

Robert J. Paek

TOWN COUNCIL AGENDA
TOWN COUNCIL CHAMBERS
740 MAIN STREET
EAST HARTFORD, CONNECTICUT
JANUARY 2, 2019

DEC 28 A 11: 12

TOWN CLERK
EAST HARTFORD

=====

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. December 11, 2018 Executive Session
 - B. December 11, 2018 Regular Meeting
6. COMMUNICATIONS AND PETITIONS
 - A. Joint Town and Board of Education Information Technology Director
 - B. Wickham Memorial Library Renovation
 - C. Senior Center Design Update
 - D. DEEP Emissions Reduction Act Program Grant Awarded
7. OLD BUSINESS
8. NEW BUSINESS
 - A. Town Council – acting as the Committee of the Whole for the Real Estate Acquisition & Disposition Committee re: Conveyance of 67 Woodbridge Avenue
 - B. Referral to the Ordinance Committee re:
 1. Public Act 1765 – Property Tax Exemption for Gold Star Parents and Spouses
 2. Raising Minimum Legal Sales Age to Purchase Tobacco Products to Twenty-one
9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION
10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS
11. OPPORTUNITY FOR RESIDENTS TO SPEAK
 - A. Other Elected Officials
 - B. Other Residents
 - C. Mayor
12. ADJOURNMENT (next meeting: January 15th)

Robert J. Cook

2018 DEC 18 P 1:21

TOWN COUNCIL MAJORITY OFFICE

DECEMBER 11, 2018

EXECUTIVE SESSION

TOWN CLERK
EAST HARTFORD

PRESENT Vice Chairwoman Linda A. Russo, Majority Leader Ram Aberasturia, Minority Leader Esther B. Clarke, Councillors Marc I. Weinberg, Joseph R. Carlson, Patricia Harmon and Caroline Torres

ABSENT Chair Richard F. Kehoe, Councillor Shelby J. Brown

ALSO Scott Chadwick, Corporation Counsel
PRESENT

CALL TO ORDER

Vice Chairwoman Russo called the meeting to order at 7:06 p.m.

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **go into** Executive Session to discuss the pending cases of:

- the pending Superior Court action known as Linda Chamberlain vs Town of East Hartford, Docket No. HHD-CV-17-6082263-S; and
- the pending General Liability claim of Lisa Bell

Motion carried 7/0.

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **go back to** Regular Session.
Motion carried 7/0.

ADJOURNMENT

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **adjourn** (7:15 p.m.)
Motion carried 7/0.

Attest *Linda A. Russo*
Linda A. Russo
Town Council Vice Chairwoman

Richard J. Rosset

EAST HARTFORD TOWN COUNCIL

2018 DEC 18 P 1:21

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

DECEMBER 11, 2018

PRESENT Vice Chairwoman Linda A. Russo, Majority Leader Ram Aberasturia,
Minority Leader Esther B. Clarke, Councillors Marc Weinberg, Joseph R.
Carlson, Patricia Harmon and Caroline Torres

ABSENT Chair Richard F. Kehoe and Councillor Shelby J. Brown

CALL TO ORDER

Vice Chairwoman Russo called the meeting to order at 7:30 p.m. The Vice Chairwoman announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined her in the pledge of allegiance.

AMENDMENTS TO THE AGENDA

MOTION By Ram Aberasturia
seconded by Esther Clarke
to **amend** the agenda as follows:

1. under Communications & Petitions **add** item 6. C. "Resignation of Maureen Rodgers from the Commission on Culture and Fine Arts"; and
2. under New Business, **delete** appointment of Sunilda Caminero to the Commission on Culture and Fine Arts, which is part of item 8.I., due to a clerical error.

Motion carried 7/0.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc (1) thanked the Beautification Commission for a very successful Holiday Fest this year; (2) said that curbside leaf collection will continue through December 14th; (3) announced that two new police officers were recently sworn in; (4) stated that the EHPD promotional ceremony was held on December 6th where six police officers were recognized for attaining higher ranks within the department; (5) a new CERT training course will begin January 23rd and will continue for 10 consecutive Wednesdays; (6) Parks & Recreation is beginning their lifeguard training course on December 26th; (7) Raymond Library will hold special children's programs during Christmas week; (8) strongly supports the Memorandum of Understanding for CRDA; (9) announced that today CRDA has released the RFP for the Founders' Plaza garage; (10) stated that CRDA has committed \$1M for improvements along the Silver Lane corridor; and (11) wished all a very Happy Holiday season.

APPROVAL OF MINUTES

November 20, 2018 Executive Session

MOTION By Ram Aberasturia
seconded by Pat Harmon
to **approve** the minutes of the November 20, 2018 Executive Session.
Motion carried 7/0.

November 20, 2018 Regular Meeting

MOTION By Ram Aberasturia
seconded by Pat Harmon
to **approve** the minutes of the November 20, 2018 Regular Meeting.
Motion carried 7/0.

November 28, 2018 Board of Education Budget Workshop

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **approve** the minutes of the November 28, 2018 Board of Education
Budget Workshop.
Motion carried 6/0. **Abstain:** Harmon

COMMUNICATIONS AND PETITIONS

Delinquent Properties – Tax Sale

Michael Walsh, Finance Director, explained that the nine properties listed are delinquent in payment of taxes. Since there were no bidders when they were issued as part of the tax lien sale, they are proceeding to a Tax Sale on January 16, 2019. If there are no bidders then, the property will revert back to the town in six months.

The nine properties are: (1) 18 Hanmer Street, Unit B-1; (2) 984 Burnside Avenue; (3) 22 Wakefield Circle, Unit 22; (4) 493 Park Avenue; (5) 525 Tolland Street; (6) 60 Tolland Street; (7) 41 Fuller Avenue; (8) 505 Burnside Avenue, Unit B-12; and (9) 224 Main Street

Equipment Rental from Freightliner of Hartford

Keith Chapman, interim Public Works Director, spoke to the issue of the condition of the town's fleet for this year's snow removal season. Six trucks have been taken off the road due to a variety of reasons – rust and rot, engine deterioration, etc. As a result, there are more routes than servable equipment to handle those routes. The town has partnered with Freightliner to lease two new trucks from them for the upcoming winter season. The full rental payment of \$2,000 will be applied to the purchase price of the new trucks once the town completes its budget process. Mike Walsh, Finance Director, advised the Council that the Mayor's recommended budget for FY20 will likely see an allotment of

new trucks and equipment in the 5-year Capital Improvement Plan to replace those vehicles taken off the road.

Resignation of Maureen Rodgers from the Commission on Culture and Fine Arts

Vice Chairwoman Russo stated that Maureen Rodgers has moved out of town and can no longer serve on a town Board or Commission. She stated that the Council, along with the Mayor, thanked Ms. Rodgers for her service to East Hartford.

NEW BUSINESS

East Hartford Pitkin School Roof Replacement Project

MOTION By Joe Carlson
seconded by Ram Aberasturia
to **adopt** the following resolution:

RESOLUTION TO ADD A PROJECT TO THE TOWN'S 5-YEAR CAPITAL IMPROVEMENT PLAN, TO AUTHORIZE AN APPROPRIATION, TO AUTHORIZE THE FILING OF A GRANT APPLICATION, TO SEND THE PROJECT TO THE PUBLIC BUILDING COMMITTEE, AND TO FUND THE LOCAL SHARE OF THE PROJECT COST

WHEREAS the Town of East Hartford Board of Education has identified that a roof replacement project at the Pitkin Elementary School is a priority of the school district and qualified for State School Construction reimbursement; and,

WHEREAS the cost of the roof replacement including design and construction is anticipated to total \$343,463 with the State reimbursing 76.43% or \$262,509 leaving the School District to pay 23.57% or approximately \$83,000 which includes an amount for unforeseen ineligible costs.

THEREFORE BE IT RESOLVED that the East Hartford Town Council does hereby approve the following items:

1. The addition by resolution to the Town's 5-Year Capital Improvement Plan, the Pitkin Elementary School Roof Replacement Project in the amount of \$343,463;
2. The appropriation of \$343,463 to fund the Pitkin Elementary School Roof Replacement Project;
3. The authorization of the East Hartford Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the Pitkin Elementary School Roof Replacement Project;
4. That the Town's Public Building Commission is hereby charged with the oversight and approval of the Pitkin Elementary School Roof Replacement Project;
5. That, in accordance with Article 7 §10-38 of the Town of East Hartford Code of Ordinances, the Town Council previously approved the Board of Education's request to expend \$83,000 from the Board of Education's Capital Reserve Account for the purposes of funding the local share of the Pitkin Elementary School Roof Replacement Project;
6. That the Town of East Hartford hereby authorizes at least the preparation of schematic drawings and outline specifications for the Pitkin Elementary School Roof Replacement Project.

