angela Attenello
 Town Council Clerk



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 9, 2015

TO: Richard F. Kehoe

FROM: Mayor Marcia A. Leclerc

RE: Tax Sale

In order to collect on the delinquencies of 52 properties, the town will be enacting its first tax sale. Attached is a memo from Finance Director Mike Walsh detailing the tax sale process.

In previous years, the town used a process that resulted in the sale of tax liens, and in some instances used the foreclosure process to collect on delinquencies.

This year, the town will be using a process outlined under CGS 12-157 called a tax sale. This route is more efficient from a time and process standpoint and we're also seeing other municipalities experiencing excellent collection rates using the tax sale process.

The total delinquencies on the tax sale property list total \$800,518.09.

The 52 properties represent less than 1/3rd of 1% of all accounts.

Scott Chadwick will be on-hand to discuss the process in more detail and answer any questions you might have.

Please place this on the Town Council agenda for the March 17, 2015 meeting.

Thank you.

C: M. Walsh, Finance Director



MEMORANDUM

DATE: March 6, 2015

TO: Marcia A. Leclerc, Mayor

FROM: Michael P. Walsh, Director of Finance 

TELEPHONE: (860) 291-7246

RE: Properties Recommended for Tax Sale

Attached please find a list of 52 properties being recommended for the town's first tax sale. The delinquencies on the list totals \$800,518.09. For statistical comparison, the town bills and collects taxes on 17,000 properties, so the 52 properties detailed in this list represents less than 1/3rd of 1% of all accounts. However, we have had no collection success to date.

Please recall that in prior years, the town used a process that resulted in the sale of tax liens, and in some instances, we used the foreclosure process to collect on delinquencies. However, this year, we are using a process outlined under CGS 12-157 called a tax sale. We are interested in using this process because it's more efficient from a time and process standpoint and we're also seeing other municipalities experiencing excellent collection success using this tool.

While Scott Chadwick will be on-hand to discuss the process in more detail and answer any questions, the process is summarized as follows (a four page detailed summary is also attached for your review):

1. The owner is mailed a letter demanding payment
2. Three notices are mailed over a 12-week period to everyone who has a property interest
3. A notice of a tax sale is advertised in a local newspaper three times
4. A notice of tax sale is posted near the property or in the Town Clerk's Office
5. An auction takes place at the property/Town Hall; the property is sold to the highest bidder
6. Bidders register for the auction, bring certified funds as a deposit, and place bids
7. The winning bidder is noticed in the paper and notice is sent to the property owner(s)
8. The winning bidder pays the balance of the bid to the town within 5 days
9. The Tax Collector signs a deed transferring the property
10. The deed is held for 6 months allowing the original property owner to redeem the property
11. The owner can redeem the property within 6 months by paying the taxes, interest, and fees

With respect to how a property gets selected for a tax lien sale or a tax sale, as you may recall, the policy criteria applied by the Tax Office that results in a property being selected dictates that any real

estate delinquency in excess of \$10,000 or any amount when the delinquency spans any portion of three grand list years will be selected.

As background information related to the process followed by the Tax Office, the collection process completed for each grand list year is summarized below.

- The tax bill first installment legal notice is published (the middle of June).
- An individual tax bill is printed and mailed to the property address (late June).
- If full payment is not received, an individual delinquent letter is mailed (August).
- The tax bill second installment legal notice is published (late December).
- If full payment is not received, an individual demand letter is mailed (February).
- If amounts remain unpaid, an individual notice of intention to file lien letter is mailed (May).
- If amounts remain unpaid, a lien is filed by the Tax Collector (by June 30th).

The Finance Department, including the Tax Office, will work closely with Corporation Counsel to facilitate this tax sale.

In closing, while it is regrettable that the town has to initiate this action, despite our best efforts, we have been unable to secure collection with these particular properties. Accordingly, to maintain a fair and equitable tax collection system for the town, we must initiate this action.

Cc: Scott Chadwick, Corporation Counsel
Iris Laurenza, Tax Collector

TOWN OF EAST HARTFORD TAX SALE LIST 2015

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2012-01-0000023	11570	141 PRESTIGE PARK LLC	141 PRESTIGE PARK RD	35,913.54	8,080.55	24	44,018.09
2013-01-0000023	11570	141 PRESTIGE PARK LLC	141 PRESTIGE PARK RD	73,312.34	6,598.11	0	79,910.45
TOTAL	2		11570 141 PRESTIGE PARK RD	109,225.88	14,678.66	24	123,928.54
2013-01-0000558	222	APPLEGATE REALTY LLC	51 APPLEGATE LN	85,779.78	3,860.09	0	89,639.87
TOTAL	1		222 51 APPLEGATE LN	85,779.78	3,860.09	0	89,639.87
2012-01-0000027	11011	150 PARK AVENUE LLC	150-174 PARK AVE	7,732.29	1,739.77	24	9,496.06
2013-01-0000027	11011	150 PARK AVENUE LLC	150-174 PARK AVE	15,992.98	1,439.37	0	17,432.35
TOTAL	2		11011 150-174 PARK AVE	23,725.27	3,179.14	24	26,928.41
2012-01-0016464	17053	JAREM L L C	227 MAIN ST	4,523.05	454.39	0	4,977.44
2013-01-0016464	17053	JAREM L L C	227 MAIN ST	11,247.90	1,012.31	0	12,260.21
TOTAL	2		17053 227 MAIN ST	15,770.95	1,466.70	0	17,237.65
2011-01-0004128	13630	HIGGINS ALTHEA C	60 SUMMERSET DR	2,682.29	1,086.33	24	3,792.62
2012-01-0004128	13630	HIGGINS ALTHEA C	60 SUMMERSET DR	5,503.74	1,486.01	24	7,013.75
2013-01-0004128	13630	HIGGINS ALTHEA C	60 SUMMERSET DR	5,691.80	512.27	0	6,204.07
TOTAL	3		13630 60 SUMMERSET DR	13,877.83	3,084.61	48	17,010.44
2012-01-0013567	7376	SKAL DAVID & NANCY C	25 JONATHAN LN	6,681.58	1,804.03	24	8,509.61
2013-01-0013567	7376	SKAL DAVID & NANCY C	25 JONATHAN LN	6,909.88	621.89	0	7,531.77
TOTAL	2		7376 25 JONATHAN LN	13,591.46	2,425.92	24	16,041.38
2011-01-0010144	8843	MORIARTY HELEN O	1644 MAIN ST	1,803.30	730.34	24	2,557.64
2012-01-0010144	8843	MORIARTY HELEN O	1644 MAIN ST	5,502.00	1,485.55	24	7,011.55
2013-01-0010144	8843	MORIARTY HELEN O	1644 MAIN ST	5,689.98	512.09	0	6,202.07

