

TOWN COUNCIL MAJORITY OFFICE  
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

July 26, 2022

TO: Councillors Awet Tsegai and Tom Rup

FROM: Angie Parkinson, Chair

RE: **July 26, 2022**                      **6:00 p.m.**            **Town Council Majority Office**

**This meeting is accessible through “Microsoft Teams” 1-929-235-8441 Conference ID: 853 127 924# or [Click here to join the meeting](#)**

1. CALL TO ORDER
2. APPROVAL OF MINUTES
  - A. April 12, 2022
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
  - A. 3 Hillside Avenue
  - B. 1437-1439 Main Street
5. NEW BUSINESS
  - A. 860 Main Street / Church Corners Inn
6. ADJOURNMENT

cc: Town Council  
Mayor Walsh  
Eileen Buckheit, Director of Development  
Laurence Burnsed, Director of Health and Social Services  
Scott Sansom, Chief of Police  
Rich Gentile, Assistant Corporation Counsel



TOWN COUNCIL MAJORITY OFFICE

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

APRIL 12, 2022

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

ALSO Connor Martin, Chief of Staff

PRESENT Rich Gentile, Assistant Corporation Counsel

Jerry Modugno, President, East Hartford Sportsmen Association

CALL TO ORDER

Chair Parkinson called the meeting to order at 6:02 p.m.

APPROVAL OF MINUTES

December 22, 2021 Meeting

MOTION By Tom Rup  
seconded by Awet Tsegai  
to **approve** the minutes of the December 22, 2021 Meeting.

Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Jerry Modugno, 2040 Manchester Road, Glastonbury, as President of the East Hartford Sportsmen Association, spoke on the North Meadow Properties. The properties of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street adjoin the Association's property located at 16 North Meadow Rd. The Association has maintained the properties over the last 50 years. The three properties discussed are owned by the Town of East Hartford, and the Sportsmen Association would like to purchase them.

MOTION By Tom Rup  
seconded by Awet Tsegai  
to **take** Item 5B 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street out of order to accommodate those present at the meeting.

Motion carried 3/0

NEW BUSINESS

6 North Meadow Road, 21 North Meadow Road and 1919 Main Street

Chief of Staff Martin provided further details on the properties and confirmed the intentions of the Sportsmen Association. Administration supports the sale of the properties as they

are primarily woodlands and are not of use to the town. Assistant Corporation Counsel Gentile stated that under ordinances, the Town requires an appraisal or a recommendation to waive an appraisal. The town has previously assessed these properties at \$5,910 in the aggregate. The Commission would need to determine if the property should be put out for bid or negotiate directly with the Sportsmen Association.

MOTION       By Tom Rup  
                  seconded by Awet Tsegai

to **recommend** that the Town Council waive the appraisal required for the sale of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street, and that this committee negotiate the sale of said properties directly with the East Hartford Sportsmen Association.

Motion carried 3/0.

The Commission discussed the sale price of the properties and agreed that the price should reflect a discount based on the previous years of maintenance that the Sportsmen Association has provided to the land.

MOTION       By Tom Rup  
                  seconded by Awet Tsegai

to **recommend** that the Town Council approve the sale of 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street to the East Hartford Sportsmen Association for the sum of \$2,000.

Motion carried 3/0.

## OLD BUSINESS

### 3 Hillside Avenue

Mr. Martin confirmed that the current owner is looking to donate the property and that the town owns the two abutting properties. Administration does not see any major liability in owning the property and is in favor of acquiring it to help provide tax relief to the current owner.

Mr. Gentile advised the Committee that a Phase One environmental assessment of the property has not yet been done on 3 Hillside. The Commission would need to decide whether such an assessment be waived. There also is a requirement of a survey of the land that has yet to occur. Minimal taxes on the property are owed to the town, which cannot be waived. The validity of Title on the property is also in question. The Committee requested that Administration review whether environmental assessments on the abutting properties owned by the town have been performed.