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

Memorandum of Understanding with the Capital Region Development Authority re:
Showcase Cinemas Property

MOTION By Ram Aberasturia
seconded by Marc Weinberg
to **adopt** the following resolution:

Whereas the Town of East Hartford accepted a proposal dated November 11, 2016 from the Department of Economic and Community Development ("DECD") for an Urban Act Grant in the amount of Twelve Million Dollars (\$12,000,000) for public infrastructure and other developmental improvements related to the Horizon Outlet Mall project; and,

Whereas as a result of the termination of the Horizon Outlet Mall project, at its June 1, 2018 meeting, the State Bond Commission reauthorized the unexpended funds from DECD to the Capital Region Development Authority (the "CRDA"), such funds providing a grant-in-aid to the Town for public infrastructure improvements for redevelopment of the Silver Lane and Rentschler Field corridor (the "Grant"); and,

Whereas the Town desires to purchase and redevelop those certain pieces or parcels of real property, with all buildings and other improvements thereon and all appurtenances thereto, including but not limited to access and rights of way, known as 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street Rear and 291 Forbes Street in the Town of East Hartford and State of Connecticut (the "Property"); and,

Whereas the Town requires assistance with the administration of the Grant and the undertaking of the development and sale of the Property (the "Project"); and,

Whereas as provided by Connecticut General Statutes § 32-602(a)(8), the CRDA's purpose includes: "upon request from the legislative body of a city or town within the capital region, to work with such city or town to assist in the development and redevelopment efforts to stimulate the economy of the region and increase tourism"; and,

Whereas the Town would like to utilize the services of CRDA such that CRDA will act as the Town's manager for the Project, assisting with the planning, design, bidding, contracting, contractor payments, monitoring, and other activities associated with the Projects ("Grant Administration Services"); and,

Whereas it is in the best interests of the Town to contract with CRDA to perform Grant Administration Services given its experience and expertise in grant administration and project management, its knowledge of the Silver Lane corridor and its employees' skill sets.

NOW THEREFORE BE IT RESOLVED:

That the East Hartford Town Council waive the bidding requirements of Town Ordinances Section 10-7, and authorize the Mayor to enter into a Memorandum of Understanding with CRDA relating to Grant Administration Services with respect to the Project.

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

A copy of the draft memorandum of understanding follows these minutes.

Resolution re: Revised MDC EPA Pollution Mitigation Implementation Plan

MOTION By Ram Aberasturia
seconded by Marc Weinberg
to **adopt** the following resolution:

**Metropolitan District Commission
Revised EPA Pollution Mitigation Implementation Plan**

Whereas the Town of East Hartford, a Connecticut River town, is strongly supportive of efforts to improve the water quality of the Connecticut River, including projects to address the consent decree entered into by the Metropolitan District Commission, the United States Environmental Protection Agency and the Connecticut Department of Energy and Environmental Protection; and,

Whereas the Town of East Hartford is a highly developed town with limited areas for tax revenue growth and has a population with lower median income than an average municipality; and,

Whereas the Town cannot afford significant increases in water and sewer charges necessitated by the current projection for expenses associated with projects designed to meet the aforesaid consent decree; and,

Whereas the proposed revised MDC Long-term Control Plan will limit those sizable increases while addressing the highest priority projects in the short term while meeting the goals of the consent decree over the Long-term.

NOW THEREFORE BE IT RESOLVED that the East Hartford Town Council joins with Mayor Marcia Leclerc in supporting the proposed revised MDC Long-term Control Plan.

On call of the vote, motion carried 4/3. Nays: Clarke, Harmon, Torres

2018 Homeland Security Grant Program

MOTION By Marc Weinberg
seconded by Esther Clarke
to **adopt** the following resolution:

RESOLVED that the Town of East Hartford may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and,

FURTHER RESOLVED that Marcia A. Leclerc, as Mayor of the Town of East Hartford, is authorized and directed to execute and deliver any and all documents on behalf of the Town of East Hartford and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

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

DEEP Emissions Mitigation Program Grant – VW Diesel

MOTION By Joe Carlson
seconded by Marc Weinberg
to **adopt** the following resolution:

WHEREAS the State Department of Energy and Environmental Protection (DEEP) has made available grant funds to finance specifically identified mitigation projects to reduce nitric oxide and nitrogen dioxide (NOx) emissions from a wide array of mobile sources; and,

WHEREAS these funds can be allocated toward replacing older municipal fleet vehicles with new diesel or alternate fueled or all-electric vehicles.

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 DEEP as they pertain to this Diesel Emission Mitigation Program grant.

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

DEEP Emissions Reduction Act Program Grant

MOTION By Joe Carlson
seconded by Marc Weinberg
to **adopt** the following resolution:

WHEREAS the State Department of Energy and Environmental Protection (DEEP) has made grant funds available for diesel emissions reduction projects through the federal Diesel Emissions Reduction Act (DERA); and,

WHEREAS the program will provide partial funding for the replacement of older vehicles or non-road equipment with 2017 model year or newer diesel or clean alternative fuel vehicles and equipment.

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 DEEP as they pertain to this DERA grant.

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

Referral to Tax Policy Committee

MOTION By Marc Weinberg
seconded by Esther Clarke
to **refer** to the Tax Policy Committee the formation of a tax abatement program which will establish parameters for the Development Department to follow while keeping within the town's goals outlined in its Plan of Conservation and Development, and to report back to the Town Council with its recommendations, if any.
Motion carried 7/0.

Eversource Hartford Marathon - 2019

MOTION By Marc Weinberg
seconded by Ram Aberasturia
to **approve** the outdoor amusement permit entitled "Eversource Hartford Marathon – 2019" submitted by Josh Miller, Technical Director for the Hartford Marathon Foundation to conduct a marathon, road races and outdoor musical entertainment with volunteers and several thousand spectators and runners on Saturday, October 12, 2019 from 7:30AM to 1:30PM, with music between the hours of 9AM and 1:30PM, subject to compliance with adopted codes and regulations of the State of Connecticut, the Town of East Hartford, and any other stipulations required by the Town of East Hartford or its agencies.
Motion carried 7/0.

Appointments to Boards and Commissions

MOTION By Marc Weinberg
seconded by Ram Aberasturia
to **approve** the following appointments:

1. To the Economic Development Commission, the appointment of Craig Stevenson, 52 Milwood Road, whose term expires December 2019;
2. To the Redevelopment Agency, the appointment of Craig Stevenson, 52 Milwood Road, whose term expires December 2021; and
3. To the Public Building Commission, the appointment of Fady El-Hachem, 65 Sedgwick Road, whose term expires December 2021.

Motion carried 7/0.

Reappointment of James Kate to the East Hartford Housing Authority Board of Directors

MOTION By Joe Carlson
seconded by Ram Aberasturia
to **reappoint** James Kate, 22 Greenhurst Lane, to the East Hartford Housing Authority's Board of Commissioners, whose term expires July 31, 2023.
Motion carried 7/0.

Refund of Taxes

MOTION By Marc Weinberg
seconded by Pat Harmon
to **refund** taxes in the amount of \$16,287.96
pursuant to Section 12-129 of the Connecticut General Statutes.
Motion carried 7/0.