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
TOTAL	3		8843 1644 MAIN ST	12,995.28	2,727.98	48	15,771.26
2011-01-0011331	379	PELLETIER HONORA C EST OF	228 ARBUTUS ST	3,999.16	1,799.62	24	5,822.78
2012-01-0011331	379	PELLETIER HONORA C EST OF	228 ARBUTUS ST	4,102.90	1,107.79	24	5,234.69
2013-01-0011331	379	PELLETIER HONORA C EST OF	228 ARBUTUS ST	4,243.08	381.88	0	4,624.96
TOTAL	3		379 228 ARBUTUS ST	12,345.14	3,289.29	48	15,682.43
2011-01-0004090	3957	DOUGLAS ALVIN B & MARJORIE R	37 EDGEWOOD ST	4,260.97	830.89	0	5,091.86
2012-01-0004090	3957	DOUGLAS ALVIN B & MARJORIE R	37 EDGEWOOD ST	4,394.40	1,186.49	24	5,604.89
2013-01-0004090	3957	DOUGLAS ALVIN B & MARJORIE R	37 EDGEWOOD ST	4,544.54	409.01	0	4,953.55
TOTAL	3		3957 37 EDGEWOOD ST	13,199.91	2,426.39	24	15,650.30
2012-01-0003691	12827	DEJESUS LYDIA J	1 SHERMAN AVE	6,488.86	1,752.00	24	8,264.86
2013-01-0003691	12827	DEJESUS LYDIA J	1 SHERMAN AVE	6,710.58	603.95	0	7,314.53
TOTAL	2		12827 1 SHERMAN AVE	13,199.44	2,355.95	24	15,579.39
2011-01-0012729	13571	HOHMANN GREGORY & PATRICIA	50 STEVENS ST	3,916.58	1,762.46	22.21	5,701.25
2012-01-0012729	13571	HOHMANN GREGORY & PATRICIA	50 STEVENS ST	4,018.18	1,084.91	24	5,127.09
2013-01-0012729	13571	HOHMANN GREGORY & PATRICIA	50 STEVENS ST	4,155.46	373.99	0	4,529.45
TOTAL	3		13571 50 STEVENS ST	12,090.22	3,221.36	46.21	15,357.79
2012-01-0014747	13426	UNIQUE REALTY L L C	30 SPENCER CT	6,239.74	1,684.73	24	7,948.47
2013-01-0014747	13426	UNIQUE REALTY L L C	30 SPENCER CT	6,452.94	580.76	0	7,033.70
TOTAL	2		13426 30 SPENCER CT	12,692.68	2,265.49	24	14,982.17
2011-01-0001270	2529	BEZZINI CAROLE ANN & RICHARD P	71 CHESSLEE RD	2,289.05	927.07	24	3,240.12
2012-01-0001270	2529	BEZZINI CAROLE ANN & RICHARD P	71 CHESSLEE RD	4,696.86	1,268.16	24	5,989.02
2013-01-0001270	2529	BEZZINI CAROLE ANN & RICHARD P	71 CHESSLEE RD	4,857.36	437.16	0	5,294.52
TOTAL	3		2529 71 CHESSLEE RD	11,843.27	2,632.39	48	14,523.66
2011-01-0015083	11831	VONGKEOMANY SOMONE	61 RICHARD RD	2,982.00	89.46	0	3,071.46
2012-01-0015083	11831	VONGKEOMANY SOMONE	61 RICHARD RD	4,692.92	1,267.08	24	5,984.00
2013-01-0015083	11831	VONGKEOMANY SOMONE	61 RICHARD RD	4,853.26	436.8	0	5,290.06

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
TOTAL	3		11831 61 RICHARD RD	12,528.18	1,793.34	24	14,345.52
2012-01-0011119	11474	PARIAUG IAN D & SANDRA M	29 PORTER ST	6,148.20	1,184.01	0	7,332.21
2013-01-0011119	11474	PARIAUG IAN D & SANDRA M	29 PORTER ST	6,358.28	572.24	0	6,930.52
TOTAL	2		11474 29 PORTER ST	12,506.48	1,756.25	0	14,262.73
2011-01-0014345	4837	THERRIEN LIVING TRUST	274 FOREST ST	2,186.14	885.39	24	3,095.53
2012-01-0014345	4837	THERRIEN LIVING TRUST	274 FOREST ST	4,485.70	1,211.14	24	5,720.84
2013-01-0014345	4837	THERRIEN LIVING TRUST	274 FOREST ST	4,638.98	417.51	0	5,056.49
TOTAL	3		4837 274 FOREST ST	11,310.82	2,514.04	48	13,872.86
2013-01-0013837	12026	RIVER CAMPUS INC	247 RIVERSIDE DR	13,097.90	589.41	0	13,687.31
TOTAL	1		12026 247 RIVERSIDE DR	13,097.90	589.41	0	13,687.31
2013-01-0000079	1643	359 BURNHAM STREET LLC	359-367 BURNHAM ST	13,066.51	587.99	0	13,654.50
TOTAL	1		1643 359-367 BURNHAM ST	13,066.51	587.99	0	13,654.50
2012-01-0015009	1983	HOLDERS OF DEUTSCHE ALT B SEC	MRTG LC 915-917 BURNSIDE AVE	5,630.62	1,520.26	24	7,174.88
2013-01-0015009	1983	HOLDERS OF DEUTSCHE ALT B SEC	MRTG LC 915-917 BURNSIDE AVE	5,823.00	524.07	0	6,347.07
TOTAL	2		1983 915-917 BURNSIDE AVE	11,453.62	2,044.33	24	13,521.95
2013-01-0011933	8775	R R A PROPERTIES LLC	1251-1265 MAIN ST	13,143.19	197.15	0	13,340.34
TOTAL	1		8775 1251-1265 MAIN ST	13,143.19	197.15	0	13,340.34
2012-01-0009487	14191	MCCLELLAN ROBERT L	776 TOLLAND ST	3,677.73	827.49	24	4,529.22
2013-01-0009487	14191	MCCLELLAN ROBERT L	776 TOLLAND ST	7,606.78	684.61	0	8,291.39
TOTAL	2		14191 776 TOLLAND ST	11,284.51	1,512.10	24	12,820.61
2012-01-0000984	4856	MILLER LYNN A	340 FOREST ST	5,606.76	633.22	0	6,239.98
2013-01-0000984	4856	MILLER LYNN A	340 FOREST ST	5,888.84	530	0	6,418.84
TOTAL	2		4856 340 FOREST ST	11,495.60	1,163.22	0	12,658.82
2012-01-0014465	9123	TINSLEY BRUCE E & TRACEY M	92 MANNING LN	5,147.28	1,389.77	24	6,561.05