MOTION       By Awet Tsegai  
                  seconded by Tom Rup





## EAST HARTFORD POLICE DEPARTMENT MEMORANDUM



**To:** Mayor Michael Walsh

**From:** Chief Scott M. Sansom

**Date:** July 22, 2022

**Subject:** Review of Calls for Service/Activity - 860 Main Street

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As you have requested, we have reviewed the activity history of 860 Main St., a.k.a. Church Corners Inn.

To quantify the costs and calls for service to this location by the Police Department; we can divide our \$19 million dollar budget by our 37,000 annual calls for service, resulting in a \$514.00 "per-call cost".

We have responded to 860 Main Street 262 times this year to date, at a cost of \$134,668.00.

Our 5-year review in January found we have responded to 2300 calls for service at 860 Main St., or a cost of \$1,182,200.00 for that period (using our current budget values). A summary of our Calls For Service review is detailed below.

### Background:

860 Main Street is comprised of two properties:

Map Lot 13-333, a four story, 24,820 square foot building built in 1913, identified as a rooming house on the property card, which is sitting on a .34 acre owned by 860 Main LLC, C/O John Laraia, and Map Lot 13-333-A, a 0.06 acre parking area owned by 860 Main LLC, C/O John Laraia.

In addition to serving as a rooming house, the building contains businesses to include "Beso Lounge & Restaurant" and a business listed online as "Main 860 Lounge & Restaurant". Main860vip on Instagram indicates it is the "previous Besos Lounge", and has actively promoted events as recently as their "On My Worst Behavior Weekend" July 2nd, 2022. Both businesses are owned or operated by Michael Farina per department records and the Connecticut Secretary Of State, Commercial Recording Division.

A query of the Nexgen CAD/RMS system found thousands of calls for service at 860 Main Street, dating back to 2003.

Since **January 1, 2022 to date**, there have been 262 calls for service at 860 Main St. to include:

Death Investigation – 2

Assault with Injury – 5

Motor Vehicle Theft – 2

Robbery – 1

Panhandling/Pedestrian Violations-7

Welfare Checks- 49



## EAST HARTFORD POLICE DEPARTMENT MEMORANDUM



Fire Calls/Fire Alarms – 9  
Noise Complaints- 13  
Disputes- 27  
Medical Calls- 34  
Suspicious -49  
Threatening – 2  
Trespassing- 1 (3 person living in a bathroom)

It should be noted that the victims in the March 12, 2022 shooting and murder had just left 860 Main St. together when they were shot on a nearby street.

Also, the October 15, 2021 shooting and attempted murder/kidnapping that occurred at 860 Main Street involved 3 residents.

An analysis of the past 5 years found there have been over 2,320 calls for service at 860 Main Street (**January 1, 2017- January 1, 2022**). These calls for service required a response from the police, fire or EMS agencies. Some of the more prevalent calls in this January 5-year look back, including 67 Part-1 Crimes, to include:

Burglary/Breaking and Entering -15  
All other Larceny- 10  
Larceny- 41  
Theft from Vehicle- 9  
Aggravated Assault- 8 (including shots fired call(s)  
Robbery-8  
Theft from Building- 8  
Narcotics Violations-8  
Death/Overdose death Investigations- 6  
Sexual Assault-1  
Kidnapping/Robbery-3  
Check Welfare- 611  
Suspicious Activity- 146  
Suspicious Person- 44  
Suspicious Vehicle-8  
Noise Complaints- 108  
Dispute- 76  
Liquor law Violation- 1  
Assault with Injury- 27  
Assault No Injury- 12  
Civil Matter-25  
Trespass- 24  
Panhandling-45\*\*  
Public Service Call-59



## EAST HARTFORD POLICE DEPARTMENT MEMORANDUM



Pedestrian Violation-32\*\*  
Weapons Violation-6  
Landlord/Tenant Dispute-7  
Threatening-5  
Vandalism-12  
Assist Fire Department- 71|  
Assist Other Agency – 16  
Alarm-Burglar – 15  
Alarm-FIRE -49  
Fight- 13  
No Heat Complaint- 6

\* There were 637 Panhandling Complaints in this 5 year period, 45 were directly tied to 860 Main Street, approximately 115 other cases were believed to be parties from 860 Main Street but were either not identified or gone upon arrival.