Bill	Name	Prop Loc/Vehicle Info.	Over Paid
2017-03-0050206	ACAR LEASING LTD	2015/1GKS2BKC0FR550457	-581.54
2016-09-0051066	ALSTON REGINA M	2015/1N4AL3AP4FN407958	-7.39
2017-03-0051842	ARI FLEET LT OR	2014/1FMCU0F77EUD84103	-336.60
2017-03-0052510	BAIDOO ABRAHAM	2016/JTMDJREV7GD033961	-124.86
2016-09-0053280	BENACA JUDITH	2012/3N1AB6AP2CL761121	-13.53
2017-03-0062561	BMW FINANCIAL SERVICES	2016/WBA8G5C55GK753098	-1,062.99
2016-03-0060074	DIAZ ROBERTO E	1999/2T1BR12E0XC135556	-84.36
2016-09-0060074		1999/2T1BR12E0XC135556	-16.10
2017-03-0060184		1999/2T1BR12E0XC135556	-97.06
2017-03-0061702	ELLERBE GOLDIE M	2013/KMHCT4AE0DU504175	-19.80
2017-03-0061829	ENTERPRISE FM TRUST	2014/1FM5K8D84EGA80539	-65.34

2017-03-0064986	GOUCH JULIUS C	2006/1G6DM57T060190784	-19.42
2017-03-0067773	ILOEJE MUNACHISO J	2001/3N1CB51D11L498562	-21.24
2017-03-0068239	JENKINS DINA M	2011/5J6RE4H57BL029829	-12.11
2017-03-0068844	JP MORGAN CHASE BANK NA	2016/JM3KE4DY6G0691134	-264.00
2017-03-0070295	LAPIER CARL L	2007/1J8GR48K57C650378	-178.60
2017-03-0070296		2013/3GNTKGE71DG152075	-478.12
2017-03-0072677	MARTINEZ ALBERTO	1999/1FTZR15V2XTA66162	-15.29
2017-03-0058957	MERCEDES BENZ FINANCIAL	2017/WDDZF4KB3HA048132	-1,271.89
2017-03-0074524	MODI JANAKKUMAR N	2004/3N1CB51D14L830617	-90.00
2016-03-0075887	NISSAN INFINITI LT	2015/3N1AB7AP5FY340975	-70.40
2016-03-0075915		2015/5N1AR2MM2FC709549	-192.22
2016-03-0075943		2015/JN8AS5MV7FW252095	-187.68
2016-03-0075970		2015/JN8AS5MV4FW257013	-250.37
2016-03-0075996		2014/JN8AZ1MW0EW509822	-252.96
2016-03-0076002		2015/5N1AT2MK8FC812183	-408.16
2016-03-0076009		2016/5N1AR2MM6GC646487	-331.04
2016-03-0076010		2014/5N1AT2MVXEC779003	-300.00
2016-03-0076053		2016/1N4AL3AP4GC136977	-32.10
2016-03-0076058		2016/5N1AT2MV5GC773452	-313.76
2016-03-0076120		2015/1N4AL3AP0FC499663	-86.62
2017-03-0075985		2015/1N4AL3AP6FC201729	-279.46
2017-03-0075991		2015/3N1AB7AP5FY354147	-118.53
2017-03-0075999		2016/5N1AZ2MH9GN138974	-445.45
2017-03-0076002		2017/JN8AT2MV8HW282480	-578.52
2017-03-0076009		2014/5N1AR2MM7EC715295	-215.32
2017-03-0076011		2016/1N4AL3AP4GC136977	-482.86
2017-03-0076016		2015/5N1AT2MV0FC827156	-540.90
2017-03-0076026		2015/JN1BY1ARXFM561296	-319.50
2017-03-0076031		2015/1N4AL3AP4FC433925	-139.51
2017-03-0076037		2014/JN8AE2KP3E9108342	-388.12
2017-03-0076056		2015/1N4AL3AP4FN355957	-139.51
2017-03-0076073		2016/5N1AT2MV0GC797593	-393.49
2017-03-0076075		2015/1N4AL3AP9FC568088	-209.48
2017-03-0076101		2016/1N4AL3APXGC202707	-362.12
2017-03-0076112		2016/5N1AR2MM6GC646487	-799.2
2017-03-0076115		2015/5N1AZ2MH0FN228934	-240.52
2017-03-0076130		2016/5N1AT2MV5GC774164	-246.02
2017-03-0076157		2016/KNMAT2MV3GP610585	-541.00
2017-03-0076171		2015/1N4AL3AP0FC113291	-384.17
2017-03-0076209		2014/1N4AA5AP6EC908717	-164.25
2017-03-0076228		2015/1N4AL3AP0FC499663	-418.96

Pending General Liability Claim of Lisa Bell

MOTION By Ram Aberasturia
 seconded by Marc Weinberg
 to **accept** the recommendation of Corporation Counsel to fully and finally
 settle the pending property damage claim of Town employee, Lisa Bell, for
 a total sum of \$148.58.
 Motion carried 7/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Timothy Siggia, 145 Arbutus Street, asked the Council to consider adopting Public Act 1765, a new law that the Connecticut General Assembly enacted effective October 1, 2017, which will give an additional property assessment exemption to Gold Star parents and/or spouses.

Melodie Wilson, 272 Goodwin Street, stated that there was conflicting language in section 2-113(a) and 2-113(b) of the town's Code of Ordinances and asked that the Council revisit this issue.

Marcus Rice, 141 Mallard Drive, is an East Hartford Firefighter who has concerns on the testing process for promotions within the Fire Department.

Ram Aberasturia commented on debating issues with Councillor Clarke. He respects her viewpoint and believes that they communicate very effectively.

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Caroline Torres
 to **adjourn** (9:30 p.m.).
 Motion carried 7/0.

The Vice Chairwoman announced that the next meeting of the Town Council would be **Wednesday** January 2, 2019.

Attest Angela M. Attenello
 Angela M. Attenello
 TOWN COUNCIL CLERK

EXECUTION VERSION

MEMORANDUM OF UNDERSTANDING

Effective November 1, 2016

By and Between

**CAPITAL REGION
DEVELOPMENT AUTHORITY**

(“CRDA”)

and

TOWN OF EAST HARTFORD

(the “Town”)

Relating to the Development and Redevelopment
along the Silver Lane and Rentschler Field Corridor

This Memorandum of Understanding (“MOU”) is made and entered into as of the ____ day of November, 2018 (the “Commencement Date”), by and between the **TOWN OF EAST HARTFORD**, a Connecticut municipal corporation (the “Town”), and the **CAPITAL REGION DEVELOPMENT AUTHORITY**, a body corporate and public constituting a public instrumentality and political subdivision of the State of Connecticut (the “Authority”).

ARTICLE I

INTRODUCTION

Section 1.01 Background.

The town of East Hartford accepted a proposal dated November 11, 2016 from the Department of Economic and Community Development (“DECD”) for an Urban Act Grant (the “Proposal”) in the amount of Twelve Million Dollars (\$12,000,000) for public infrastructure and other developmental improvements including, but not limited to, site preparation, drainage, public utilities, lighting, sidewalks, roadways, and parking lots near Rentschler Field (the “Horizon Project”). On March 21, 2018, the parties to the Horizon Project mutually terminated the development agreement, which released the unexpended funds to the State Bond Commission.

Subsequently, the State Bond Commission reauthorized and transferred the unexpended funds from DECD to the Authority at the June 1, 2018 State Bond Commission meeting. Such funds are to provide a grant-in-aid to the Town for public infrastructure improvements for redevelopment of the Silver Lane and Rentschler Field corridor, including but not limited to, property acquisition, demolition, and remediation.

Section 1.02 Project Description.

The Town desires to purchase and redevelop those certain pieces or parcels of real property, with all buildings and other improvements thereon and all appurtenances thereto, including but not limited to access and marquee easements and rights of way, known as 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street Rear and 291 Forbes Street (the “Property”) in the Town of East Hartford and State of Connecticut (the “Cinema Project”).

Section 1.03 Selection of the Authority.

(a) As provided by Connecticut General Statutes § 32-602(a)(8), the Authority’s purpose includes: “upon request from the legislative body of a city or town within the capital region, to work with such city or town to assist in the development and redevelopment efforts to stimulate the economy of the region and increase tourism.”

(b) The Authority's Board of Directors established a regional development policy in expectation of working with communities such as the Town when proposed activities are consistent with regional plans and needs.

(c) Pursuant to the foregoing, the Town has requested the Authority's assistance in the administration of the Grant, and the Authority has agreed to provide such assistance.

(d) Now, therefore, the Town hereby designates the Authority as its contractor for purposes of assisting the Town in its efforts to complete the Cinema Project.

Section 1.04 Purpose.

The purpose of this MOU is to evidence the respective commitments of the Authority and the Town to proceed with the planning, design, bidding, contracting, monitoring, and other activities associated with the Cinema Project. This MOU does not purport to address all major or material issues that may arise during the course of the Cinema Project. The parties will proceed diligently, professionally, collaboratively and in good faith to resolve such issues as they arise.

ARTICLE II

SCOPE OF SERVICES

Section 2.01 Task I – Grant Administration.

(a) The Authority shall provide grant administrative services to the Town, including the preparation of necessary agreements by and between, the Authority and the Town, whereby the Authority will receive and manage the Grant funds in accordance with State of Connecticut ministerial rules. Reports will be provided on a monthly basis, with close-out documents provided, as needed.

(b) At the Town's request, the Authority shall assist the Town with the redevelopment of the Property, including acquisition, demolition, and environmental remediation of the Property.

Section 2.02 Task II – Development Services.