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2013-01-0014465	9123	TINSLEY BRUCE E & TRACEY M	92 MANNING LN	5,323.16	479.08	0	5,802.24
TOTAL	2		9123 92 MANNING LN	10,470.44	1,868.85	24	12,363.29
2013-01-0000430	5341	AMATO SAL	449 R GOODWIN ST	11,306.42	1,017.57	0	12,323.99
TOTAL	1		5341 449 R GOODWIN ST	11,306.42	1,017.57	0	12,323.99
2013-01-0000693	12944	AV LAND & BUILDING ENT LLC	300 SILVER LN	11,751.13	528.8	0	12,279.93
TOTAL	1		12944 300 SILVER LN	11,751.13	528.8	0	12,279.93
2013-01-0012869	1720	SICA BURNSIDE REALTY L L C	107 BURNSIDE AVE	11,384.39	767.48	0	12,171.87
TOTAL	1		1720 107 BURNSIDE AVE	11,384.39	767.48	0	12,171.87
2012-01-0001363	8159	BIVEINIS MARILYN L/U	32-34 LILAC ST	4,933.92	1,332.16	24	6,290.08
2013-01-0001363	8159	BIVEINIS MARILYN L/U	32-34 LILAC ST	5,102.52	459.23	0	5,561.75
TOTAL	2		8159 32-34 LILAC ST	10,036.44	1,791.39	24	11,851.83
2012-01-0010150	4275	PICANO JEAN A	15 FARMSTEAD RD	4,908.02	1,325.16	24	6,257.18
2013-01-0010150	4275	PICANO JEAN A	15 FARMSTEAD RD	5,075.72	456.81	0	5,532.53
TOTAL	2		4275 15 FARMSTEAD RD	9,983.74	1,781.97	24	11,789.71
2011-01-0007462	8377	KANDZIORA GINTER & URSZULA	39 LYDALL RD	2,885.16	1,298.32	24	4,207.48
2012-01-0007462	8377	KANDZIORA GINTER & URSZULA	39 LYDALL RD	2,991.14	807.6	24	3,822.74
2013-01-0007462	8377	KANDZIORA GINTER & URSZULA	39 LYDALL RD	3,134.34	282.09	0	3,416.43
TOTAL	3		8377 39 LYDALL RD	9,010.64	2,388.01	48	11,446.65
2013-01-0014315	1451	THE EAST HARTFORD EQUIPMENT CORP	101 BROOKSIDE LN	10,829.51	487.33	0	11,316.84
TOTAL	1		1451 101 BROOKSIDE LN	10,829.51	487.33	0	11,316.84
2011-01-0001543	15275	BOSCO RICHARD M & AMY J	104 WOODYCREST DR	1,879.37	450.57	0	2,329.94
2012-01-0001543	15275	BOSCO RICHARD M & AMY J	104 WOODYCREST DR	3,693.32	997.2	24	4,714.52
2013-01-0001543	15275	BOSCO RICHARD M & AMY J	104 WOODYCREST DR	3,819.50	343.76	0	4,163.26
TOTAL	3		15275 104 WOODYCREST DR	9,392.19	1,791.53	24	11,207.72

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2011-01-0011152	11744	PARSONS MARGARET W	36 RANNEY ST	2,224.35	633.94	24	2,882.29
2012-01-0011152	11744	PARSONS MARGARET W	36 RANNEY ST	3,420.26	923.47	24	4,367.73
2013-01-0011152	11744	PARSONS MARGARET W	36 RANNEY ST	3,537.12	318.35	0	3,855.47
TOTAL	3		11744 36 RANNEY ST	9,181.73	1,875.76	48	11,105.49
2011-01-0006259	1123	GUIEL JOHN L & DONNA M	274 BREWER ST	549.22	8.24	0	557.46
2012-01-0006259	1123	GUIEL JOHN L & DONNA M	274 BREWER ST	4,374.64	1,181.16	24	5,579.80
2013-01-0006259	1123	GUIEL JOHN L & DONNA M	274 BREWER ST	4,524.12	407.17	0	4,931.29
TOTAL	3		1123 274 BREWER ST	9,447.98	1,596.57	24	11,068.55
2011-01-0006187	46	359 BURNHAM ST L L C	57 ALNA LN	2,814.30	1,266.44	24	4,104.74
2012-01-0006187	46	359 BURNHAM ST L L C	57 ALNA LN	2,887.30	779.57	24	3,690.87
2013-01-0006187	46	359 BURNHAM ST L L C	57 ALNA LN	2,985.96	268.73	0	3,254.69
TOTAL	3		46 57 ALNA LN	8,687.56	2,314.74	48	11,050.30
2013-01-0003672	12234	AMOUN CONTRACTING COMPANY LLC	22 RUMSEY RD	10,563.20	475.34	0	11,038.54
TOTAL	1		12234 22 RUMSEY RD	10,563.20	475.34	0	11,038.54
2011-01-0002616	9189	ZAPATA AMPARO P	64 MAPLE ST	1,204.82	36.14	0	1,240.96
2012-01-0002616	9189	ZAPATA AMPARO P	64 MAPLE ST	3,791.64	1,023.74	24	4,839.38
2013-01-0002616	9189	ZAPATA AMPARO P	64 MAPLE ST	3,921.20	352.91	0	4,274.11
TOTAL	3		9189 64 MAPLE ST	8,917.66	1,412.79	24	10,354.45
2012-01-0010711	10657	O'BRIEN THOMAS J & FRANCES ANN	4 OBRIEN LN	4,423.12	331.74	0	4,754.86
2013-01-0010711	10657	O'BRIEN THOMAS J & FRANCES ANN	4 OBRIEN LN	5,112.04	460.08	0	5,572.12
TOTAL	2		10657 4 OBRIEN LN	9,535.16	791.82	0	10,326.98
2011-01-0007526	10140	KASPER DOROTHY	15 NASSAU CIR	1,557.56	630.81	24	2,212.37
2012-01-0007526	10140	KASPER DOROTHY	15 NASSAU CIR	3,195.92	862.9	24	4,082.82
2013-01-0007526	10140	KASPER DOROTHY	15 NASSAU CIR	3,509.42	315.85	0	3,825.27
TOTAL	3		10140 15 NASSAU CIR	8,262.90	1,809.56	48	10,120.46
2011-01-0003403	16762	CZERNA WILLIAM J	200 WAKEFIELD CIR	2,543.44	1,144.55	24	3,711.99

