

TOWN COUNCIL MAJORITY OFFICE
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

APRIL 4, 2022

TO: Councillors Awet Tsegai and Tom Rup

FROM: Angie Parkinson, Chair

RE: **April 4, 2022 6:00 p.m. Town Council Majority Office**

This meeting is accessible through “Microsoft Teams” 1-929-235-8441 Conference ID: 710 683 426# or [Click here to join the meeting](#)

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. December 22, 2021
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
 - A. 3 Hillside Avenue
5. NEW BUSINESS
 - A. 1437-1439 Main Street
6. ADJOURNMENT

cc: Town Council
Mayor Walsh
Rich Gentile, Assistant Corporation Counsel
John Lawlor, Public Works Director
Connor Martin, Assistant to the Mayor

MICROSOFT "TEAMS"

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

DECEMBER 22, 2021

PRESENT Angie Parkinson, Temporary Chair; Councillors Awet Tsegai and Tom Rup
Via Teams

ALSO Michael Walsh, Mayor
Via Teams Rich Gentile, Assistant Corporation Counsel
John Lawlor, Public Works Director

CALL TO ORDER

Temporary Chair Parkinson called the meeting to order at 5:31 p.m.

NOMINATION OF OFFICERS

Chair:

MOTION By Awet Tsegai
seconded by Tom Rup
to **appoint Angie Parkinson as Chair**
of the Real Estate Acquisition & Disposition Committee.
Motion carried 3/0.

Secretary:

MOTION By Tom Rup
seconded by Angie Parkinson
to **appoint Awet Tsegai as Secretary**
of the Real Estate Acquisition & Disposition Committee
Motion carried 3/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Awet Tsegai
seconded by Tom Rup
to **adopt** Robert's Rules of Order as the rules that shall govern
parliamentary procedure at all subcommittee meetings, with the exception
that (1) the Chair shall not be required to restate the motion of any
Council member unless requested by another Councillor, or when in the
discretion of the Chair, such restatement is necessary to avoid any
confusion as to the motion; and (2) where such rules are in conflict with
the provisions of the State Statutes, the Town Charter, or Town
Ordinances.
Motion carried 3/0.

ESTABLISHMENT OF MEETING DATES

MOTION By Awet Tsegai
seconded by Tom Rup
to **hold** meetings at the **call** of the Chair.
Motion carried 3/0.

STORAGE OF RECORDS

MOTION By Awet Tsegai
seconded by Tom Rup
to **store** records in the Town Council office.
Motion carried 3/0.

APPROVAL OF MINUTES

February 1, 2021 Meeting

MOTION By Awet Tsegai
seconded by Angie Parkinson
to **approve** the minutes of the February 1, 2021 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. See below.

To accommodate those present, the following motion was made.

MOTION By Awet Tsegai
seconded by Tom Rup
to **move** item 8.C. 3, entitled "3 Hillside Avenue" before
item 8. A. entitled "Acquisition of Applegate Lane".
Motion carried 3/0.

NEW BUSINESS

3 Hillside Avenue

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. She is the widow of the owner, William Miller, who offered the land free of charge to the adjoining property owners, the town of East Hartford through former Mayor Leclerc, the Archdiocese of Hartford and the Manchester Land Trust. All refused the offer of this

property. Mrs. Miller is aware that the Town Council will also refuse the offer of this property. However, she requested that this committee recommend that the Town Council add that it is unusable property and that it not be taxed (assessed) as such.

John Lawlor, Public Works Director, opined that the town not accept this donation of property due to the risks of ownership that it presents, namely tree damage to adjoining property owners.

Rich Gentile, Assistant Corporation Counsel, cannot speak to the value of the property but did state that a phase I environmental study would have to be either performed or waived and the necessary title work would have to be completed through Probate Court.

MOTION By Tom Rup
 seconded by Awet Tsegai
 to **table** this matter to discuss further options.
 Motion carried 3/0.

Acquisition of Applegate Lane

MOTION By Tom Rup
 seconded by Awet Tsegai
 That The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto shown as Private Right of Way to be acquired by the Town of East Hartford Area =1.40 +/- Acres (61,139 +/- S.F.) on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021, comprising a portion of the property known as Applegate Lane, from the Estate of Abraham Gosman and/or his heirs, assigns or trustees, for (the sum of \$20,000 (the "Property") and (b) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that consideration is minimal and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
 Motion carried 3/0.