(a) The Authority shall provide development services to the Town as requested including (1) assessing the Cinema Project's redevelopment potential; (2) evaluating existing proposals already received by the Town; (3) soliciting alternatives if determined by the Town to be desired, including the development and marketing of a new Request for Proposals ("RFP"); (4) preparing and presenting an assessment of options to the Town that include long term viability, community impacts, demand for services, and revenue impact; and (5) assisting in setting a land price.

(b) The Authority will assist the Town in negotiations with potential developers and review land disposition agreements, purchase and sale agreements and environmental responsibility agreements in consultation with Town legal counsel.

ARTICLE III

PROJECT OVERSIGHT AND CONTROL

Section 3.01 Project Responsibility

The parties acknowledge that final authority and responsibility with respect to the Cinema Project rests with the Town. The Authority will provide updates and reports to the Mayor or designated staff, as directed.

Section 3.02 Cooperation

The parties further acknowledge that the timely successful completion of the Cinema Project will require a continuing process of sharing information, cooperation in all aspects of planning, budgeting, and scheduling as well as coordinated decision making by the parties. In furtherance of the foregoing, the Authority shall report to the Mayor or her designee and act as support staff to the Town's management.

ARTICLE IV

STAFF

Section 4.01 Personnel

The Authority shall furnish a sufficient number of personnel, as reasonably determined by the Authority and reasonably acceptable to the Town. Michael Freimuth (Executive Director), Anthony Lazzaro (Deputy Director & General Counsel), Joseph Geremia (Chief Financial Officer), Robert Saint (Director of Construction Services), Kim Hart (Director of Venue Services), and Erica Levis shall devote appropriate time and attention to the Cinema Project.

ARTICLE V

FEES

Section 5.01 The Authority

- (a) The Town shall pay to the Authority a grant/project administration fee equal to One Hundred Thousand Dollars (\$100,000) for services rendered in connection with the Horizon Project; such fee shall be funded from Grant proceeds and paid concurrently with the payment of the Town fee, or as otherwise agreed upon by the parties. Rendered services include:
- (1) The preparation of the necessary agreements between the Town, the Authority, DECD, and the Hartford Outlet Shoppes, LLC;
 - (2) The drafting and review of project design documents, construction bid documents and specifications;
 - (3) The production of the Project Administration Plan as well as the related monitoring and oversight; and
 - (4) The procurement of necessary third-party contractors, including but not limited to, auditing, compliance, and engineering services.

(b) The Town shall pay to the Authority a grant/project administration fee equal to Two Hundred Thousand Dollars (\$200,000) for services rendered in connection with the Cinema Project; such fee shall be funded from Grant proceeds. Fifty percent (50%) of such fee shall be paid concurrently with the payment of the Town fee. The remaining fifty percent (50%) of such fee shall be paid at the conclusion of the Tasks outlined in Article II.

Section 5.02 The Town

The Town shall be reimbursed Twenty-Nine Thousand Eight Hundred Eighty-Four Thousand Dollars from Grant proceeds for third-party legal fees and expenses incurred during its negotiations relating to the Horizon Project.

ARTICLE VI

TERMINATION

Section 6.01 Completion of Tasks

The term of this MOU shall commence on or about November ____, 2018 and shall terminate upon the completion of all services outlined in Article II, unless otherwise terminated or suspended per the terms of the MOU.

Section 7.03 Umbrella Liability Insurance:

The Authority shall carry an umbrella liability insurance policy of at least \$2,000,000.

Section 7.04 Sub-contractor Requirements

The Authority shall require its sub-contractors and independent contractors to carry the coverages set forth in sections 7.01, 7.02, 7.03 above and will obtain appropriate Certificates of Insurance before the sub-contractors and independent contractors are permitted to begin work.

The Authority shall require that the Town of East Hartford be named as Additional Insured on all sub-contractors and independent contractors insurance before permitted to begin work.

The Authority and all sub-contractors and independent contractors and their insurers shall waive all rights of subrogation against the Town of East Hartford, and its officers, agents, servants and employees for losses arising from work performed by each on this contract.

ARTICLE VIII

INDEMNIFICATION

Section 8.01 Indemnification by the Town

- (a) To the fullest extent permitted by law, the Town shall indemnify and shall defend and hold harmless the Authority, including its officers, agents, and employees from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, monetary loss, interest, attorney's fees, costs and expenses of whatsoever kind or nature ("Claims"), to the extent they arise out of the negligent acts or omissions of the Town or its employees, agents or sub-contractors, including those arising out of injury to or death of Town's employees or sub-contractors, whether arising before, during, or after completion of the services hereunder and in any manner directly or indirectly to the extent they are caused, occasioned or contributed to by the Town or its employees, agents or sub-contractors.
- (b) The Town's obligation to indemnify, defend and hold harmless the Authority shall be excused to the extent such Claims are caused by (i) a failure by the Authority to perform or observe any material covenant or condition to be performed by the Authority pursuant to this MOU or any subsequent agreement between the parties, (ii) the material inaccuracy of any representation or warranty of the Authority in this MOU; and (iii) the negligence or misconduct of the Authority, or its employees, agents, or subcontractors.

Section 8.02 Indemnification by the Authority

(a) The Authority agrees to indemnify, defend and hold harmless the Town and its respective officers, employees, agents and/or servants against all demands, claims, actions or causes of actions, losses, damages, liabilities, costs and expenses, including without limitation, interest, penalties, court costs and reasonable attorney's fees ("Town Claims"), asserted against, resultant to, imposed upon or incurred by the Town resulting from or arising out of:

1. Any breach by the Authority of the terms of the specifications, or
2. Any injuries (including death) sustained by or alleged to have been sustained by the officers, employees, agents and/or servants of the Town or the Authority or subcontractors or material men, or
3. Any injuries (including death) sustained by or alleged to have been sustained by any member of the public or otherwise any or all persons, or

(b) The Authority's obligation to indemnify, defend and hold harmless the Town shall be excused to the extent that such Town Claims are caused by (i) a failure by the Town to perform or observe any material covenant or condition to be performed by the Town pursuant to this MOU or any subsequent agreement between the parties, (ii) the material inaccuracy of any representation or warranty of the Town in this MOU; and (iii) the negligence or misconduct of the Town, or its employees, agents, or subcontractors.

ARTICLE IX

REPRESENTATIONS

Section 9.01 Plan of Development.

The Authority is not a planning agency. It shall work wholly within the Town's master land-use plan of development and zoning regulatory structure.

Section 9.02 Contracting Requirements.

The Cinema Project shall be subject to all applicable laws, state contracting requirements, and audit procedures.

ARTICLE X

GENERAL PROVISIONS

Section 10.01 No Recourse.

It is expressly understood and agreed that the directors, officers and employees and agents of the Authority are acting in a representative capacity and not for their own benefit and that there shall be no recourse or claim under this Agreement against any such person in any circumstances. Town further acknowledges that the Authority is not a department, institution or agency of the State of Connecticut and agrees that it shall have no recourse or claim under this Agreement against the State or any of its officers, employees or agents in any circumstances.

Section 10.02 Independent Contractor

The Authority shall act as an independent contractor in performing this MOU, maintaining complete control over its employees and all its sub-contractors. The Authority shall not be construed to be a department, institution, or agency of the Town.

Section 10.03 No Third Party Beneficiaries

This MOU is for the exclusive benefit of the parties hereto and no rights of third party beneficiaries are created hereby. The Authority shall not be obligated or liable hereunder to any party other than the Town.


Section 10.04 Counterparts

This MOU may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same.

[Signature page to follow]



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 17, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: COMMUNICATION: Introduction of Joint Town and BoE IT Director

By way of this memo, I want to update the Town Council and the East Hartford community on the cooperative-basis-initiative, completed by the Town of East Hartford and the Board of Education, which resulted in the hiring of Roberta Pratt as the town-wide Information Technology Director reporting to both myself and the Superintendent of Schools. Ms. Pratt will be in attendance at the January 2nd 2018 Town Council Meeting to formally introduce herself.

Thank you.