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2012-01-0003403	16762	CZERNA WILLIAM J	200 WAKEFIELD CIR	2,609.42	704.54	24	3,337.96
2013-01-0003403	16762	CZERNA WILLIAM J	200 WAKEFIELD CIR	2,698.58	242.87	0	2,941.45
TOTAL	3		16762 200 WAKEFIELD CIR	7,851.44	2,091.96	48	9,991.40
2011-01-0001464	15077	BRAVO ROBERT	67 WOODBRIDGE AVE	4,001.72	1,800.78	24	5,826.50
2012-01-0001464	15077	BRAVO ROBERT	67 WOODBRIDGE AVE	1,658.10	447.69	24	2,129.79
2013-01-0001464	15077	BRAVO ROBERT	67 WOODBRIDGE AVE	1,714.76	154.33	0	1,869.09
TOTAL	3		15077 67 WOODBRIDGE AVE	7,374.58	2,402.80	48	9,825.38
2011-01-0015076	8050	VOLOWSKI EDNA M L/U	15-17 LEICHTNER DR	1,497.65	385.61	0	1,883.26
2012-01-0015076	8050	VOLOWSKI EDNA M L/U	15-17 LEICHTNER DR	3,270.14	882.94	24	4,177.08
2013-01-0015076	8050	VOLOWSKI EDNA M L/U	15-17 LEICHTNER DR	3,431.42	308.83	0	3,740.25
TOTAL	3		8050 15-17 LEICHTNER DR	8,199.21	1,577.38	24	9,800.59
2011-01-0011504	6010	PETROCELLI TRACY	211 HANDEL RD	993.35	14.9	0	1,008.25
2012-01-0011504	6010	PETROCELLI TRACY	211 HANDEL RD	3,610.34	974.79	24	4,609.13
2013-01-0011504	6010	PETROCELLI TRACY	211 HANDEL RD	3,733.70	336.03	0	4,069.73
TOTAL	3		6010 211 HANDEL RD	8,337.39	1,325.72	24	9,687.11
2011-01-0011368	2437	PEOWSKI EDWARD S & NANCY C	10 CHENEY LN	366.68	11	0	377.68
2012-01-0011368	2437	PEOWSKI EDWARD S & NANCY C	10 CHENEY LN	3,818.44	1,030.97	24	4,873.41
2013-01-0011368	2437	PEOWSKI EDWARD S & NANCY C	10 CHENEY LN	3,998.46	359.87	0	4,358.33
TOTAL	3		2437 10 CHENEY LN	8,183.58	1,401.84	24	9,609.42
2011-01-0004327	12655	DYER JUSTIN D	127 SHADYCREST DR	316.44	75.95	0	392.39
2012-01-0004327	12655	DYER JUSTIN D	127 SHADYCREST DR	3,705.16	1,000.39	24	4,729.55
2013-01-0004327	12655	DYER JUSTIN D	127 SHADYCREST DR	3,831.76	344.85	0	4,176.61
TOTAL	3		12655 127 SHADYCREST DR	7,853.36	1,421.19	24	9,298.55
2011-01-0009916	1995	MILLIOS DESPINA	984 BURNSIDE AVE	1,219.52	493.91	24	1,737.43
2012-01-0009916	1995	MILLIOS DESPINA	984 BURNSIDE AVE	2,502.30	675.62	24	3,201.92
2013-01-0009916	1995	MILLIOS DESPINA	984 BURNSIDE AVE	2,587.80	232.91	0	2,820.71
TOTAL	3		1995 984 BURNSIDE AVE	6,309.62	1,402.44	48	7,760.06

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2011-01-0001496	11589	BOLLING JANET	34 PRESTON ST	603.93	9.06	0	612.99
2012-01-0001496	11589	BOLLING JANET	34 PRESTON ST	2,653.54	716.45	24	3,393.99
2013-01-0001496	11589	BOLLING JANET	34 PRESTON ST	2,785.22	250.67	0	3,035.89
TOTAL	3		11589 34 PRESTON ST	6,042.69	976.18	24	7,042.87
2009-01-0006579	13111	HEALTHWATCHERS SAFE CARE PLAN INC	1259 SILVER LN	19.17	9.78	24	52.95
2010-01-0006579	13111	HEALTHWATCHERS SAFE CARE PLAN INC	1259 SILVER LN	975.12	614.32	24	1,613.44
2011-01-0006579	13111	HEALTHWATCHERS SAFE CARE PLAN INC	1259 SILVER LN	965.34	434.4	24	1,423.74
2012-01-0006579	13111	HEALTHWATCHERS SAFE CARE PLAN INC	1259 SILVER LN	990.38	267.4	24	1,281.78
2013-01-0006579	13111	HEALTHWATCHERS SAFE CARE PLAN INC	1259 SILVER LN	1,024.22	92.18	0	1,116.40
TOTAL	5		13111 1259 SILVER LN	3,974.23	1,418.08	96	5,488.31
2011-01-0014094	4500	SUNLIGHT PHILLIPS FARM INC	447 FORBES ST	1,263.60	568.62	24	1,856.22
2012-01-0014094	4500	SUNLIGHT PHILLIPS FARM INC	447 FORBES ST	1,296.38	350.02	24	1,670.40
2013-01-0014094	4500	SUNLIGHT PHILLIPS FARM INC	447 FORBES ST	1,340.66	120.65	0	1,461.31
TOTAL	3		4500 447 FORBES ST	3,900.64	1,039.29	48	4,987.93
2011-01-0014800	13540	URBAN SUBURBAN AFFORDABLES	59 STERLING RD	1,063.76	478.69	24	1,566.45
2012-01-0014800	13540	URBAN SUBURBAN AFFORDABLES	59 STERLING RD	1,091.36	294.67	24	1,410.03
2013-01-0014800	13540	URBAN SUBURBAN AFFORDABLES	59 STERLING RD LAND	1,128.64	101.57	0	1,230.21
TOTAL	3		13540 59 STERLING RD LAND	3,283.76	874.93	48	4,206.69
2011-01-0014781	7079	URBAN SUBURBAN AFFORDABLES INC	54 HUDSON ST	537.66	217.75	24	779.41
2012-01-0014781	7079	URBAN SUBURBAN AFFORDABLES INC	54 HUDSON ST	1,103.22	297.87	24	1,425.09
2013-01-0014781	7079	URBAN SUBURBAN AFFORDABLES INC	54 HUDSON ST LAND	1,140.90	102.68	0	1,243.58
			7079	2,781.78	618.30	48	3,448.08
2006-01-0014735	8406	ULLMAR ALICE RESPONDENT 3/4 INT	125 LYDALL RD REAR	194.69	271.59	24	490.28
2007-01-0014735	8406	ULLMAR ALICE R 3/4 INT RESPONDENT	125 LYDALL RD REAR	243.86	296.29	24	564.15
2008-01-0014735	8406	ULLMAR ALICE R 3/4 INT RESPONDENT	125 LYDALL RD REAR	243.86	252.4	24	520.26
2009-01-0014735	8406	ULLMAR ALICE R 3/4 INT RESPONDENT	125 LYDALL RD REAR	260.41	222.65	24	507.06
2010-01-0014735	8406	ULLMAR ALICE EST OF	125 LYDALL RD REAR	265.03	178.9	24	467.93
2011-01-0014735	8406	ULLMAR ALICE EST OF	125 LYDALL RD	318.36	143.26	24	485.62

BILL#	UID	NAME	PROPERTY LOCATION	TAX	INTEREST	LIEN	TOTAL
2012-01-0014735	8406	ULLMAR ALICE EST OF	125 LYDALL RD	326.62	88.18	24	438.8
2013-01-0014735	8406	ULLMAR ALICE EST OF	125 LYDALL RD REAR	337.78	30.4	0	368.18
TOTAL	8		8406 125 LYDALL RD REAR	2,190.61	1,483.67	168	3,842.28
2011-01-0013405	15465	SIBBLIES LEWIS	894 BURNSIDE AVE 9	168.9	48.14	24	241.04
2012-01-0013405	15465	SIBBLIES LEWIS	894 BURNSIDE AVE 9	1,230.52	332.24	24	1,586.76
2013-01-0013405	15465	SIBBLIES LEWIS	894 BURNSIDE AVE 9	1,272.56	114.53	0	1,387.09
TOTAL	3	SIBBLIES LEWIS	894 BURNSIDE AVE 9	2,671.98	494.91	48	3,214.89
Grand Total:	52 Properties						800,518.09

GENERAL INFORMATION ABOUT TAX SALES

IMPORTANT – PLEASE READ

This memorandum answers frequently-asked questions about tax sales for people who have received a notice or are interested in bidding on properties. It is for informational use only. It is not legal advice, and does not interpret or modify applicable law. Since municipalities and their attorneys cannot represent your interests or give you legal advice, you should consult your own lawyer about how tax sales work and what your rights and duties are.

