

Town of East Hartford

Development Department
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Meeting Minutes 4-6-22 Redevelopment Agency

A Special Meeting of the **EAST HARTFORD REDEVELOPMENT AGENCY** was held virtually, via Microsoft Teams, on Wednesday, April 6, 2022.

1. Call to Order

Chair McCreery called the meeting to order at 5:08 PM.

2. Roll Call

Present:

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

Absent:

None

Others in Attendance:

Michael P. Walsh, Mayor
Eileen Buckheit, Development Director

Goman & York team:

Mike Goman
Denise Robidoux
Don Poland

3. Silver Lane Revitalization Area Redevelopment Plan Public Informational Meeting

Chair McCreery introduced the Town officials and staff who were present. Mayor Walsh welcomed members of the public to the meeting and thanked the staff from Goman & York for their efforts so far.

Ms. Buckheit introduced Don Poland of Goman & York who gave a presentation on the redevelopment plan process and the findings so far. He began by explaining how a Redevelopment Plan is defined in the Connecticut General Statutes. He then explained market conditions and trade areas. He said Silver Lane is in competition with other locations for investments, and investors need to feel confident they will get a return. He stressed that the plan should not call for uses that are beyond the capacity of the community.

Dr. Poland explained that areas have market signals based on appearance and the presence of certain types of businesses. He said population density, traffic, and other factors determine what types of businesses can locate in an area. He displayed maps of the area being discussed and detailed demographics. He said many of the existing structures in the area no longer are appropriate for current spending habits. He presented examples of development concepts from recent planning studies, existing land uses, and environmental maps. He presented a comparison of the Silver Lane Corridor to the neighboring Spencer Street Corridor in Manchester.

The next part of the presentation showed deteriorating conditions in the area which are a barrier to investment. There has also been some more recent investment showing market potential such as Aldi and Dollar General.

Residents identified the Phillips Farm community as an example of successful development, satisfaction with existing retail businesses such as CVS, Walgreens, and Aldi, and the planned Jasko apartments and Rentschler Field Logistics Center as positive signs for future development. They discussed the evolution of shopping experiences over the decades. Dr. Poland discussed the relationship between retail and housing.

Ms. Buckheit explained that efforts are being made to make the corridor more walkable. She pointed to Aldi as the scale of retail that is working on the corridor, as identified by the Milone & MacBroom study. Mayor Walsh gave an update on his efforts to revitalize the corridor and emphasized his priority on redeveloping Silver Lane Plaza. Town Council Chair Kehoe added his desire to build upon the ongoing developments in the area. Mayor Walsh said that there will be more public meetings to come. Ms. Buckheit said the goal is for the Redevelopment Plan to be adopted by June.

4. Adjournment

Motion made by Mr. Ryan, seconded by Mr. Maine, approved 6:34 PM

Respectfully Submitted,

Eileen Buckheit
Development Director

cc: Town Clerk
Development Department