\*\* There 446 Pedestrian Violation complaints in this 5 year period, 32 were directly tied to 860 Main Street, approx. Over 100 additional cases were believed to be parties connected to 860 Main Street but were either not identified or gone upon arrival.

### COVID Executive Order Violations:

In March 2020 EHPD officers found that Beso Lounge staff had placed traffic cones on Main St to create, and charge money for, VIP parking. He was told to cease this activity on the town/state roadway. (CFS 200000921)

In October and November 2020, EHPD Officers documented complaints from the Health Department that a restaurant at 860 Main Street was operating in violation of the Governor's Executive Orders (9B-2B) related to COVID restrictions.

Officers found the restaurant was operating as a nightclub, charging for entry, conducting pat downs, playing dance music audible outside, remaining open until 0200 hrs., and officers heard gunshots in the area.

These incidents are documented under EHPD CFS number(s):

2000029130

2000029719

SS/sc



## Fire Department Response Information for 860 Main Street

These responses are for all of the occupancies contained within 860 Main to include Church Corners, Beso, and anything in the rear parking lot or front sidewalk.

### **7/1/2021-7/1/2022**

Total responses	80
EMS related	52
Fire related	18

This includes one building fire and 4 situations requiring Narcan administration.

Approximate cost of responses for the fire department in FY 21-22 is \$153,000.

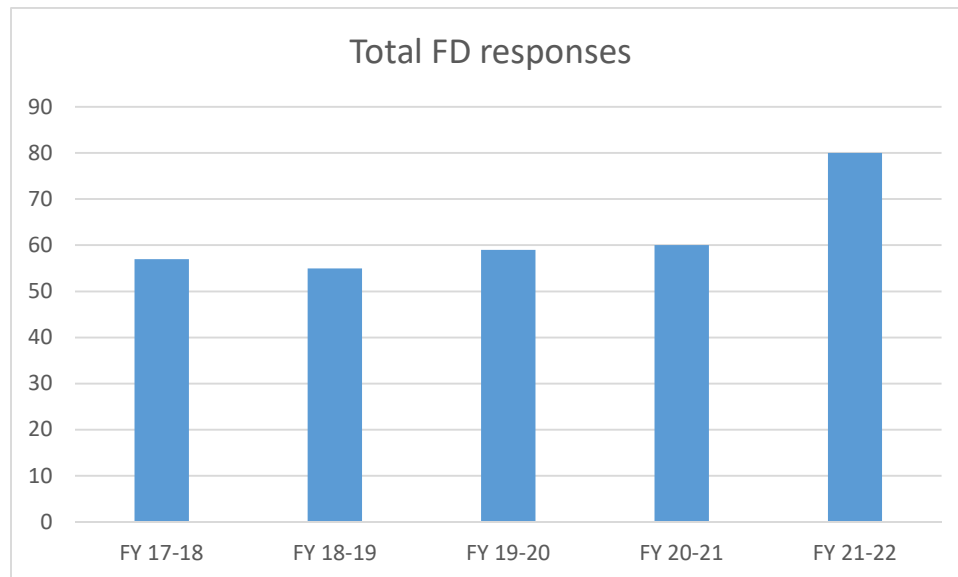
For comparison to the police department activity over a five-year period.

### **7/1/2017-7/1/2022**

Total responses	311
EMS related	233
Fire Related	96

This includes 3 building fires.

It is worth noting that the fire department has responded to 6 incidents at this address since 7/1/2022 for 5 EMS related incidents and 1 fire incident.