Why did I receive this notice?

This notice was sent to you because you or someone you represent is listed in public records as either owning or holding an encumbrance in real estate which has been slated for public auction to recover delinquent taxes and/or other municipal charges. You may be an owner or occupier, or may have recorded a mortgage or lien against the property. This notice will also be provided to any member of the public who inquires about the auction.

What is a “tax sale”?

A tax sale is a public auction of property conducted by a municipal entity which applies the proceeds against unpaid taxes or similar assessments owed. The sale can be conducted on any real estate owned by an individual or business which has failed to pay any kind of tax, sewer charge, or similar debt (whether it was assessed on that real estate or not) owed to a city, town, borough, district, or other municipal authority.

Is a tax sale a lawsuit?

No. A tax sale does not mean that anyone is being sued, although it is a type of foreclosure. The tax collector of the municipality arranges and conducts the tax sale personally, or through an attorney or other agent, without the involvement of a court. However, if the auction does not bring in enough money to pay the delinquencies, the municipality can make further collection efforts to recover the difference, which might include suing the owner.

How is a tax sale started?

The usual first step is that the owner is mailed a letter demanding payment of the total delinquency at his or her last known address. After that, three notices are mailed over a twelve-week period to everyone who has recorded an interest in the property in the town clerk's office. Notices of the tax sale are advertised in a local newspaper three times, and are also posted near the property or the clerk's office. All delinquency information is available to the public on request.

Can the property be sold before the auction?

The municipality has no power to sell the property to anyone before the auction itself, even to someone who offers to pay the taxes in full. Paying someone else's tax debt does not transfer ownership. On the other hand, the property's owner does remain free to sell the property, but the tax sale will proceed as scheduled unless someone also pays the delinquencies owed to the municipality.

What happens at the auction?

The auction usually takes place at the town hall, municipal office, or the property itself. The notices will specify the location. A sign is posted at the auction explaining the total delinquency, and rules are announced for how the auction will be conducted. The property is then auctioned to the highest bidder. Often, several delinquent properties are auctioned on the same day, one at a time. If the bids are too low, the municipality itself can bid on the property or reschedule the auction.

Who can participate in the auction?

Registration takes place at the time and place of the auction, not before. Any member of the public (other than the owner and encumbrancers) may bid on the property so long as he or she has a nonrefundable deposit in a minimum amount announced by the municipality. The deposit must be in cash or certified funds; personal checks or home equity line checks are not acceptable. Bidders must also bring government-issued ID and be prepared to provide a social security number (if bidding in their own name) or federal tax identification number (if bidding for an entity). Any member of the public may attend and observe the auction, but only those who register can bid.

Can people inspect the property before bidding?

People interested in bidding may research public records like assessment maps, field cards, land records, and similar documents, or look at the property from the road or sidewalk. They may also hire an appraisal service to conduct a curbside value estimate. No one, however, may trespass onto the property itself, or violate the privacy rights of any occupants. The municipality has no power to let interested bidders enter a property being auctioned at any time. (The only exception is that a municipality can authorize ground testing of a property with a known contamination history, with no guarantees as to the environmental condition or whether testing has been or should be done.)

How does the bidding work?

The minimum bid will be an amount determined by the municipality; it is usually the total delinquency including principal, interest, and fees due plus the cost of the auction and any jeopardy acceleration of subsequent installments (see below). Bidding will increase in an orderly fashion and as appropriate to maximize the final price. When someone is declared the highest bidder, he or she submits the deposit and must pay the rest of the bid (also in cash or certified funds) by a fixed deadline. Otherwise, the deposit is forfeited, and the next-highest bid might be accepted instead depending on the rules announced at the auction. All unsuccessful bidders get their deposits back immediately. (Some bidders name themselves as alternative payees – such as, “John Smith OR Pullman & Comley, Trustee” – to simplify getting their money back from their bank.)

What is a “jeopardy acceleration”?

Jeopardy is the acceleration of a tax or other debt owed to the municipality. Although taxes usually become due in separate installments at fixed dates throughout the year, a tax collector who believes that a future installment is unlikely to be paid on time can collect it early. This is often done when an owner has missed several payments in a row, so that future installments can be recovered at the same time as the delinquencies. If budgets or mill rates have not yet been fixed, an estimate is used for the jeopardy amount to be collected, and any balance can be reflected on the next bill.

Where does the money go?

Once paid, the winning bid is immediately used to pay the collection expenses and delinquencies owed in the order required by state law. Any money left over is put into a separate bank account and the municipality keeps the interest it earns. On the other hand, if the winning bid is less than the total delinquency, the owner continues to owe the difference, and the municipality might litigate to collect it, or pursue the person's other income or assets to the extent allowed by law.

What guarantees are given to the auction's highest bidder?

None, other than that the auction is conducted according to the proper legal procedures. The property itself is sold "as is" in every way. There is no guarantee that the property is buildable, up to code, useable for any purpose, or worth the money paid for it. The buyer has sole responsibility to figure out what he or she is getting and to seek out independent legal advice.

What happens after the auction?

After the auction, a notice identifying the highest bidder and price is sent to the owner and everyone else with a recorded interest in the property. This is also published in a local newspaper. The tax collector signs a deed transferring the property to the highest bidder, but holds it in the clerk's office for six months. Nothing else happens during this time. The taxpayer continues to own and use the property; the highest bidder still cannot enter, alter, or sell it. If the highest bidder wants to, he or she may buy insurance to protect the property from fire or loss. (The municipality can give no advice as to whether you should obtain insurance of any kind and cannot recommend any particular insurer.)

When does the highest bidder get title?

Six months after the auction, the deed which the tax collector signed is officially recorded in the land records. The highest bidder owns the property "free and clear" of other liens and encumbrances at that time, except certain kinds such as easements and other taxes. For example, the purchaser would not have to pay off the property's mortgages and judgment liens (unlike in some court foreclosures). The purchaser must pay any taxes and water/sewer charges owed to the municipality conducting the sale which occur after the first sale notice filed in the land records unless they were included in the purchase price. It is solely up to the purchaser to evict any "holdovers" – like the former owner – by legal methods. The purchaser can ask the tax collector to put an affidavit in the land records explaining the details of the tax sale, which may be needed to apply for title insurance.

What about the property's other encumbrancers?

When the highest bidder acquires the property six months after the auction, most other interests in the property are wiped out. This means that mortgages, liens, and other monetary encumbrances – even federal and state liens – the holders of which were notified or aware of the sale will become totally unenforceable against the property and its new owner, except as the notice might otherwise exempt them. The notices might identify additional liens which will survive the auction. If the municipality is holding extra money because the winning bid exceeds the total amount owed, the difference (less any other taxes or debts owed by the same owner) is sent to the local superior court. The former owner and any other person with a recorded interest in the property has 90 days to apply for a share of the money, and the court decides how to distribute it. (The purchaser cannot claim it.)