Roberta J. Pratt

821 Marion Rd, Cheshire, CT 06410
(860)798-8548

Professional Objective: Utilize my technical, leadership and managerial skills to support an educational organization. Design plan and implement proactive solutions in response to needs that have been identified. Lead a team of valuable contributors who support administration, staff, students and community. Implement new technologies to advance an organization's goals. Develop appropriate technology policies that enhance student and staff educational goals. Work with staff, students, parents and community members to provide a secure computing environment that encourages innovative learning technologies. Work with curriculum teams to determine effective technologies that support and improve student outcomes and goals. Collaborate with district departments to provide solutions to current and future technology needs

Professional Experience

Director of Technology

8/2013- present

New Milford Public Schools

- Serve on the Central Office Administrative team
- Serve on the Superintendents Leadership team
- Provide leadership and vision for district technology initiatives
- Responsible for departmental budget development and served on district budget team
- Attend principal level meetings as needed
- Provide support for Common Core Adoption, SBAC and NGSS testing
- Attend and participate in all Board of Education meetings
- Attend and participate in Board of Education sub-committee meetings
- Responsible for the daily function and integrity of the district network, technology and communication needs
- Responsible for 8 technology staff members
- Responsible for RFP process for technology
- Responsible for working on grants for district technology
- Create and develop new initiatives that hold educational promise
- Support administration and staff with System for Educator Evaluation and Development initiative
- Support data analysis needs for faculty and administration
- Develop district Volume Licensing programs for Apple, Adobe and Microsoft
- Responsible for Community TV programming
- Successfully implement Parent Portal program
- Manage and monitor Parent Portal data needs
- Assist district-wide Data Coach with data analysis
- Design and manage migration from Novell platform to Microsoft Infrastructure
- Design and manage migration project from Novell Groupwise to Microsoft Exchange email system
- Assist Transition team with closing school decisions
- Assist with technology needs for NEASC visit
- Responsible for State Reporting

**Director of Technology
Seymour Public Schools**

5/2010-8/2013

- Design, plan and implement new network and virtual server infrastructure upgrade to replace aging infrastructure
- Design, plan and implement a wireless solution for staff, students and guests in preparation for BYOD
- Collaborate with town and police department to implement security measures at all schools
- Review district software and recommend new systems or software that streamlines administrative processes
- Collaborate with town committees and Board of Education to develop information technology strategies for the school system
- Work with town leaders to develop options for upgrading the current town infrastructure in partnership with the Board of Education
- Develop relationships with vendors to provide the best value for technologies deployed in the district
- Design, plan, and implement backup solutions
- Design and implement security practices for network, servers and classroom technologies
- Responsible for purchasing of IT tools and equipment
- Design disaster recovery procedures and plans
- Work with district administrators to assess needs for staff and students and develop solutions to provide needed technologies
- Prepare district for 2014 state testing initiatives (MI/CMT/CCSS)
- Prepare and submit PSIS state reports as required
- Prepare and submit TCS state report
- Attend PPT's to determine best technology fit for student IEP
- Initiate an iPad plan for students in all grade levels through collaboration with Apple representatives
- Prepare specifications for technology bids as determined through needs assessments
- Oversee IT staff and Help Desk requests
- Implement Google Docs initiative
- Develop policies through collaboration with administration the Board of Education and the Technology Committee
- Server on the Town School Safety Committee to work vendors to implement security measures through Technology
- Work with various administrators and vendors to apply for grants to fund school level initiatives

- Plan and implement technical project plans to provide a secure and stable network environment for administrators, faculty and staff
- Develop policies for technology use in the school
- Collaborate with administrators to develop a technology plan to support each school building
- Maintain, rebuild and replace the existing technology infrastructure as needed
- Manage a technology budget
- Recommend the purchase of hardware for the infrastructure and technology department.
- Develop databases for school and technology use
- Develop and present a network security audit in addition to a technology audit.
- Provide network security
- Test hardware and software before purchase.
- Implement information system software and hardware
- Develop a backup plan for disaster recovery

Network Engineer**2000-2010****New Britain School System**

- Provide a secure, stable Windows server and 3Com/Nortel network environment for the New Britain School District
- Document the network and manage and monitor all changes.
- Lead coordinator for Network security
- Support staff at the Administration building including student databases and financial programs.
- Primarily responsible for server and network environment of 7 of 14 school buildings
- Multiple overall responsibilities include: set up and configuration of Nortel and 3Com switches, monitoring network environment with Solarwinds tools, lead role in all research and testing for network tools, troubleshooting all areas involved in District LAN and WAN
- Back up for the network administrator
- Lead member of IT team to determine network need
- Senior member of project team to implement long distance learning programs in 9 schools.

Operating systems supported: Windows Server 2012, Windows Server 2003, Server 2008, Windows 98, Windows 2000, Windows XP, Windows Vista, Windows 8 and 8.1, and Terminal Server 2003. Exchange 2010 Windows Hyper-V design with Dell Equilogic-Sans based solution with site replication.


Software supported: MS Office 2012, MS Office 2010, MS office 2003, MS Office 2007, Riverdeep, Tenex, Breen, School system specific data bases, Letter grade, Auto Cad software, Foolproof security software, Sophos Anti-Virus, Trend Anti-Virus, and Symantec Ghost imaging software. Symantec End Point protection for servers and Exchange. Rediker SIS, State Reporting, Remote software, Digital camera solutions and electronic door lock administration. School Messenger, Security Camera systems and Educational TV scheduling.

Certifications and Education:

A+ Certification	IKON Windsor, CT
Boston University Project Management	IKON, Windsor, CT
MCP	CCS, Plantsville, CT
Pursuing CCNA certification	CESC, Windsor, CT
Network+	CCS Plantsville, CT
Associates Degree/High Honors	Naugatuck Valley Community College/Northwest
Community College	
Bachelor's Degree/High Honors	Charter Oak State College
Project Management Certificate	Charter Oak State College
Dean's list/Computer Science	Naugatuck Valley Community College
Dean's list/Computer Science	Charter Oak State College
CETL Certification	COSN – Certified Educational Technology Leader program



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 18, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: PRESENTATION: Wickham Library Update

A brief power point presentation (with pictures and costs) on the proposed Wickham Memorial Library renovation/addition will be provided to councilors by the Architects, Silver Petrucelli & Associates, Inc. Mike Walsh, Finance Director, and Sarah Morgan, Director of Raymond Library, will also be in attendance to answer any questions.

Please place this information on the Town Council Agenda for the January 2nd, 2019 meeting.

Thank you.

C: M. Walsh, Finance Director
S. Morgan, Raymond Library Director

Town Of East Hartford, CT.
Wickham Memorial Library Renovation & Addition
 East Hartford, Connecticut

Opinion of Probable Construction Cost: Schematic Phase

Total New Construction (SF)	1580
Total Existing Construction (SF)	5005
Total Proposed Building (SF)	6585

AREA	Detail	COST/SF	SUBTOTAL
New Construction	New Construction (Architectural only)	\$ 250.00	\$395,000.00
Existing Building Renovations	Existing Construction (Architectural only)	\$ 65.00	\$325,325.00
Demolition	Architectural	LS	\$15,000.00
	Mechanical	LS	\$6,500.00
	Plumbing	LS	\$2,000.00
	Electrical	LS	\$2,000.00
	New gas-fired boiler	LS	\$9,500.00
	New hydronic piping, gas piping, and accessories	LS	\$18,000.00
	New heat pump and VRF split system	LS	\$19,500.00
	Fire Protection (Sprinklers, Backflow, Piping, New Service, etc.) (All floors including attic)	LS	\$90,000.00
	Utility Fees	LS	\$8,500.00
	Power (Panelboard, Receptacles, Wiring, etc.)	LS	\$28,000.00
	Lighting (Fixtures, Switches, Wiring, etc.)	LS	\$25,000.00
	Data (Jacks, Faceplates, Cabling)	LS	\$2,000.00
	Fire Alarm (Horn/Strobe, Smoke Detector, Pull Station, etc.)	LS	\$8,000.00
	Site Demolition/Earthwork	LS	\$25,000.00
	Site Paving/Curbs/Walkways	LS	\$50,000.00
	Landscaping	LS	\$10,000.00
	Graveling/Foundations/Fill	LS	\$25,000.00
	Bituminous Paving (Concrete Sidewalks & Aprons)	LS	\$50,000.00
	Plantings/Signage	LS	\$10,000.00


CONSTRUCTION TOTAL	\$1,278,825.00
15% OWNER'S CONTINGENCY	\$191,823.75

A/E CONSTRUCTION DESIGN, BID & CA (tbd..PLACEHOLDER)	\$120,168.00
ENVIRONMENTAL (tbd..PLACEHOLDER)	\$40,000.00
FURNITURE FIXTURES EQUIPMENT (tbd..PLACEHOLDER)	\$50,000.00
BID PRINTING & LEGAL NOTICES	\$2,000.00
SPECIAL INSPECTIONS AND MATERIAL TESTING	\$3,500.00
SOFT COST TOTAL	\$215,668.00
10% SOFT COST CONTINGENCY	\$21,566.80

TOTAL PROJECT COST	\$1,707,883.55
ANTICIPATES 2019 CONSTRUCTION	



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 18, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: PRESENTATION: Senior Center Design Update

An update on the status of the Senior Center will be provided by the architect, Christopher Williams, and his staff, at the January 2nd Town Council Meeting.