## Marshall, Jason

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**From:** Burnsed, Laurence  
**Sent:** Friday, July 22, 2022 4:21 PM  
**To:** Marshall, Jason  
**Subject:** RE: READ Meeting for June 26th- 6 pm (Church Corners)

Jason,

Here's the information for the past year for the Health Department. It's not much compared to the call volume I expect PD and Fire / Paramedics shares.

Over the past year, we had 6 inspections due to complaints involving the restaurant and 2 bedbug incidents that required inspection to confirm infestation, and follow-up to verify remediation occurred by the owner. Based on the estimated time of 10 hours it took for these investigations, and an average sanitarian salary of \$46.96/hr, the cost of these investigations was \$469.60.

Restaurant and infestation complaints are pretty straightforward issues for follow-up. The owner of the restaurant/club and building owner have been responsive to corrective actions, so there hasn't been additional time spent with enforcement.

Let me know if you have any follow-up questions.

Laurence Burnsed, MPH, MBA  
Director of Health & Social Services  
Town of East Hartford  
740 East Main  
East Hartford, CT 06108  
[lburnsed@easthartfordct.gov](mailto:lburnsed@easthartfordct.gov)  
Office: 860-291-7321  
Cell: 860-604-6731

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**From:** Marshall, Jason <jmarshall@easthartfordct.gov>  
**Sent:** Thursday, July 14, 2022 4:40 PM  
**To:** Walsh, Mike <mwash@easthartfordct.gov>; Sansom, Scott <SSansom@easthartfordct.gov>; Burnsed, Laurence <lburnsed@easthartfordct.gov>  
**Cc:** Martin, Connor <CMartin@easthartfordct.gov>; McCaw, Melissa <mmccaw@easthartfordct.gov>  
**Subject:** RE: READ Meeting for June 26th- 6 pm (Church Corners)

Understood. I think whatever information can be provided will be helpful. I'm happy to relay whatever is made available and can qualify it with this in mind.

Jason Marshall  
Town Council Clerk  
Town of East Hartford

740 Main Street  
East Hartford CT 06108

Direct- 860-291-7207  
Fax 860-291-7389

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**From:** Walsh, Mike <[mwalsh@easthartfordct.gov](mailto:mwalsh@easthartfordct.gov)>  
**Sent:** Thursday, July 14, 2022 4:35 PM  
**To:** Marshall, Jason <[jmarshall@easthartfordct.gov](mailto:jmarshall@easthartfordct.gov)>; Sansom, Scott <[SSansom@easthartfordct.gov](mailto:SSansom@easthartfordct.gov)>; Burnsed, Laurence <[lburnsed@easthartfordct.gov](mailto:lburnsed@easthartfordct.gov)>  
**Cc:** Martin, Connor <[CMartin@easthartfordct.gov](mailto:CMartin@easthartfordct.gov)>; McCaw, Melissa <[mmccaw@easthartfordct.gov](mailto:mmccaw@easthartfordct.gov)>  
**Subject:** RE: READ Meeting for June 26th- 6 pm (Church Corners)

Jason –

The request by the RE Committee for costs in man hours and resources cannot be reasonably or accurately done no matter when it is requested.

We can divide the total budget of each dependent and arrive at a per call cost and then aggregate that, but municipal governments don't provide cost accounting by call as is being requested.

We'll be prepared to talk about the number and severity of calls at the meeting, but unless somebody has a cost accounting system in place that I'm unaware of, this is a fiction that we can't produce.

We'll have some data about the feasibility of taking the building and we'll get that over to you as soon as possible.

