

TOWN OF EAST HARTFORD

(860) 291-7207

OFFICE OF
THE TOWN COUNCIL

740 Main Street

East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV

DATE: March 23, 2023

TO: Councillors Don Bell, Travis Simpson - Tax Policy Committee
Councillors Awet Tsegai and Travis Simpson - Fees Committee

FROM: Angie Parkinson, Chair of Tax Policy Committee and
Harry Amadasun, Chair of Fees Committee

RE: Wednesday March 29, 2023 @ 6:30 pm

Pursuant to Governor Lamont's Executive Order No. 7B, this meeting will be accessible through "Microsoft Teams" 1-929-235-8441 Conference ID 423 305 451# or you may click on the following link. [Click here to join the meeting](#)

The purpose of this combined meeting of the Tax Policy Committee and the Fees Committee is to review a request for a reduction of permit fees at 363 Roberts Street.

c: Town Council
Mayor Walsh
Melissa McCaw, Finance Director



TO: The East Hartford Town Council

FROM: Mike Walsh, Mayor

DATE: December 6, 2022

RE: 363 Roberts Street – Permit Fee Reduction Request

I am respectfully requesting an item be placed on the December 13th, 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 cursive script 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

COMMUNITY CULTURAL CENTER ROOM 111/MICROSOFT "TEAMS"

FEES COMMITTEE

February 15, 2023

PRESENT Chair Harry Amadasun, Councillors Awet Tsegai (via Teams) and Travis Simpson

ALSO Mayor Michael P. Walsh (via Teams)
PRESENT Eileen Buckheit, Development Director

CALL TO ORDER

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

APPROVAL OF MINUTES

October 24, 2022

MOTION By Travis Simpson
seconded by Harry Amadasun
to **approve** the minutes of the October 24, 2022 meeting.

Motion carried 3/0

OPPORTUNITY FOR RESIDENTS TO SPEAK

NEW BUSINESS

363 Roberts Street

Director Buckheit introduced Gary Patel, Asset Manager for Kautilya East Hartford Hotel, LLC. Last fall, the business acquired the hotel property at 363 Roberts Street. Mr. Patel has started a renovation project on the site to convert the space to a hybrid extended/short term stay hospitality venue. After review by Planning and Zoning Commission, the project has received two special permits: one for a drive through and one to provide long-term stay options. Interior demolition has begun. Mr. Patel has provided administration with an estimate of renovation expenses of \$9.2 million. The Director estimates that the building permits on the property to be between \$371,000 and \$400,000. The purpose of this meeting is to discuss a proposed 50% reduction based on discussions between the Mayor's Office and Mr. Patel.

Mr. Patel shared details of the project, including the approval from Planning and Zoning to house a Starbucks franchise on site. The rehabilitation project is fully financed.

The Director stated that the hotel project has qualified for support from the Town's ARPA funded Small Business Assistance program. The property is also located in an Enterprise Zone, qualifying for tax abatement once the property is reassessed.

MOTION By Travis Simpson
Seconded by Awet Tsegai

to **recommend** that the Town Council approve a 50% reduction for 363 Roberts Street in Building and Fire Marshal fees, not to exceed \$200,000 in total reduction of fees.

Motion carried 3/0

ADJOURNMENT

MOTION By Awet Tsegai
seconded by Travis Simpson

to **adjourn** (6:36 p.m.).

Motion carried 3/0

cc: Town Council
Mayor Walsh