Can the tax sale be “undone” after it happens?

Yes. The owner or anyone else with a recorded interest in the property can “void” the auction up to six months after it happens, which is why the deed sits in the clerk’s office for that period. This is called a redemption. He or she pays the total delinquency as of the sale date, including the costs of the auction, plus 1.5% per month interest on the winning bid (not on the delinquency), plus any additional debts owed to the municipality not recovered by the auction procedure. If this happens, the highest bidder gets back his or her bid (including the deposit) plus interest. The owner keeps the property, and notices are mailed that the sale has been undone. If the redemption was paid by an encumbrancer, the municipality will issue a certificate authorizing that encumbrancer to sue the owner to be reimbursed. If the IRS has liened the property, it has an additional 120 days to redeem, in which case the buyer will lose title but will also get the bid refund although with only 0.5% monthly interest.

What kinds of expenses are charged to the property owner?

By law, all expenses of arranging and conducting the tax sale are charged to the property’s owner. These usually include fees for title searches, attorney’s hourly rates, newspaper advertising, filings in the land records, certified mailings, and similar costs. This is in addition to the 1.5% monthly interest which accrues on all municipal delinquencies, plus any jeopardy accelerations. These expenses increase significantly as the process moves along, and usually total a few thousand dollars. It is illegal for tax collectors to waive or negotiate these amounts, so any such request will be denied.

How can I prevent the tax sale?

Partial payments, promises to pay, and scheduled closings cannot stop the auction procedure. The tax sale can be stopped before it happens if the owner pays the total amount owed including interest, fees, and expenses. Notices are mailed out to announce the cancellation, and collection efforts cease. Other people with recorded interests in the property can also prevent the sale by paying the delinquency for the owner. They usually do this to keep their liens from being wiped out, and are issued certificates authorizing them to foreclose the amount they pay with enhanced priority over other lienholders along with their original lien. A “payoff” figure is public information, but payoffs cannot be accepted from members of the public with no recorded interest in the property, and need not be paid by auction bidders (since the delinquencies will be paid by the winning bid itself). Bidders are strongly advised to check www.ettaxsales.com a day or two before the auction to determine whether any property in which they are interested has been de-listed due to payment.

What is the deadline for paying?

The final payment deadline is six months *after* the auction occurs. After that, the property’s title shifts from the taxpayer to the winning bidder, and redemption is no longer possible. Because fees, costs, and interest accrue throughout the entire process, the sooner the payoff occurs (especially before the auction instead of afterward), the cheaper it will be. Auctions and redemption deadlines cannot be postponed at the request of an owner or encumbrancer without a valid court order.

How can I find out more about this tax sale?

For more information about your legal rights and obligations, speak with your attorney. If you have questions about the rules, scheduling, or payoff amount for a specific tax sale, e-mail ajc@pullcom.com (preferred) or call 203-330-2230.



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 10th 2015
TO: Richard F. Kehoe
FROM: Mayor Marcia A. Leclerc 
RE: RESOLUTION: Grocery Delivery Grant (NCAAA)

The town will be requesting authorization to apply for grant funds in the amount of \$3,000, through the North Central Area Agency on Aging (NCAAA). The grant monies will be applied to continue the Town's Grocery Delivery Program for seniors. The Grocery Delivery Program has operated for the past ten years providing homebound residents with grocery delivery service. Seniors pay for their groceries and the grant funding pays for the cost of delivery.

If the full amount we requested is approved, approximately 570 deliveries will be provided to East Hartford seniors.

Attached is a memo from Paul O'Sullivan Grants Administrator with further information and a Resolution that requires Town Council approval to allow the town to move forward and apply for these funds.

Please place this information on the agenda for approval of the Resolution as submitted for March 17, 2015. Thank you.

C: M. Walsh, Finance Director
P. O'Sullivan, Grants Administrator

R E S O L U T I O N

I, Angela M. Attenello, the duly appointed Clerk of the Town Council of the Town of East Hartford, a corporation organized and existing under the laws of the State of Connecticut, hereby certify that the following is a true copy of a resolution adopted at a meeting of the East Hartford Town Council of said corporation, duly held on the 17th day of March, 2015.

WHEREAS: the North Central Area Agency on Aging, Inc. (NCAAA) has made funds available for the operation of a grocery delivery program to benefit senior citizens in the Town of East Hartford; and

WHEREAS: this program provides East Hartford senior citizens with assistance that helps them remain independent and self-sufficient residents of their own homes;

NOW THEREFORE LET IT BE RESOLVED; that Marcia A. Leclerc, Mayor of the Town of East Hartford, is authorized and directed to file an application on forms prescribed by the North Central Area Agency on Aging, Inc. for financial assistance in an amount not to exceed \$3,000 and upon approval of said request to enter into and execute a funding agreement and any amendments as may be required with the North Central Area Agency on Aging, Inc. for the purposes of administering a grocery delivery to elderly residents program.

AND I DO CERTIFY that the above resolution has not been in any way altered, amended, or repealed, and is now in full force and effect.

IN WITNESS WHEREOF, I do hereunto set my hand and affix the corporate seal of said Town of East Hartford the ____ day of March, 2015.

Signed: _____
Angela M. Attenello, Council Clerk

GRANTS ADMINISTRATION MEMORANDUM

TO: Mayor Marcia A. Leclerc

FROM: Paul O'Sullivan, Grants Manager 

SUBJECT: Council Resolution – NCAAA Grocery Delivery Program

DATE: March 10, 2015

Attached is a draft resolution authorizing you as Mayor to enter into a grant contract with the North Central Area Agency on Aging (NCAAA) to operate a grocery delivery program for East Hartford senior citizens.

NCAAA is a regional agency which grants federal dollars to programs benefiting the older adult population. They have granted East Hartford various amounts for many senior citizen programs since 1992. This year we intend to apply for \$3,000 to continue funding the Grocery Delivery Program.

The Grocery Delivery Program has operated for the past 10 years by providing homebound residents with grocery delivery service. Seniors pay for their groceries, and the grant funding pays for the cost of the delivery. Approximately 570 deliveries will be provided to East Hartford seniors if the full amount of our request is approved. I have attached a copy of the Project Summary from the application for your information. Please note that the "Town of East Hartford funding" referred to in the summary will be supplied by a grant from Masonicare for senior programs.

The attached Resolution will authorize you as Mayor to make application and execute all documents associated with this grant. I respectfully request that this resolution be included on the Town Council agenda for the March 17, 2015 meeting.

Please contact me at extension 7206 if you have any questions.

Attachments (2)

Cc: Eileen Buckheit, Development Director
Kathy Kane, Coordinator, Senior Services

PROJECT SUMMARY

In 100 words or less, give a brief summary of the proposed project.

Senior Services is applying for funds to continue its effort at providing grocery delivery services for people who can no longer use Dial-A-Ride to go grocery shopping, or for whatever reason (limited mobility, low vision, restricted lifting/carrying) can no longer shop without assistance.

Identify the need for the project, the project's objectives and list all services to be provided. Where applicable, include the results of any recently conducted needs assessments (e.g. surveys) that support the need for the proposed project.