MOTION By Awet Tsegai
 seconded by Tom Rup
 The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and

Zoning Commission, it (a)approve the acquisition of the Property shown on the survey attached hereto as Private Right of Way to be acquired by the Town of East Hartford Area = 0.24 +/- Acres (13,353 +/- S.F.) and land to be acquired by the Town of East Hartford Area = .031 +/- Acres 10,289 +/- S.F.) as shown on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021 comprising a portion of the property known as Applegate Lane and land abutting Applegate Lane, from Ansonia Acquisitions I, LLC for no cash, but other valuable considerations, (the "Property") and (b) waives the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that there is no cash consideration and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c)schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
Motion carried 3/0.

19/31 Margery Drive – Stub Road

MOTION By Tom Rupi
seconded by Awet Tsegai
that this committee recommend **not** to convey the parcel of land between 19 and 31 Margery Drive – known as a stub road – to the adjacent property owners.
Motion carried 3/0.

OLD BUSINESS

Brookside Lane – Acceptance as a Town Road

MOTION By
Seconded by
That The Real Estate Acquisition and Disposition Committee recommend to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, the Town Council at a Special meeting held pursuant to Section 13a-48 of the Connecticut General Statutes: (a)approve the acquisition of the Property known as Brookside Lane (the "Property") from the State of Connecticut, for the administrative fee of \$1,000; (b)accept the Property as a public highway within the Town of East Hartford; and (c) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property, and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the

Town, given the fact that there is no cost, other than an administrative fee, associated with acquisition of the property, and the Town has a Phase I Environmental Report on abutting property and assurances from the State of Connecticut Department of Energy and Environmental Protection that no Transfer Act filing is required with respect to the conveyance of the Property.

Motion carried 3/0.

Possible Sale or Discontinuance of Congress Street

MOTION

By Awet Tsegai

Seconded by Tom Rup

That this committee: (a) not seek bids with respect to the sale and transfer of an approximately one foot strip of land along Congress Street shown as "N/F TOWN OF EAST HARTFORD See Volume 574, page 247 (parcel 2) '±_ WIDE RESERVED STRIP ALONG CONGRESSSTREET (320'Long) {314.24 Calculated}" on the attached map entitled "PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL30, 2021,BSC GROUP" (the "Property"); (b) negotiate directly with Governor Street Partners LLC, an entity that owns properties abutting the Property and that is interested in acquiring the Property, ("Buyer"); (c) recommend that the Town Council waive the appraisal requirement set forth in Town Ordinances 10-19(c); and (d) recommend that the Town Council transfer the Property by Quit Claim Deed to Buyer for \$20,000,subject to Connecticut General Statutes 8-24 review and a section 7-163e hearing.
Motion carried 3/0.

MOTION

By Tom Rup

Seconded by Awet Tsegai

That this committee recommend that subject to Connecticut General Statutes 8-24 review, and compliance with the notice requirements of Connecticut General Statutes Section 13a-49 (a) (2), the Town Council vote to discontinue the road known as Congress Street, as shown on the attached map entitled" PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL 30, 2021,BSC GROUP," as a Town road.
Motion carried 3/0.

ADJOURNMENT


MOTION By
 seconded by Awet Tsegai
 to **adjourn** (6:51 p.m.)
 Motion carried 3/0.

cc: Town Council
 Mike Walsh, Mayor
 Rich Gentile, Assistant Corporation Counsel
 John Lawlor, Public Works Director



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: November 24, 2021
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh
RE: REFERRAL: Real Estate Acquisition and Disposition Committee



Please see the attached letter and accompanying documents for referral to the Real Estate Acquisition and Disposition Committee.

Owner of a property at 3 Hillside Avenue is looking to donate it to the Town of East Hartford.

Thank you.

C: R. Gentile, Assistant Corporation Counsel

Tchelidze, Ekaterine

From: CLAUDETTE MILLER <wcmiller91@aol.com>
Sent: Friday, November 12, 2021 5:13 PM
To: Walsh, Mike
Subject: 3 Hillside Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Walsh,

This communication has to do with our meeting on November 12, 2021 concerning property on 3 Hillside Avenue. The property is listed as owned by G. William Miller and Edward Miller who are now both deceased.