The presentation will include the interior layout of the building, exterior illustrations, budgetary estimates as well as a time table. Eileen Buckheit, Development Director, Mick Walsh, Finance Director and Ted Fravel, Parks and Rec Director will also be in attendance at the meeting to answer any questions.

Please place this information on the Agenda for the January 2, 2019 meeting.

Thank you.

C: E. Buckheit, Development Director
M. Walsh, Finance Director
T. Fravel, Parks & Rec Director



TOWN OF EAST HARTFORD DEVELOPMENT OFFICE

DATE: December 18, 2018
TO: Mayor Leclerc
FROM: Eileen Buckheit *EB*
RE: Senior Center presentation

I am requesting the above referenced item be place on the next Town Council agenda under Communications.

Christopher Williams, the selected architect for the new senior center design, will provide an update on the status of the center. He will give a presentation which will include the interior layout of the building and exterior illustrations. He and staff will provide information regarding a time table and budgetary estimates.

Appropriate town staff will be in attendance at the meeting as well.

Please let me know if you have any questions or concerns.



OPINION OF PROBABLE COST SUMMARY

Estimate: Town of East Hartford - Renovated Senior Center
 Date: November 14, 2018
 Project Number: 1805



Opinion of Construction Costs Based on Design Development

Trade Costs		Average cost/gsf		Total SF 19,258 Renovations Total
Division	Description			
01000	General Trade Requirements Allowance			See Below
01100	Utility Relocations			Incl. in Site Work
02000	Site Development	8.59%	27.53	\$ 530,259
02000	Building Selective Demolition	3.17%	10.15	\$ 195,470
	Rock Removal Allowance			Excluded
02100	Hazardous Material Removal	0.19%	0.62	\$ 12,000
02100	Mold Remediation			n/a
03000	Concrete Work	1.11%	3.54	\$ 68,255
04000	Masonry	0.00%	-	\$ -
05000	Metals	0.70%	2.25	\$ 43,296
06000	Woods & Plastics	0.86%	2.75	\$ 53,025
07000	Moisture and Thermal Protection	12.79%	41.00	\$ 789,503
08000	Doors and	4.80%	15.37	\$ 296,020
09000	Finishes	14.20%	45.50	\$ 876,175
10000	Specialties	3.83%	12.28	\$ 236,566
11000	Equipment	2.62%	8.40	\$ 161,747
12000	Furnishings	0.00%	-	\$ -
13000	Special	0.81%	2.60	\$ 50,000
14000	Conveying Systems	0.00%	-	\$ -
15300	Fire Protection	1.28%	4.12	\$ 79,281
15400	Plumbing Systems	5.65%	18.12	\$ 348,933
15500	HVAC Systems & Equipment	16.80%	53.83	\$ 1,036,697
16000	Electrical Systems	13.50%	43.26	\$ 833,143
Subcontracted Subtotal				\$ 5,610,371
Ave. Cost / sqft		90.91%	291.33	
Contingencies				
5.00%	Estimating Contingency (% of trade cost excluding General Trade)	4.55%	14.57	\$ 280,519
5.00%	Design Contingency (% of trade cost excluding General Trade)	4.55%	14.57	\$ 280,519
0.00%	Builder's Construction Contingency (unforeseen conditions during construction phase)	Excluded - Generally carried in "Owner Soft" costs		
	Owner's Construction Contingency (unforeseen conditions during construction phase)	Excluded - Generally carried in "Owner Soft" costs		
Subtotal - Contingencies		9.09%	29.13	\$ 561,037
Total Construction Costs including contingencies		100.00%	320.46	\$ 6,171,408

State Board
~~_____~~

Additional Cost (not included above) (contingencies & fees)

PHOTOVOLTAICS		6.32	\$	121,643
COMMUNICATIONS				Excluded (by owner)
AUDIO / VISUAL		1.16	\$	22,310
ACCESS CONTROL / VIDEO SURVEILLANCE		1.16		22,310
WATER TAP FEES				Excluded (by owner)
PLANTING ALLOWANCE		0.45	\$	8,689
GARDEN WALLS		2.09	\$	40,316
Subtotal Options (incl. contingencies & fees)		11.18	\$	215,268

Assumptions/Changes used as Basis of Estimate

Patio:	
Concrete not bluestone	
Exterior Siding:	
Metal panel, but simplified version	
Interior Finishes:	
Tiled walls areas are half the total wall area	
Ceilings:	
Entry - drywall and wood	
Restrooms - drywall	
Cloud ceilings - ACT	
Dining Room/Flex Space - ACT	
Millwork:	
Cubbies are categorized as furnishings not millwork except for the ones embedded in the wall at the Fitness Area	

Exclusions:

Non-fixed cubbies	
Locker Room Benches	
Banquette	
Café Cabinets & Countertops	\$23,750
Demonstration Kitchen Cabinets & Countertops	\$32,500
Demonstration Kitchen Appliances	\$15,000
Café Appliances	
Art Room Cabinets & Countertops	\$10,200
Fitness Equipment	\$115,690
Voice/Data Wiring & Devices	\$27,478

HFJ Fee!

Inclusions:

"Big Ben: Umbrellas	\$50,000
Kitchen Equipment per Kittredge spec	\$151,747
Emergency Generator for Life Safety, HVAC, and Refrigeration	

State bond

\$6.6M all in
 200 Furniture
 \$6.8M
 \$5,000 Bond-Tax
 900 State Grant
 900 Funds
 ? State Bond
 ? Hotel Foundation
 } \$6.8M - "state"
 Avail \$5.4M
 .5M
 \$6.4M

December 21, 2018

Mr. Richard Kehoe, Chairman
East Hartford Town Council
Town of East Hartford
740 Main Street
East Hartford, CT 06108

Subject: 2018 State Diesel Emissions Reduction Act (DERA) Program Grant Announcement

Dear Chairman Kehoe:

On behalf of Governor Malloy and the Department of Energy and Environmental Protection (DEEP), it gives me great pleasure to inform you that the Town of East Hartford (East Hartford) was selected to receive up to \$90,231.70 in grant funds under Connecticut's State DERA Incentive Program. East Hartford will be required to use these funds toward the scrappage and early replacement of a model year (MY) 1999 backhoe, a MY 2001 tractor mower and a MY 2010 tractor mower. DEEP has committed to use funds from the Volkswagen (VW) NO_x Mitigation Trust Fund to match its federal DERA allocation from the U.S. Environmental Protection Agency (EPA). Recipients will be subject to the requirements of both the DERA and VW programs.

DERA, which is administered by the EPA, provides grants and loans to states and other eligible entities to be leveraged for newer, cleaner equipment that benefits you while also helping to improve air quality in Connecticut. I applaud your foresight in recognizing the health and environmental benefits of reducing diesel emissions in the state. And because clean diesel technologies reduce fuel use, your efforts are providing economic benefits by lowering fuel expenses for East Hartford.

Again, I thank you for helping us to reduce diesel emissions in Connecticut. It is important to understand this grant is structured as a reimbursement. Award recipients will be required to demonstrate payment for the project before receiving awarded funds. EPA requires that DEEP close out its DERA projects before September 30 in order to be eligible for subsequent years' funding. To that end, DEEP enforces an August 31 deadline for submission of invoices for completed projects; funding cannot be guaranteed for projects completed after August 31, 2019.

Sincerely,




Robert J. Klee
Commissioner
Department of Energy and Environmental
Protection

cc: Ms. Marcia A. Leclerc, Mayor
Ms. Marilynn Cruz-Aponte
Mr. Paul O'Sullivan



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 19, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: REFERRAL: Real Estate Acquisition and Disposition Committee-67 Woodbridge Avenue

By way of this memo, I respectfully request that the parcel of real estate known as 67 Woodbridge Avenue (Assessor's data card attached) which is owned by the Town of East Hartford be transferred to Habitat for Humanity so they may rebuild a house on the property, returning it to productive use.

Please understand that 67 Woodbridge Avenue was a long-time tax delinquent property and after a fire several years ago, became a blighted property. Many citations were issued by the Town and ultimately, an order to demolish the property was given by the Town's Building Official.

The owner at that time began an illegal demolition without remediating the structure of hazardous materials. During the illegal demolition, the rented equipment used to demolish the structure severed a hydraulic line with the operator abandoning the equipment onsite with construction materials partially blocking the roadway.