Need/Brief Summary

The goal of the Town of East Hartford Senior Services is to promote successful aging through a holistic approach and healthy community's model. Senior Services offers comprehensive programs and support services with an emphasis on autonomy and individual empowerment. Numerous programs and services are in place to assist adults age 60 and older.

Research tells us that people who can select their own groceries are more apt to eat what they have selected rather than skip meals or not finish their food. We all like to have a choice, whether it's deciding what to wear, where to go, or what to eat. Choice is good, and we appreciate it when we can make decisions for ourselves. Food choice is highly personal. Each of us selects food based on our own unique background, likes, dislikes, health concerns, and other considerations.¹

Through this grant opportunity, Senior Services is applying for funds to continue its effort at providing grocery delivery services. With funding from NCAAA, past funding from the Community Development Block Grant (CDBG) and current funding from the Town of East Hartford funding set aside for senior services programs, and in partnership with Geissler's Supermarkets, this program has been successfully operating since 2005. Senior Services considers this valuable program to be part of its continuum of services for people who can no longer use Dial-A-Ride to go grocery shopping, or for whatever reason (limited mobility, low vision, restricted lifting/carrying) can no longer shop without assistance. This grocery delivery service allows people to maintain their independence; older adults can call the grocery store and place their own orders. East Hartford older adults can receive a grocery delivery bi-weekly.

Seniors who can still go grocery shopping use the grocery delivery program for heavy items that are difficult to carry such as milk and laundry detergent. Or people use the service when the weather could make going to the grocery store unsafe, thereby possibly preventing falls. Sidewalks, parking lots, and store floors can be hazardous during inclement weather.

The Grocery Delivery Program is not meant to compete with, or replace, Meals-on-Wheels programs. MOW's is a vital program, but people still need to purchase additional groceries and non-food items like toilet paper, paper towels, soap, cleaning products, and pet food.

As an added bonus, this Grocery Delivery Program helps decrease family or friend caregiver burden by reducing caregiver labor. If an older adult, however, becomes incapable of calling and placing a grocery order for themselves, someone can make the call for them which is less burdensome than shopping.

¹ Department of Foods and Nutrition, Purdue University, 2004.

PROJECT SUMMARY

Service to be Provided

1. Grocery Delivery Service

Project Objectives

1. Provide a grocery delivery program to East Hartford older adults whereby the cost of delivery is not impacting their use of the service.
2. Empower older adults to maintain their independence by placing their own grocery orders.
3. Improve nutrition among older adults who might otherwise skip meals or not consume proper amounts of food.



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 12, 2015
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: REFUND OF TAXES

I recommend that the Town Council approve a total refund of taxes in the amount of \$15,349.87 as detailed in the attached listing from our Collector of Revenue.

Please place on the Town Council agenda for the March 17, 2015 Town Council meeting.

Cc: I. Laurenza, Tax Collector
M. Walsh, Finance Director

INTEROFFICE MEMORANDUM

TO: MARCIA A LECLERC, MAYOR
MICHAEL WALSH, DIRECTOR OF FINANCE

FROM: KRISTY FORAN, ASSISTANT COLLECTOR OF REVENUE

SUBJECT: REFUND OF TAXES

DATE: 3/12/2015

Under the provisions of Section 12-129 of the Connecticut General Statutes, the following persons are entitled to the refunds as requested. The total amount to be refunded is \$15,349.87 Please see attached listing.

Bill	Name	Address	Prop Loc/Vehicle Info.	UniqueID	Over Paid
2013-03-0052396	BANSEMIER MARJORIE A	575 FORBES ST E HARTFORD CT 06118-1700	2012/3VWBP7A1CM378833	52396	-10
2013-01-0001067	BEDARD WENDY R	178 MANOR CIR EAST HARTFORD CT 06108	178 MANOR CIR	9176	-33.18
2013-03-0053297	BHURA NAZMINBANU A	284 BURNSIDE AVE E HARTFORD CT 06108-2316	2010/4T48F3EKXAR067736	53297	-38.14
2013-03-0058492	CZARNIECKA ZOFIA	101 LANDERS RD E HARTFORD CT 06118-3319	2001/2B8GP44G51R177817	58492	-42.22
2013-01-0016563	DOUBLE E PROPERTIES OF MIDDLETOWN LLC	685 MADSON HILL RD SOUTH GLASTONBURY CT 06073	148 ROBERTS ST REAR	17166	-2,077.28
2013-04-0082716	FEDERICO RALPH R	11 CHESTNUT LN E HARTFORD CT 06118-3507	1999/3FAFP15P4XR160321	82716	-36.45
2013-03-0061653	FELLOWS NARDIA	30 NORMAN DR E HARTFORD CT 06108-1823	2000/4N2XN11T0YD813967	61653	-80.54
2013-03-0063078	GABOURY JEAN L OR	136 ANDOVER RD E HARTFORD CT 06108-1410	2006/4YDT30R236G922283	63078	-55.84
2013-03-0063784	GIBBONS STACY M	186 WOODLAWN CIR E HARTFORD CT 06108	2003/5GZCZ538X3S860959	63784	-12.98
2013-03-0066356	HOANG THY ANH	256 SILVER LN E HARTFORD CT 06118-1032	2008/WVWKC71K28W099437	66356	-17.63
2013-04-0083803	HONDA LEASE TRUST	600 KELLY WAY HOLYOKE MA 01040	2010/1HGCP2F36AA149337	83803	-189.82
2013-04-0083925	HURLBURT MILTON ALBERT	128 MAIN ST E HARTFORD CT 06118-3211	1967/7R02C239575	83925	-76.64
2013-04-0083951	HYUNDAI LEASE TITLING TRUST	BOX 105299 ATLANTA GA 30348	2014/KNAPX4A60E5188428	83951	-17.7
2013-03-0067136	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE 1900 IRVINE CA 92612	2011/KNDP3A20B7101587	67136	-328.46
2013-01-0007354	JONES FRANK E & FRANCES J	16 GRANT ST EAST HARTFORD CT 06118	16 GRANT ST	5659	-188.86
2013-03-0068162	JT S TRUCK RENTAL INC	130 BRAINARD RD HARTFORD CT 06114-1604	2006/JALE5B16S67902678	68162	-146.84
2013-01-0005426	KAMINSKI MATTHEW R	473 HILLS ST EAST HARTFORD CT 06118	473 HILLS ST	6674	-36.79
2013-01-0007327	KLEIN GARY P & CODA-KLEIN LYNN L	235 EAST RIVER DR #205 EAST HARTFORD CT 06108	235 EAST RIVER DR 205	15776	-3,489.21
2013-03-0069080	KORZH ALEXANDER	235 E RIVER DR US07 E HARTFORD CT 06108-5016	2002/JTEHF21AS20052856	69080	-253.03
2013-03-0070059	LE HOANG B	14 DRIVER RD E HARTFORD CT 06108-2700	2000/1HCGG1651YA084094	70059	-14.93

