

Robert J. Buck

Development Department

Town of East Hartford

2021 OCT -6 PM 3:51

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TOWN CLERK
EAST HARTFORD
10-6-21

Redevelopment Agency

A Special Meeting of the **EAST HARTFORD REDEVELOPMENT AGENCY** was held in the Welling Conference Room of East Hartford Town Hall, on Wednesday, October 6, 2021.

1. **CALL TO ORDER**

- a. The meeting was called to order at 12:03 PM by Chair McCreery.

2. **ROLL CALL**

Present:

Ellen McCreery, Chair
Gerry Maine, Vice Chair
Tony Matta

Absent:

John Ryan
Craig Stevenson

Others in Attendance:

Eileen Buckheit, Development Director
Rich Gentile, Assistant Corporation Counsel

Approval of minutes of special meeting, 9-22-2021.
Motion by Mr. Matta, seconded by Mr. Maine, approved.

Action Item - 550-590 Burnside Avenue

Rich Gentile explained details of the resolution. A sale price recommended by the Agency members was included and will be placed into the association account and utilized for the upkeep and maintenance of internal roadways and other common interest. The agreement further states that a purchase and sales agreement should be executed within six months. The Agency can extend this deadline.

Rich explained the next steps. Eileen stated that Habitat for Humanity would like to proceed with a sale in the next several months in order to have construction begin next year.

Motion:

RESOLUTION OF EAST HARTFORD REDEVELOPMENT AGENCY

Re: Method of Disposition for The Property Known as 550 Burnside Avenue as Part of The “Burnside Avenue Corridor Redevelopment Plan” And Approving Terms of Acquisition and Disposition.

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

WHEREAS, pursuant to a Request for Proposals the Agency has received an offer from Hartford Area Habitat for Humanity, Inc. (“Redeveloper”) to purchase and develop said 550 Burnside Avenue; and

WHEREAS, the Agency desires to dispose of said Property to Redeveloper on a negotiated basis for a disposition price of \$125,000; and

WHEREAS, the Agency will cause to have prepared a proposed agreement for the sale of said 550 Burnside Avenue to Redeveloper;

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

1. That Hartford Area Habitat for Humanity, Inc. is designated as the Redeveloper of 550 Burnside Avenue, subject to compliance with all applicable local, State and Federal requirements and the following conditions and requirements:

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

2. That the use of a negotiated method of disposition for the sale and conveyance of said 550 Burnside Avenue to Redeveloper is determined to be the most appropriate method of disposition, and such method of disposition is hereby approved.

3. That the sale of 550 Burnside Avenue will be subject to the execution of a purchase and sale agreement. Said purchase and sale agreement (including the \$125,000 purchase price) will be subject to Town Council approval. The purchase price will not be paid directly to the Town, but instead will be placed into an account to be held and managed by Redeveloper and/or the association of the Common Interest Community established with respect to the development, and will be utilized solely for the upkeep and maintenance of internal roadways and other common elements, and for the provision of services to property owners in the association. If a purchase and sale agreement, acceptable to the East Hartford Redevelopment Agency, the East Hartford Town Council, and Redeveloper, and based on the above conditions and consistent with the

Proposal is not executed within six months of the adoption of this Resolution, this approval of sale will expire. The Agency at its discretion may extend this deadline.

4. That all costs and expenses incurred by the Redeveloper with respect to the redevelopment of 550 Burnside Avenue shall be solely borne by the Redeveloper.

Motion by Tony Matta, seconded by Gerry Maine, APPROVED 3-0

Action Item – Waiver of potential conflict of interest

Rich Gentile explained that Habitat for Humanity would be using the law firm of Ford & Paulekas. Scott Chadwick, the Town's Corporation Counsel, also works at the firm. Rich explained that he handles real estate matters, not Attorney Chadwick, and does not anticipate any conflicts to arise.

Motion:

The Redevelopment Agency waives any potential conflict that may exist with Ford & Paulekas representation of Habitat for Humanity in a transaction with the Agency.

Motion by Tony Matta, seconded by Gerry Maine. APPROVED 3-0

ADJOURNMENT

Motion made by Mr. Matta, seconded by Mr. Maine, approved 12:29 pm

Respectfully Submitted,

Eileen Buckheit
Development Director

cc: Town Clerk
Development Department

