

OFFICE OF
THE TOWN COUNCIL

TOWN OF EAST HARTFORD

(860) 291-7207

740 Main Street
East Hartford, Connecticut 06108

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COMMUNITY CULTURAL CENTER ROOM 111

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

January 30, 2023

TO: Councillors Awet Tsegai and Tom Rup

FROM: Angie Parkinson, Chair

RE: **January 30, 2023 6:00 p.m. Community Cultural Center, Room 111**

This meeting is accessible through "Microsoft Teams" 1-929-235-8441 Conference ID: 255 239 935# or [Click here to join the meeting](#)

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. July 26, 2022
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Classification of Rosenthal Street as a Town Road
6. ADJOURNMENT

cc: Town Council
Mayor Walsh
Eileen Buckheit, Director of Development
Marilynn Cruz-Aponte, Director of Public Works
Doug Wilson, Town Engineer

MAJORITY OFFICE/MICROSOFT "TEAMS"

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

JULY 26, 2022

PRESENT Councillor Angie Parkinson, Chair; Councillors Awet Tsegai and Tom Rup

ALSO Michael Walsh, Mayor
PRESENT Eileen Buckheit, Development Director
Richard Gentile, Assistant Corporation Counsel
Town Council Vice Chair Don Bell
Connor Martin, Chief of Staff
Mike Goman, Principal, Goman and York

CALL TO ORDER

Chair Parkinson called the meeting to order at 6:05 p.m.

AMENDMENTS TO THE AGENDA

MOTION By Tom Rup
seconded by Awet Tsegai

to take agenda Items in the following order to accommodate those present:
Item 4B- 1437-1439 Main Street;
Item 5A; 860 Main Street/Church Corners Inn;
Item 4A- 3 Hillside Avenue

Motion carried 3/0.

APPROVAL OF MINUTES

April 12, 2022 Meeting

MOTION By Tom Rup
seconded by Awet Tsegai
to **approve** the minutes of the April 12, 2022 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Janet Pearson, Owner of Eden's Florist, 1429 Main Street, is looking acquire the property at 1437-1439 Main Street and spoke to her intended use for the space to enhance her current business. Eileen Buckheit, Development Director made note that Ms. Pearson's business would be eligible for financial support provided by the recently approved ARPA Small Business Assistance Program, as business expansion is applicable to the program's intent. Ms. Pearson expressed her concern as to whether she would be able to afford the property. While the program will not provide the funding to acquire the property itself, funding could be provided to support projects related to converting the land once it's acquired.

1437-1439 Main Street

Rich Gentile, Assistant Corporation Counsel, shared that the Town foreclosed on the property in 2015 due to delinquent taxes. The property initially held a house that was taken down due to fire damage. As a precedent, similar piece of land located on Main Street was sold by the town for less than market value to an abutting property owner with the stipulation that the acquired parcel be combined with the owner's existing parcel.

The Committee discussed the fair market value for the property as well as the merits of a small business in the community looking to expand. Director Buckheit recommended that the lot be sold for as little as possible, taking into consideration the success of the business and its value to the community as a whole.

MOTION By Tom Rup
 seconded by Awet Tsegai

move that this committee: (i) not seek bids with respect to the transfer of 1437-1439 Main Street (the "Property"); (ii) negotiate directly with Eden's Lodge LLC which is interested in acquiring the Property, ("Eden"); (iii) recommend that the Town Council waive the appraisal requirement set forth in Town Ordinances 10-19(c); and (iv) recommend that the Town Council transfer the Property by Quit Claim Deed to Eden's Lodge LLC for \$10,000 subject to Connecticut General Statutes 8-24 review and a Connecticut General Statutes section 7-163e public hearing, and subject to the requirement that as part of the transaction conveying the property to EDEN, Eden combines the Property with the property it owns at 1429 Main Street, East Hartford, Connecticut, such that 1437-1439 Main Street and 1429 Main Street shall henceforth comprise one parcel.

Motion carried 3/0

Next steps for the property will be a Connecticut General Statutes 8-24 review by the Planning and Zoning Commission and scheduling of a Public Hearing before the Council's final vote to approve the sale.

860 Main Street / Church Corners Inn

The Committee reviewed background information on the property and discussed its current living quarters. Recently members of the committee and Director Buckheit participated in walk-throughs of the building to confirm that conditions are extremely poor. Financials for 860 Main were provided by the administration for committee review. Goman and York serve as property advisors for the Town, and administration has recruited an architectural firm to perform an existing conditions analysis and a structural analysis on the property. An environmental assessment and hazardous waste assessment will also be performed to better estimate the cost of interior demolition of the building.

Mike Goman, Principal of Goman and York, discussed the potential uses of the property and the process for evaluating market data to establish the value of the property.

this property appears to have had either residential or non-commercial farming uses for over 100 years.

Motion carried 2/0 (Abstain: Rup)

ADJOURNMENT

MOTION By Awet Tsegai
 seconded by Tom Rup
 to **adjourn** (7:35 pm)
 Motion carried 3/0.

cc: Town Council
 Mike Walsh, Mayor
 Eileen Buckheit, Development Director



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: January 11, 2023
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh *MW*
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

The Mayor's Office received a letter from Normand Goulet Jr. Manager of Goulet Properties LLC and the owner of several businesses on Rosenthal Street with his base office located at 10 Rosenthal Street. Mr. Goulet is requesting Rosenthal Street be classified as a Town road instead of a private road.

Currently, despite Rosenthal being a private road the Town does perform plow services on this street.

Please refer the acquisition of Rosenthal Street to the Real Estate and Acquisition and Disposition Committee for consideration.

Please place on the council agenda for January 17th, 2023.

Cc: C. Martin, Chief of Staff
E. Buckheit, Development Director
R. Fitzgerald, Assit. Corp. Counsel.



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& THREAD ROLLING**

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12/28/2022

Mr. Mayor,

I am writing this letter on behalf of Normand Goulet Jr., Manager of Goulet Properties LLC, Owner of United Centerless Grinding & Thread Rolling located at 25 Rosenthal St., as well as Harry & Peter Papageorgiou, manager and member of H&E Management Associates LLC, owners of 4 properties on Rosenthal St. and based at 10 Rosenthal. We are asking that our request for Rosenthal St. to be classified as a town road, and not a private one, be brought to the town council for approval. We are asking that routine maintenance of the road be performed by the town; i.e. snow plowing, road repairs, road sewers, etc. All of the aforementioned businesses hire their own trash removal services so this will not be an additional burden to the town.

When we were told in the spring that we were classified as a private road we were a bit confused as all of our attorney's, at the time of the purchases of the property, did their due diligence with title searches on all locations and this was not discovered or mentioned during the investigative process. With respect, we urge the town council to push this motion through as soon as possible.

Thank you for your time and your service to the town of East Hartford.

Best Regards,

Normand Goulet III
President, United Centerless Grinding & Thread Rolling, Co.



- Town Boundary
- Buildings
 - Building
 - Cement
 - Deck
 - Foundation
 - Greenhouse
 - Tank
- Parcels
- Paved Features
 - Driveway
 - Road Edge
 - Parking Lot
 - Sidewalk
 - Trail
 - Tunnel
 - Unpaved
- Water Features Arc
 - Perennial Stream
 - Draining Ditch
 - Culvert
 - Spillway
 - Headwall
 - Dam
 - Directional Flow Arro
- Water Features Poly
 - Open Water
 - Swamp
 - Pier
- CT Highways
 - Interstate
 - US Highway
 - State Highway
- Abutting Town Labels
- Abutting Towns
- Streets

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Printed on 01/11/2023 at 10:49 AM

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