Attempts to contact the owner were unsuccessful so the Town was forced to step in to complete the demolition and reopen the road. Eventually, the Town acquired the property for taxes due.

It is at this juncture that we wish to turn the property over to Habitat for Humanity so they may rebuild, returning a long-time delinquent, blighted parcel to productive real estate which will serve as a new home for an East Hartford family.

As you may recall, the Town of East Hartford has partnered with Habitat for Humanity in three recent instances taking delinquent and/or blighted properties and rebuilding homes on them to be occupied by East Hartford families. Below are examples (tax payment screens for each property are attached):

- 48 Branch Drive—a long-time open foundation is now an owner occupied home paying \$6,662 in annual real estate taxes;
- 9-11 Moore Avenue—a long-time delinquent property with building code violations was rebuilt and is now owner occupied paying \$6,085 in annual real estate taxes;
- 66-68 Bliss Street—a roof collapse in January 2011 saw the house set for demolition when Habitat for Humanity stepped in and will soon turn the keys over to an East Hartford family with annual real estate taxes estimated to be \$6,000 per year

Mike Walsh will be in attendance at the January 2nd Town Council meeting to address any questions. So, in closing, I respectfully request the Council's approval to convey the parcel known as 67 Woodbridge Avenue to Habitat for Humanity.

Please place on the Town Council agenda for the January 2, 2019 Town Council meeting.

Thank you.

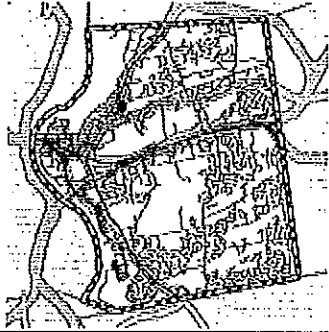
C: E. Buckheit, Development Director
M. Walsh, Finance Director

Town of East Hartford Property Summary Report

67 WOODBRIDGE AVE

MAP LOT:	25-414	CAMA PID:	15077
LOCATION:	67 WOODBRIDGE AVE		
OWNER NAME:	TOWN OF EAST HARTFORD		

OWNER OF RECORD
TOWN OF EAST HARTFORD
740 MAIN ST
EAST HARTFORD, CT 06108



LIVING AREA:	null	ZONING:	R4	ACREAGE:	0.21
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	3752/ 10	09-Apr-2018	\$20,341.00
BRAVO ROBERT	2984/ 342	30-Jan-2008	\$0.00
BRAVO ALICIA 1/2 INT BRAVO ROBERT 1/2 INT	2920/ 345	06-Jul-2007	\$0.00
BOGUSZEWSKA ALINA EST OF C/O ALICIA BRAVO EXECUTRIX	2704/ 345	17-Feb-2006	\$0.00
BOGUSZEWSKA ALINA	837/ 284	29-Sep-1983	\$44,000.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$25,910.00	IMPROVEMENTS:	\$0.00	LAND:	\$25,910.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2017	\$25,910.00	\$0.00	\$25,910.00
2016	\$37,520.00	\$11,610.00	\$25,910.00
2015	\$37,770.00	\$11,860.00	\$25,910.00
2014	\$37,770.00	\$11,860.00	\$25,910.00
2013	\$37,770.00	\$11,860.00	\$25,910.00

7/12 pitch roof
with gable ends
on side of house

Black Shutters
Style TBD

Harbor Ridge
Siding Clay color
to be confirmed
with samples

6x6 porch posts
and PVC railing
system

Composite deck
material





P.O. Box 1933
Hartford, CT 06144-1933
Phone: 860-541-2208
www.hartfordhabitat.org

April 4, 2018

Honorable Marcia Leclerc
Mayor of the Town of East Hartford
740 Main Street
East Hartford, Connecticut 06108

Dear Mayor Leclerc:

The purpose of this letter is to express our interest in developing 67 Woodbridge Avenue in East Hartford. We are excited for the opportunity to further our partnership and build another home in East Hartford. Thank you again for the opportunity to partner with the Town of East Hartford.

In Partnership,

Karraine Moody
Executive Director



AS OF 07/03/2018

GENERAL DATA REAL ESTATE TOWN OF EAST HARTFORD

BILL NO: 2017-01-0015205
 UNIQUE ID: 00000969
 LINK#:
 FILE#:
 BANK:
 ESCROW:
 VOL/PAGE: 3543-108
 LIEN VOL/PAGE:
 DISTRICT:
 ORIGINAL OWNER: SYSAVAT MANICHANH &
 C/O: SAYASITH ROUNGNAPHA
 ADDRESS: 48 BRANCH DR
 ADDRESS2:
 CITY ST ZIP: EAST HARTFORD CT 06118
 COUNTRY:
 PROP LOC.: 48 BRANCH DR
 EXR PROP LOC:
 M/B/L: 42 37 37A

PROP ASSESSED: 139,790
 EXEMPTIONS:
 COC CHANGE:
 NET VALUE: 139,790
 MILL RATE: 47.6600

*** BILLED ***

INST1: 3,331.20
 INST2: 3,331.20
 INST3: 0.00
 INST4: 0.00
 ADJS: 0.00
 TOT TAX: 6,662.40
 TOTAL PAID: 3,331.20

TOTALS
 3,331.20
 3,331.20
 0.00
 0.00
 0.00
 6,662.40
 3,331.20

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	12	06/15/2018		93/2938/1	T	3,331.20	0.00	0.00	0.00	3,331.20
TOTAL PAYMENTS:						3,331.20	0.00	0.00	0.00	3,331.20

TOTAL BALANCE DUE AS OF 07/03/2018

INT DUE:
 LIEN DUE:
 FEES DUE:
 TAX DUE NOW:
 TOT DUE NOW:
 BALANCE DUE: 3,331.20

*** FLAGS ***

Circuit Breaker Amount: 0
 Invalid Address Flag No
 ADP. MESSAGES
 6/15/18 - RECD PAYMENT FROM UNITED BANK 1645 ELLINGTON RD SOUTH WINDSOR, CT 06074.AM
 Benefit Year: 0



2016010004962*

AS OF 07/03/2018

GENERAL DATA REAL ESTATE TOWN OF EAST HARTFORD

BILL NO: 2016-01-0004962 ORIGINAL OWNER: HARTFORD AREA HABITAT
 UNIQUE ID: 00009965 C/O: FOR HUMANITY INC
 LINK# ADDRESS: 780-C WINDSOR ST
 FILE# CITY ST ZIP: HARTFORD CT 06120
 BANK: COUNTRY: 9-11 MOORE AVE
 ESCROW: VOL/PAGE: 3607-55 PROP LOC.: 11
 LIEN VOL/PAGE: EXR PROP LOC: 36 99
 DISTRICT: M/B/L:

PROP ASSESSED: 129,330 ELD CODE: 0
 EXEMPTIONS: EXMPT CHANGE:
 COC CHANGE:
 NET VALUE: 129,330
 MILL RATE: 47.0500

*** BILLED ***
 INST1: TOWN 3,042.49
 INST2: 3,042.49
 INST3: 0.00
 INST4: 0.00
 ADJS: 0.00
 TOT TAX: 6,084.98
 TOTAL PAID: 6,084.98

*** PAYMENTS ***
 TYPE CYCLE DATE ADJ TERM/BATCH/SEQ INST AMOUNT FEES TOTALS
 Pmt 7 01/30/2018 90/907/111 T 3,042.49 0.00 3,042.49
 Pmt 1 07/26/2017 90/880/128 T 3,042.49 0.00 3,042.49
 TOTAL PAYMENTS: 6,084.98 0.00 6,084.98

TOTAL BALANCE DUE AS OF 07/03/2018
 INT DUE: 0.00
 LIEN DUE: 0.00
 FEES DUE: 0.00
 TAX DUE NOW: 0.00
 TOT DOE NOW: 0.00
 BALANCE DUE: 0.00

*** FLAGS ***
 Circuit Breaker Amount: 0
 Invalid Address Flag No

Benefit Year: 0



2009010008567*

AS OF 07/03/2018

GENERAL DATA REAL ESTATE TOWN OF EAST HARTFORD - ARCHIVED

BILL NO: 2009-01-0008567
 UNIQUE ID: 00000832
 LINK#: 00000832
 FILE#: 00000832
 BANK: 00000832
 ESCROW: 3190-262
 VOL/PAGE: 3190-262
 LIEN VOL/PAGE: 3190-262
 DISTRICT: 68
 CURRENT OWNER: CONNECTICUT HOUSING FINANCE AUTHORITY
 ORIGINAL OWNER: LEWIS LORENZO 1/2 INT
 C/O: ONE LIBERTY SQUARE
 ADDRESS: P O BOX 1000
 ADDRESS2:
 CITY ST ZIP: NEW BRITAIN CT 06050
 COUNTRY:
 PROP LOC.: 66-68 BLISS ST
 EXR PROP LOC: 68
 M/B/L: 48 117
 ELD CODE: 0
 EXMPT CHANGE:

