

Town of East Hartford

Development Department
740 Main St., East Hartford, CT 06108
ph: (860) 291-7300

9-22-21

Redevelopment Agency

A Special Meeting of the **EAST HARTFORD REDEVELOPMENT AGENCY** was held as a hybrid teleconference meeting in the Welling Conference Room of East Hartford Town Hall and virtually, via Microsoft Teams, on Wednesday, September 22, 2021.

1. CALL TO ORDER

- a.** The meeting was called to order at 12:04 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:

Karraine Moody, CEO, Hartford Area Habitat for Humanity
Kris McKelvie, Director of Construction, Hartford Area Habitat for Humanity
Eileen Buckheit, Development Director
Michael Daniels, Economic Development Coordinator

Approval of minutes of special meeting, 6-16-2021.
Motion by Mr. Matta, Seconded by Mr. Maine, approved.

550-590 Burnside Avenue

Karraine Moody and Kris McKelvie attended to discuss the current status of the proposal from Habitat for Humanity following their informational presentation before the Town Council. The councilors had expressed concerns about future road paving and maintenance, but Habitat views the road as a driveway because it will have much less traffic than a regular Town-owned road. It may cost \$200,000 to \$250,000 to repave, but this would occur much less frequently than for a regular road.

Habitat is considering creating a dedicated fund for future maintenance of the property. They may agree with the Town to contribute the purchase price for the property to this fund as the Town's contribution to

the project. Additionally, fees from the residents would be incorporated into this maintenance fund. Ms. Moody said that the Memorandum of Agreement with the Town could also include a provision that Habitat will not approach the Town for maintenance of the driveway in the future.

Habitat will hold the mortgages for the homes and remain involved for the lifetimes of homes in their developments. They remain involved with maintenance and snow removal at their developments in Hartford. Mr. Matta asked to see maintenance cost data from these developments. Ms. Moody said the residents in Hartford have taken good care of their homes.

Ms. Buckheit said the Town would like to see some current East Hartford residents have the ability to live in the proposed development. Ms. Moody said the Town could be involved in the application process and promote it to current East Hartford residents. Habitat recently did this in New Britain and received a majority of applications from current New Britain residents.

Rich Gentile said the RDA will need to pass a resolution that sets the sale price for the property and the terms of the sale, appoints Hartford Area Habitat for Humanity as the developer, defines how money will be set aside in an account for maintenance, and allows six months for a Planned Unit Development contract to be set. The Town Council would then need to approve the sales price and the contract. Atty. Gentile asked for Habitat to have their counsel contact him. The RDA plans to meet next on October 6th to discuss and potentially pass this resolution.

Mr. Matta asked if the residents will be able to bring their garbage cans to Burnside Avenue to avoid needing to have garbage trucks access the driveway. Atty. Gentile said he would check the ordinances to see if the Town can handle garbage pickup for the development. Habitat said they would prefer the garbage pickup take place on Burnside Avenue.

Ms. Moody said she preferred the purchase price to be set at \$100,000 since Habitat's total investment in the project will be about \$4 million, and they will need to raise this money. This \$100,000 would be placed in an escrow account for long-term maintenance. Ms. Moody and Mr. McKelvie left the meeting at this time.

Ms. Buckheit said the agenda for the October 6th meeting will reference the resolution to be considered. Mr. Matta asked if more money could be dedicated to the escrow account, perhaps as a \$25,000 match from Habitat in addition to the \$100,000 purchase price. Ms. Buckheit said it was possible to ask for this and also noted that fees from the residents would go to this account as well.

Project Updates

Ms. Buckheit said the Town Council approved moving forward with Jasko Development on the Showcase Cinemas site development. The Town is working towards a purchase and sale agreement. Ms. McCreery asked for an update on the Downey Building. Ms. Buckheit said she did not have a recent update from Greg Grew but can ask for one.

ADJOURNMENT

Motion made by Mr. Matta, seconded by Mr. Maine, approved 12:57 pm

Respectfully Submitted,

Eileen Buckheit
Development Director

cc: Town Clerk
Development Department