

COMMUNITY CULTURAL CENTER ROOM 111/MICROSOFT "TEAMS"

FEES COMMITTEE

February 15, 2023

**TO:** Councillors Awet Tsegai and Travis Simpson

**FROM:** Harry Amadasun, Chair

**RE:** **Wednesday, February 15, 2023 @ 6:00 p.m.**

**This meeting is accessible through "Microsoft Teams" 1 929-235-8441 Conference ID: 989 788 128# or [Click here to join the meeting](#)**

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES
  - A. October 24, 2022
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
5. NEW BUSINESS
  - A. 363 Roberts Street
6. ADJOURNMENT

c: Town Council  
Mayor Walsh  
Melissa McCaw, Finance Director  
Eileen Buckheit, Development Director

MAJORITY OFFICE/MICROSOFT "TEAMS"

FEES COMMITTEE

October 24, 2022

PRESENT Chair Harry Amadasun, Councillors Awet Tsegai and Travis Simpson

ALSO Connor Martin, Chief of Staff  
PRESENT

CALL TO ORDER

Chair Amadasun called the meeting to order at 6:03 p.m..

APPROVAL OF MINUTES

August 29, 2022

MOTION By Awet Tsegai  
seconded by Travis Simpson  
to **approve** the minutes of the August 29, 2022 meeting.

Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

No one came forward.

NEW BUSINESS

Greater Hartford Transit District Ticket Books

Connor Martin, Chief of Staff stated that at the end of the 2021 fiscal year, the Administration purchased 3,628 Greater Hartford Transit District ticket books at a cost of \$24 each with the intention of reselling them at a discounted rate to the public of \$10 per book to provide residents who rely on the service with financial relief. Mr. Martin shared that a petition was provided to the Committee from local seniors with the same request. The administration anticipates that the books will sell fairly quickly at the discounted rate.

The Committee discussed prioritizing the sale of books based on financial need of residents. The Committee requested detail on how the books are distributed to the public as well as confirmation as to which department's budget accounted for the investment.

MOTION By Travis Simpson  
seconded by Awet Tsegai

to **recommend** the Town Council approve setting the sale price the of Town's current inventory of Greater Hartford Transit District ride books at

\$10 per book to qualifying residents, provided that purchases be limited to 2 books per month, until the Town's supply is exhausted.

Motion carried 3/0.

ADJOURNMENT

MOTION By Awet Tsegai  
seconded by Travis Simpson  
to **adjourn** (6:21 p.m.).

Motion carried 3/0.

cc: Town Council  
Mayor Walsh



TO: The East Hartford Town Council

FROM: Mike Walsh, Mayor

DATE: December 6, 2022

RE: 363 Roberts Street – Permit Fee Reduction Request

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I am respectfully requesting an item be placed on the December 13<sup>th</sup>, Town Council agenda.

I am submitting a request for a 50% reduction in the total fee for the Building and Fire Marshal fees regarding the hotel under renovation at 363 Roberts Street (PowerPoint slide and photo attached).

The above referenced project received approval from the Planning and Zoning Commission at its November, 2022 meeting. Gary Patel is the new owner of the building and will be submitting construction plans and applying for permit fees as the next step very soon.

Briefly, Mr. Patel expects to invest \$10 million to fully renovate the facility, which is in significant disrepair. After the completion of the renovation, the new hotel will be branded with the Marriot affiliation and be marketed both as a Fairfield Inn and as a Town Place Suites. The building will also house a Starbucks on the east corner of the existing building, which used to be the Nolita's Restaurant.

The facility will have rooftop solar, southern exposure solar, a solar canopy in the parking lot, EV charging stations, business suites for rent, and overnight and extended stay accommodations. In short, Mr. Patel is making a significant investment in the community and has requested this Inspection and Permits/Fire Marshall fee accommodation.

It is my recommendation that the Town Council approve a 50% fee reduction on the \$10 million estimate for the renovation. The gross fee would normally be \$400,000 with the 50% reduction equaling a fee of \$200,000. At this time, construction costs are estimates and will be adjusted to actual as the project is constructed.

In addition, the reduction of the fee will give additional certainty to the project during a time when construction and material costs are in flux and add to the volatility of development projects.

I am awaiting the written request from Mr. Patel and a rendering of the of the new hotel, but I forward this item to the Council as a whole as Mr. Patel is under tight constructions constraints and I wanted to socialize this request prior to any construction beginning.

Thank you and let me know if you have any questions or concerns.

# Project # 21b) Hotel on Roberts Street

## For Situational Awareness

- Former Holiday Inn & Ramada
- Lost brand affiliation in 2016 and closed in 2019
- Former home of Nolita Restaurant and Final Score Sports Bar
- Numerous building code and health issues when operating
- Owner is considering conversion to apartment housing or demolition
- B1 Zone - Multiple-family housing permitted by Special Permit

**Goal:** Eliminate unsightly appearance of building and health issues and put property back to use

### Project Owners:

- Inspections & Permits Director
- Development Director
- Health Director

### Funding Sources:

- Private investment





Town of East Hartford, CT

Date: 12/7/2022

Dear Respectful Mayor,

I Gary Patel Asset Manager of the Hotel Located at 363 Roberts Street Like to request to reduce Our Permit application fees to 50% for our new development.

Our approximate total Labor cost will be - \$5,000,000.00

Our approximate FF&E cost will be - \$2,000,000.00

Our approximate Equipment Cost will be - \$1,000,000.00

Thank you,

A handwritten signature in black ink that reads "Gary Patel".

Gary Patel,

Asset Manager

Kautilya East Hartford Hotel LLC

118 Waverly Ave

Millington, NJ 07946

Phone:(908)647-0191

Email: gary.patel@kautilyagroup.com