*Mike*

*Mike Walsh, Mayor  
Town of East Hartford  
740 Main Street  
East Hartford, CT 06108  
Phone: (860) 291-7201  
Fax: (860) 289-0831  
[MWalsh@EastHartfordCT.Gov](mailto:MWalsh@EastHartfordCT.Gov)*

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**From:** Marshall, Jason <[jmarshall@easthartfordct.gov](mailto:jmarshall@easthartfordct.gov)>  
**Sent:** Thursday, July 14, 2022 10:57 AM  
**To:** Sansom, Scott <[SSansom@easthartfordct.gov](mailto:SSansom@easthartfordct.gov)>; Burnsed, Laurence <[lburnsed@easthartfordct.gov](mailto:lburnsed@easthartfordct.gov)>  
**Cc:** Martin, Connor <[CMartin@easthartfordct.gov](mailto:CMartin@easthartfordct.gov)>; Walsh, Mike <[mwalsh@easthartfordct.gov](mailto:mwalsh@easthartfordct.gov)>  
**Subject:** FW: READ Meeting for June 26th- 6 pm (Church Corners)

Good morning gents-

The Real Estate committee is meeting on Tuesday the 26<sup>th</sup> at 6 to discuss the acquisition of Church Corners, and has requested an estimate of costs in man hours and resources to deal with the building as we are currently. If possible, can you provide that information to me by middle of next week so I can get the Councillors eyes on it in advance of that date?

Appreciate the help as always!

JM

Jason Marshall  
Town Council Clerk  
Town of East Hartford  
740 Main Street  
East Hartford CT 06108

Direct- 860-291-7207  
Fax 860-291-7389

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**From:** Marshall, Jason  
**Sent:** Thursday, July 14, 2022 9:49 AM  
**To:** Martin, Connor <[CMartin@easthartfordct.gov](mailto:CMartin@easthartfordct.gov)>; Gentile, Richard <[RPGentile@easthartfordct.gov](mailto:RPGentile@easthartfordct.gov)>  
**Cc:** Buckheit, Eileen <[ebuckheit@easthartfordct.gov](mailto:ebuckheit@easthartfordct.gov)>; Richard Kehoe <[richardf.kehoe@gmail.com](mailto:richardf.kehoe@gmail.com)>  
**Subject:** READ Meeting for June 26th- 6 pm

Confirming availability for June 26<sup>th</sup> at 6. Primary reason for the meeting is to discuss Church Corners.

Jason Marshall  
Town Council Clerk  
Town of East Hartford  
740 Main Street  
East Hartford CT 06108

Direct- 860-291-7207  
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**TOWN OF EAST HARTFORD OFFICE OF THE MAYOR**

DATE: July 7, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh  
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

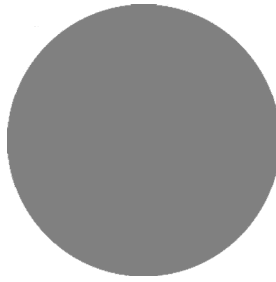
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Please see the attached letter and accompanying documents for referral to the Real Estate Acquisition and Disposition Committee regarding the property at 860 Main Street, known as Church Corners Inn.

Owner of the property has agreed to sell the building to the Town.

Please place this item on the town council agenda for July 12, 2022.

C: R. Gentile, Assistant Corporation Counsel  
E. Buckheit, Development Director



TO: Mayor Mike Walsh

FROM: Eileen Buckheit, Development Director

DATE: July 7, 2022

RE: July 12<sup>th</sup> Town Council agenda item – 860 Main

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I am respectfully requesting a referral to the Real Estate and Acquisition Committee for 860 Main Street, a.k.a Church Corners Inn.

Church Corners Inn located at 860 Main Street is a mixed-use Rooming House and Commercial Building located in the Central Business District (B5 – Downtown East Hartford), and is adjacent to the U.S. Post Office building and one block from Town Hall. The site consists of 0.40 acres and is a 4-story building of 24,820 square feet, of which 6,000 square feet is ground floor commercial space. The upper floors of the building consist of a 53-unit rooming house with the first floor occupied by a 6,000 square foot restaurant.

This property located in the heart of our downtown has been the source of intensive response calls by Police, Fire, and Health Department over the past several years. Fortunately, the current manager and trustee has agreed that it is time to sell the building.

The Town would intent to secure the building, provide some level of remediation and interior demolition and partner with a private developer or housing focused non-profit organization to create new one-bedroom housing units.

Thank you for your assistance and let me know if you have any further questions.