I, Claudette Miller, disclaim any interest in this property.

Thank you,

Claudette Miller, widow to G. William Miller

Town of East Hartford Property Summary Report

3 HILLSIDE AVE

MAP LOT:	59-150	CAMA PID:	6526
LOCATION:	3 HILLSIDE AVE		
OWNER NAME:	MILLER G WILLIAM TRUSTEE & EDWARD		



6526 03/26/2016

OWNER OF RECORD
MILLER G WILLIAM TRUSTEE & EDWARD
91 GREENLAWN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	B2	ACREAGE:	0.09
---------------------	--	----------------	----	-----------------	------

SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
MILLER G WILLIAM TRUSTEE & EDWARD	1906/0137	01-Jul-2000	\$0.00
MILLER WILLIAM & EDWARD	0443/0365	30-Dec-1899	\$0.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$830.00	IMPROVEMENTS:	\$0.00	LAND:	\$830.00
---------------	----------	----------------------	--------	--------------	----------

ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2019	\$830.00	\$0.00	\$830.00
2018	\$830.00	\$0.00	\$830.00
2017	\$830.00	\$0.00	\$830.00
2016	\$1,250.00	\$0.00	\$1,250.00
2015	\$920.00	\$0.00	\$920.00

Town of East Hartford Property Summary Report

3 HILLSIDE AVE

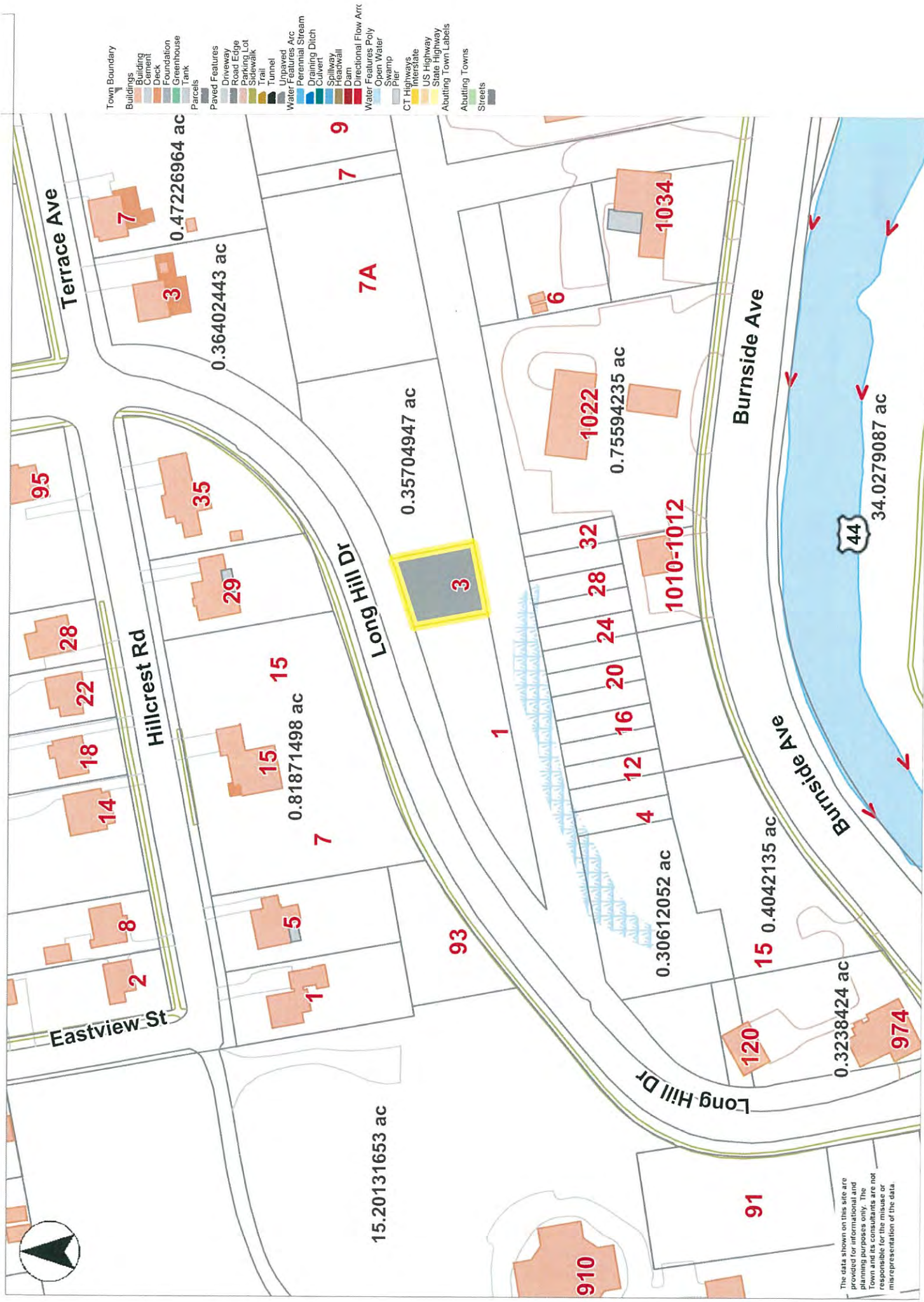
MAP LOT:	59-150	CAMA PID:	6526
LOCATION:	3 HILLSIDE AVE		
OWNER NAME:	MILLER G WILLIAM TRUSTEE & EDWARD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Comm Land	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null