2013-03-0071221	LUNDY JAMES A	58 HIGH CT A3 E HARTFORD CT 06118-1852	2005/1G1Z52F25F104910	71221	-102.15
2013-03-0072368	MASSICOTTE JOHN M OR	1191 FORBES ST E HARTFORD CT 06118-2200	2002/4T3ZF13C92U464792	72368	-13.64
2013-03-0072438	MATIAS KARLA M	125 CHIPPER DR E HARTFORD CT 06108	2001/1N4DL01D41C240202	72438	-41.32
2013-03-0072710	MCCORMICK DEBORAH B	211 OCONNELL DR E HARTFORD CT 06118-3440	1999/1HGC65551XA054505	72710	-21.7
2013-03-0072972	MCLANE BENJAMIN A	313 HILLS ST E HARTFORD CT 06118-2909	2008/1J8FF48W88D523885	72972	-7.16
2013-03-0073026	MCNALLY BRIAN T	31 HIGH ST APT 2105 E HARTFORD CT 06118-1875	2011/1N4AL2AP08C110962	73026	-8.44
2013-01-0009854	MILES LUCIA T	83 CONCORD ST EAST HARTFORD CT 06108	83 CONCORD ST	3254	-197.73
2012-03-0074281	MORIN SARAH C OR	129 KINGSTON DR E HARTFORD CT 06118-2449	2007/2HGF612877H553783	74281	-14
2013-04-0085738	NISSAN MOTOR ACCEPTANCE CORP	PO BOX 650214 DALLAS TX 75265	2011/JN1CV6AR28M407928	85738	-344
2013-04-0085796	NISSAN MOTOR ACCEPTANCE CORP	PO BOX 650214 DALLAS TX 75265	2011/JN1CV6AR48M404898	85796	-274.72
2013-03-0075606	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2004/2NKM6HZ7X84M061766	75606	-291.92
2013-03-0075608	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	1995/1HTSDAAN35H628932	75608	-158.45
2013-03-0075609	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2001/1HTHBAHR81H385223	75609	-218.6
2013-03-0075610	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2007/1GCHG35U271143645	75610	-198.17
2013-03-0075611	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2011/3GNTKGE3XBG202725	75611	-584.07
2013-03-0075612	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2011/1GCZGTCA5B1155424	75612	-302.82
2013-03-0075613	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	2009/1GCEK29J297213869	75613	-360.25
2013-03-0075615	NORIGE OIL CO INC	970 TOLLAND ST E HARTFORD CT 06108-1533	1999/1HTSDAAN7XH641559	75615	-166.17
2013-03-0076356	ORTIZ WILFREDO R	367 TOLLAND ST E HARTFORD CT 06108-2447	1995/1FTEF14Y2SLA96127	76356	-45.4
2013-03-0076595	PACHECO JOSE R	509 BURNSIDE AVE C15 E HARTFORD CT 06108-3584	2003/1G6DM57N930111089	76595	-26.2
2013-03-0077077	PATROCINIO KAREN	91 PROSPECT ST E HARTFORD CT 06108-1650	2008/JH4CL96848C000792	77077	-238.81
2013-03-0078211	PITURA KATHY M	144 LANGFORD LN E HARTFORD CT 06118-2369	2008/4T18E46K88U732340	78211	-13.21
2013-03-0078687	PUGLIARES PAMELA	37 NASSAU CIR E HARTFORD CT 06118-3218	2007/JTHCK262975013224	78687	-75.54
2013-04-0086633	REID VERONICA A	50 BIDWELL AVE E HARTFORD CT 06108-2401	2000/1N4DL01DOYC117765	86633	-9.08
2013-03-0079572	REYES-NAVARRO LORI A JNT	1768 PARK STREET APT 102 HARTFORD CT 06106	1997/1FTDX18W5VNB58002	79572	-41.31

2013-03-0079639	RICE LEONARD S	46 HOLLISTER DR E HARTFORD CT 06118-2133	2007/JTNBB46K473014703	79639	-27
2013-03-0081107	ROSA JASON E	589 FORBES ST E HARTFORD CT 06118	2003/JKAZX4K103A001139	81107	-16.89
2013-03-0082416	SCHEMPP JACQUELINE B OR	11 SUFFOLK DRIVE E HARTFORD CT 06118-2653	2008/1G4HD57278U146195	82416	-20.56
2013-03-0084191	STEINER GEORGE E OR	3807 FIR ST THE VILLAGES FL 32163	2012/2HKRM4H76CH602848	84191	-138.38
2013-03-0084556	SUMISLASKI DONALD J	127 ANITA DR E HARTFORD CT 06118-2003	2007/JNKAY01F27M450783	84556	-11.93
2013-01-0002328	TEN BEACH STREET LLC	235 EAST RIVER DR #1601 EAST HARTFORD CT 06108	31 HIGH ST 10208	16178	-47.45
2013-01-0014324	THE PRATT & WHITNEY AIRCRAFT CLUB	200 CLEMENT ROAD EAST HARTFORD CT 06118	27 SIMMONS RD	13175	-248.79
2013-03-0085430	TIRINZONIE JOANNE	583 FOREST ST E HARTFORD CT 06118-2036	1998/1FAFP52S7WG277803	85430	-6.49
2013-01-0016423	TRANSFER ENTERPRISES INC	140 PROGRESS DRIVE MANCHESTER CT 06042	672 TOLLAND ST	16877	-2,559.18
2013-01-0008168	UNITED BANK	1645 ELLINGTON RD SOUTH WINDSOR CT 06074	30 BLACKSTONE LN	786	-1,072.77
2013-04-0088293	VALLIERE GREGORY P	33 WICKHAM DR E HARTFORD CT 06118-3567	1994/1FTCR15X6RTA42232	88293	-38.82
2013-03-0086974	VEILLEUX DANIEL	146 CHIPPER DR E HARTFORD CT 06108-2779	2008/1D7HE22K68S535449	86974	-20
2013-03-0087085	VELEZ THERESA L	253 HIGH STREET HARTFORD CT 06120	2005/1HD18WB115Y102602	87085	-166.85
2013-03-0087156	VERNON BRENDA E OR	133 FITZGERALD DRIVE E HARTFORD CT 06118-2362	2004/1GNEK13TX4R278778	87156	-25.69
2013-03-0088163	WHITTINGHAM SHANEAK J	105 WOODLAWN CIR E HARTFORD CT 06108	2005/2HGES16565H555659	88163	-47.67
TOTAL					-15,349.87

OFFICE OF THE
TOWN COUNCIL

TOWN OF EAST HARTFORD

740 Main Street

East Hartford, Connecticut 06108

Robert J. Clark
2015 MAR 12 A 9:56

(860) 291-7208

TOWN CLERK
EAST HARTFORD
FAX (860) 291-7389

DATE: March 12, 2015

TO: Town Council Members

FROM: Rich Kehoe, Chair

RE: Tuesday, March 17, 2015 7:00 p.m. Town Council Majority Office

In accordance with Section 3.3 (a) of the Town Charter, a Special Meeting of the Town Council will be held as follows:

Tuesday, March 17, 2015

7:00 p.m.

Town Council Majority Office

The purpose of the meeting is to meet in executive session to discuss the pending workers' compensation claims of former Town employee, Todd Delgazio.

cc: Mayor Leclerc
Scott Chadwick, Corporation Counsel