PROP ASSESSED: 139,680
 EXEMPTIONS:
 COC CHANGE:
 NET VALUE: 139,680
 MILL RATE: 33.8200
 *** BILLED ***
 INST1: TOWN
 INST2: 2,361.99
 INST3: 2,361.99
 INST4: 0.00
 ADJS: 0.00
 TOT TAX: 4,723.98
 TOTAL PAID: 4,723.98
 TOTALS
 2,361.99
 2,361.99
 0.00
 0.00
 0.00
 4,723.98
 4,723.98

*** PAYMENTS ***

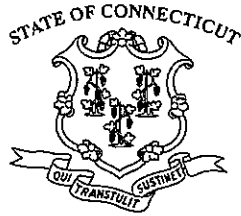
TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEC	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	7	01/26/2011		94/100/207	T	2,361.99	0.00	0.00	0.00	2,361.99
Pmt	1	07/28/2010		94/76/203	T	2,361.99	0.00	0.00	0.00	2,361.99
TOTAL PAYMENTS:						4,723.98	0.00	0.00	0.00	4,723.98

TOTAL BALANCE DUE AS OF 07/03/2018

INT DUE: 0.00
 LIEN DUE: 0.00
 FEES DUE: 0.00
 TAX DUE NOW: 0.00
 TOT DUE NOW: 0.00
 BALANCE DUE: 0.00

*** FLAGS ***

Circuit Breaker Amount: 0
 Invalid Address Flag No
 ADD. MESSAGES
 8-31-10 SENT BILL TO NEW OWNER KA
 Benefit Year: 1998



Substitute Senate Bill No. 918

Public Act No. 17-65

AN ACT CONCERNING A MUNICIPAL OPTION PROPERTY TAX EXEMPTION FOR GOLD STAR PARENTS AND SPOUSES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective October 1, 2017, and applicable to assessment years commencing on or after October 1, 2017*) (a) (1) Except as provided in subdivision (2) of this subsection, any municipality, upon approval by its legislative body, may provide that any parent whose child was killed in action, or the surviving spouse of a person who was killed in action, while performing active military duty with the armed forces, as defined in subsection (a) of section 27-103 of the general statutes, which parent or surviving spouse is a resident of such municipality, shall be entitled to an exemption from property tax, provided such parent's or surviving spouse's qualifying income does not exceed (A) the maximum amount applicable to an unmarried person as provided under section 12-811 of the general statutes, or (B) an amount established by the municipality, not exceeding the maximum amount under section 12-811 of the general statutes by more than twenty-five thousand dollars. The exemption provided for under this section shall be applied to the assessed value of an eligible parent's or surviving spouse's property and, at the municipality's option, may be in an amount up to twenty thousand dollars or in an amount up to ten per cent of such assessed value.

Substitute Senate Bill No. 918

(2) (A) If both parents of any such child killed in action while performing active military duty with the armed forces are domiciled together, only one such parent shall be entitled to an exemption from property tax provided for under this section.

(B) The exemption provided for under this section shall be in addition to any exemption to which an eligible parent or surviving spouse may be entitled under section 12-81 of the general statutes. No such eligible parent or surviving spouse entitled to exemption under section 12-81f or 12-81g of the general statutes and this section shall receive more than one such exemption.

(b) (1) Any parent whose child was killed in action, or the surviving spouse of a person who was killed in action, while performing active military duty with the armed forces and who claims an exemption from taxation under this section shall give notice to the town clerk of such municipality that he or she is entitled to such exemption.

(2) Any such parent or surviving spouse submitting a claim for such exemption shall be required to file an application, on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such exemption is claimed, which application shall include at least two affidavits of disinterested persons showing that the deceased child or person was performing such active military duty, that such deceased child or person was killed in action while performing such active military duty and the relationship of such deceased child to such parent, or such deceased person to such surviving spouse, provided the assessor may further require such parent or surviving spouse to be examined by such assessor under oath concerning such facts. Each such application shall include a copy of such parent's or surviving spouse's federal income tax return, or in the event such a return is not filed such evidence related to income as may be required by the assessor, for the tax year of such parent or surviving spouse ending immediately prior to the assessment date

Substitute Senate Bill No. 918

with respect to which such exemption is claimed. Such town clerk shall record each such affidavit in full and shall list the name of such parent or surviving spouse claimant, and such service shall be performed by such town clerk without remuneration. No assessor, board of assessment appeals or other official shall allow any such claim for exemption unless evidence as herein specified has been filed in the office of such town clerk. When any such parent or surviving spouse has filed for such exemption and received approval for the first time, such parent or surviving spouse shall be required to file for such exemption biennially thereafter, subject to the provisions of subsection (c) of this section.

(3) The assessor of such municipality shall annually make a certified list of all such parents or surviving spouses who are found to be entitled to exemption under the provisions of this section, which list shall be filed in the town clerk's office, and shall be prima facie evidence that such parents or surviving spouses whose names appear thereon are entitled to such exemption as long as they continue to reside in such municipality and as long as the legislative body of such municipality continues to provide for such exemption, subject to the provisions of subsection (c) of this section. Such assessor may, at any time, require any such parent or surviving spouse to appear before such assessor for the purpose of furnishing additional evidence, provided, any such parent or surviving spouse who by reason of disability is unable to so appear may furnish such assessor a statement from such parent's or surviving spouse's attending physician or an advanced practice registered nurse certifying that such parent or surviving spouse is totally disabled and is unable to make a personal appearance and such other evidence of total disability as such assessor may deem appropriate.

(4) No such parent or surviving spouse may receive such exemption until such parent or surviving spouse has proven his or her right to

Substitute Senate Bill No. 918

such exemption in accordance with the provisions of this section, together with such further proof as may be necessary under said provisions. Exemptions so proven shall take effect on the next succeeding assessment day.

(c) Any such parent or surviving spouse who has submitted an application and been approved in any year for the exemption provided in this section shall, in the year immediately following approval, be presumed to be qualified for such exemption. During the year immediately following such approval, the assessor shall notify, in writing, each parent or surviving spouse presumed to be qualified pursuant to this subsection. If any such parent or surviving spouse has qualifying income in excess of the maximum allowed under subsection (a) of this section, such parent or surviving spouse shall notify the assessor on or before the next filing date for such exemption and shall be denied such exemption for the assessment year immediately following and for any subsequent year until such parent or surviving spouse has reapplied and again qualified for such exemption. Any such parent or surviving spouse who fails to notify the assessor of such disqualification shall make payment to the municipality in the amount of property tax loss related to such exemption improperly taken.

Approved June 27, 2017



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 28, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc *ML*
RE: REFERRAL: Ordinance Committee—Raising Minimum Legal Sales Age for Tobacco Products to 21

Tobacco use is the foremost preventable cause of premature death in the United States, responsible for more than half a million deaths per year and costing the nation approximately \$300 billion in healthcare and lost worker productivity costs each year.

While ninety-five percent (95%) of all adult smokers began smoking before age twenty-one (21) there is strong evidence that those who begin smoking at an early age are more likely to develop a severe addiction to nicotine than those who start at a later age.

There has also been a significant rise in electronic nicotine delivery systems among adolescents which has tripled the use of conventional tobacco products.

The 2017 Connecticut School Health Survey (known nationally as the Youth Tobacco Survey (YTS) reflect over one-third of Connecticut high school students (nearly 59,000) report having ever tried some form of tobacco, and current tobacco use is reported at 17.9%.

The Institute of Medicine predicted in a 2015 report that raising the minimum legal sales age for tobacco products to 21 nationwide will have a substantial positive impact on public health and provide long-term declines in smoking rates by reducing tobacco initiation among adolescents aged 15 to 17 by twenty-five percent (25%) and overall prevalence of tobacco use by twelve percent (12%). This report also projects that 4.2 million young people alive today would be protected from premature death related to tobacco use as a result of raising the minimum legal sales age for tobacco products to 21.

Therefore, I am requesting that the Ordinance Committee review this matter and consider raising the minimum legal sales age for all tobacco products to twenty-one (21) to reduces access to these products by youth.

Please place on the Town Council agenda for referral to the Ordinance Committee on the January 2, 2019 Town Council meeting.

Thank you.

C: J. Cordier-Social Services/Health Director