6526 03/26/2016



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: January 24th, 2022
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh 
RE: REFERRAL: 1437-1439 Main Street

The Mayor's Office received a letter from property owner Janet Pearson of Eden's Florist at 1429-1431 Main St. who has expressed interest in acquiring abutting property at 1437-1439 Main St. to expand her florist business. The property at 1437-1439 Main St. sits as an empty grass lot with a 2-car garage on the west side of the property. Currently, the Town is not collecting any tax revenue on this property nor has a planned use for the property.

Therefore, please refer 1437-1439 Main Street to the Real Estate Acquisition subcommittee for possible disposition to the abutting property owner at 1429-1431 Main Street.

CC: Connor Martin, Chief of Staff
Eileen Buckheit, Development Director

Town of East Hartford Property Summary Report

1437-1439 MAIN ST

MAP LOT:	14-283	CAMA PID:	8801
LOCATION:	1437-1439 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		



8801 03/27/2016

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

LIVING AREA:		ZONING:	B1	ACREAGE:	0.22
--------------	--	---------	----	----------	------

SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	3577/0093	20-Dec-2015	\$0.00
CALLE CESAR A PALOMINO ADRIAN A	2007/0152	25-Aug-2001	\$165,500.00
BOUCHARD JOAN Y	0582/0146	22-Nov-1975	\$52,000.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$63,060.00	IMPROVEMENTS:	\$7,060.00	LAND:	\$56,000.00
--------	-------------	---------------	------------	-------	-------------

ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2019	\$63,060.00	\$7,060.00	\$56,000.00
2018	\$63,060.00	\$7,060.00	\$56,000.00
2017	\$63,060.00	\$7,060.00	\$56,000.00
2016	\$63,060.00	\$7,060.00	\$56,000.00
2015	\$65,050.00	\$6,720.00	\$58,330.00

Town of East Hartford Property Summary Report

1437-1439 MAIN ST

MAP LOT:	14-283	CAMA PID:	8801
LOCATION:	1437-1439 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Exempt Vac w/	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Garage	FGR1	800.00 S.F.

1429 Main Street
East Hartford CT 06108

January 19, 2022

The Town of East Hartford
740 Main Street
East Hartford CT 06108

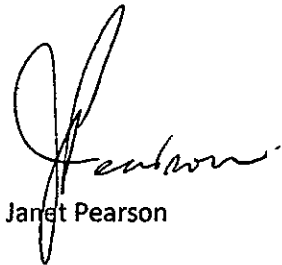
Dear Sir/Madam:

Re: Request for Vacant Lot on Main Street

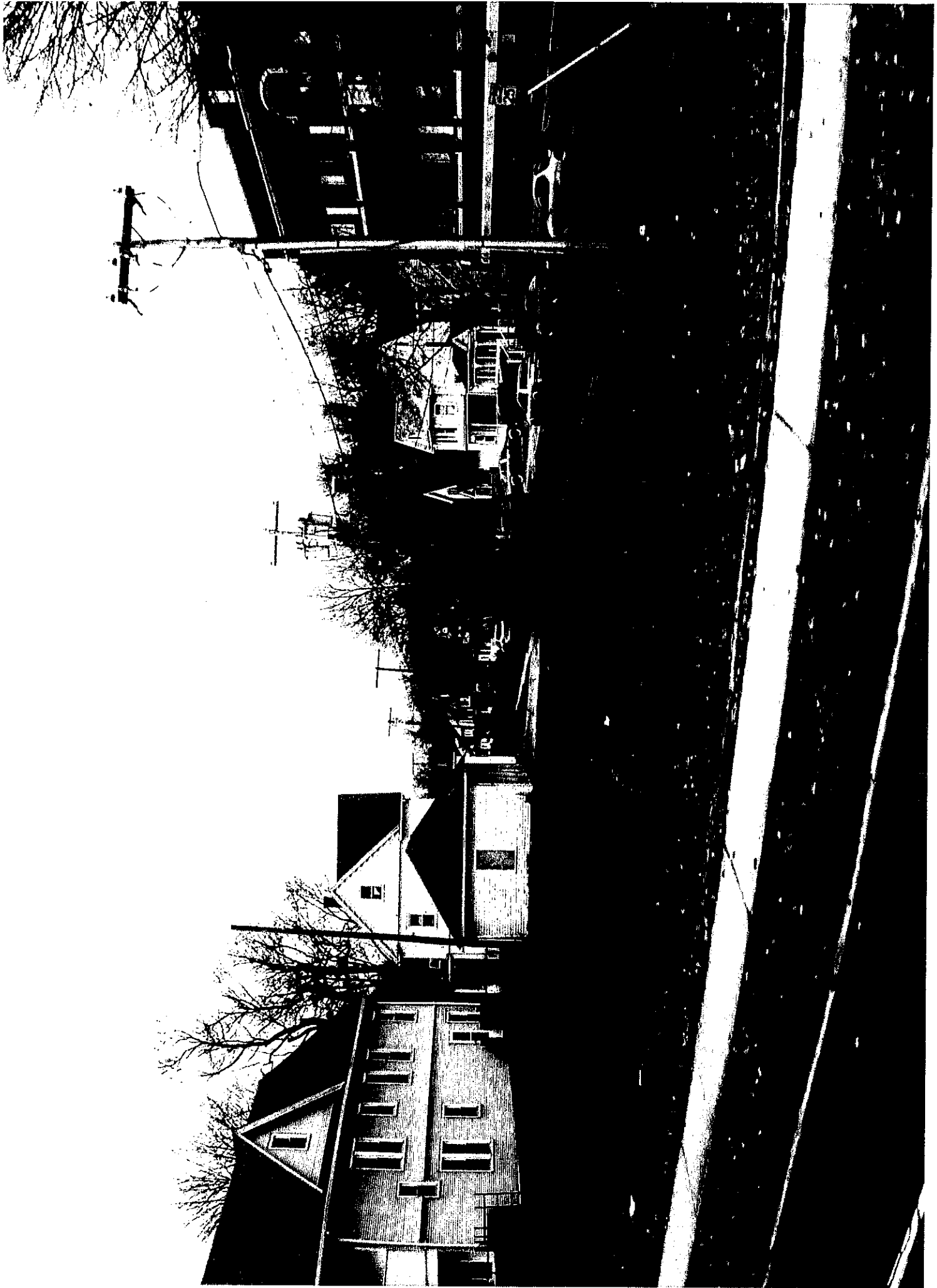
My name is Janet Pearson and I own the property at 1429-1431 Main Street. There is a vacant Lot to the right of this property when facing the building from Main Street. It is a corner lot located on the corner of Stanley and Main Street. There used to be a house on the Lot, but it was destroyed by fire and I am of the understanding that it is owned by the Town of East Hartford. I am interested in this lot as it would give me more flexibility to operate my business. Our Parking is very limited, and so this would generate more parking space for us and a greenhouse which would be a great addition to our business and a nice face lift for the community. Could you please let me know if this possible? I am a small business owner (Eden's Florist), single mom to a 28-year-old young man with autism and seizures and is looking to see if I can expand my business.

Thank you for considering my request and I look forward to your favorable response.

Regards.



Janet Pearson



8801 03/27/2016