

TOWN COUNCIL AGENDA  
TOWN COUNCIL CHAMBERS/MICROSOFT "TEAMS"  
740 MAIN STREET  
EAST HARTFORD, CONNECTICUT  
AUGUST 2, 2022

7:00 pm Executive Session

=====

**This Town Council meeting is accessible through "Microsoft Teams" 929-235-8441  
Conference ID: 471 845 125# or click on this link: [Click here to join the meeting](#)**

**This meeting can be viewed through Comcast channel 96 and 1090 and Frontier  
channel 6018 or by clicking on <https://ehct.viebit.com>**

Pledge of Allegiance

7:30 p.m.

1. CALL TO ORDER
2. AMENDMENTS TO AGENDA
3. RECOGNITIONS AND AWARDS
4. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS
  - A. Other Elected Officials
  - B. Other Residents
  - C. Mayor
5. APPROVAL OF MINUTES
  - A. July 12, 2022 Executive Session Re: Real Estate
  - B. July 12, 2022 Executive Session Re: Worker's Compensation
  - C. July 12, 2022 Regular Meeting
6. COMMUNICATIONS AND PETITIONS
  - A. Ordinance 10-3(c) Disposition of Obsolete or Broken Town-Owned Equipment
  - B. Resignation: Boards and Commissions
7. OLD BUSINESS
8. NEW BUSINESS
  - A. Memorandum of Understanding between Connecticut's Local Health Departments re: Reciprocal Licensing of Itinerant Food Vendors
  - B. Approval of Silver Lane Redevelopment Plan
  - C. Bid Waiver: Fire Department Repairs to Ladder 1 Truck
  - D. Bid Waiver: Demolition of 1030 Tolland Street
  - E. Setting a Public Hearing Date of August 16, 2022 re: Bond Referenda
    1. Road Improvement Program
    2. Fire Department
  - F. Appointments: Boards and Commissions

1. Amendment to Inland Wetlands Appointment
2. East Hartford Housing Authority Board
- G. Amusement Permit Application: Harley Davidson Bike Night
- H. Refund of Taxes

9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

- A. The pending workers' compensation claim of former Board of Education employee, Paris Walton

11. OPPORTUNITY FOR RESIDENTS TO SPEAK

- A. Other Elected Officials
- B. Other Residents
- C. Mayor

12. ADJOURNMENT (next meeting: August 16, 2022)

*Richard F. Kehoe*

TOWN COUNCIL CHAMBERS

July 12, 2022

~~2022~~ JUL 13 AM 10:03

EXECUTIVE SESSION- REAL ESTATE

TOWN CLERK  
EAST HARTFORD

PRESENT  
IN CHAMBERS

Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr. (via Teams), Majority Leader Sebrina Wilson (arrived at 6:36), Minority Leader John Morrison, Councilors Angela Parkinson, Awet Tsegai, Harry O. Amadasun, Jr. (via Teams), Thomas Rup and Travis Simpson

ALSO  
PRESENT

Mayor Michael P. Walsh  
Richard Gentile, Assistant Corporation Counsel  
Eileen Buckheit, Development Director  
Laurence Burnsed, Director of Health and Social Services  
Melissa McCaw, Finance Director  
Scott Sansom, Chief of Police  
Kevin Munson, Fire Chief  
William Cink, Acting Fire Marshal

CALL TO ORDER

Chair Kehoe called the meeting to order at 6:35 p.m.

MOTION

By Don Bell  
seconded by John Morrison  
to **go into** Executive Session to discuss the possible town purchase of 860 Main Street (Church Corners Inn).

Motion carried 9/0.

MOTION

By Don Bell  
seconded by John Morrison  
to **go back to** Regular Session.

Motion carried 9/0.

ADJOURNMENT

MOTION

By Don Bell  
seconded by John Morrison  
to **adjourn** at 7:56 p.m.

Motion carried 9/0.

Attest

*Richard F. Kehoe*

Richard F. Kehoe  
Town Council Chair

*Richard F. Kehoe*

TOWN COUNCIL CHAMBERS

July 12, 2022

2022 JUL 13 AM 10:03

EXECUTIVE SESSION- WORKERS' COMPENSATION  
TOWN CLERK  
EAST HARTFORD

PRESENT  
IN CHAMBERS

Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority  
Leader Sebrina Wilson, Minority Leader John Morrison, Councilors  
Angela Parkinson, Awet Tsegai, Harry O. Amadasun, Jr., Thomas Rup  
and Travis Simpson

ALSO  
PRESENT

James Tallberg, Corporation Counsel  
Attorney Jonathan Reik, McGann, Bartlett & Brown

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:57 p.m.

MOTION

By John Morrison  
seconded by Don Bell  
to **go into** Executive Session to discuss the pending workers' compensation  
claim of former Board of Education employee, Paris Walton.

Motion carried 9/0.

MOTION

By John Morrison  
seconded by Don Bell  
to **go back to** Regular Session.

Motion carried 9/0.

ADJOURNMENT

MOTION

By John Morrison  
seconded by Don Bell  
to **adjourn** at 8:08p.m.

Motion carried 9/0.

Attest

*Richard F. Kehoe*  
Richard F. Kehoe  
Town Council Chair



*Robert J. Bell*

EAST HARTFORD TOWN COUNCIL

2022 JUL 15 AM 10:18

TOWN COUNCIL CHAMBERS

July 12, 2022

TOWN CLERK  
EAST HARTFORD

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina Wilson, Minority Leader John Morrison, Councillors Angela Parkinson, Awet Tsegai, Travis Simpson, Thomas Rup and Harry Amadasun, Jr.

ABSENT

ALSO Mayor Michael Walsh  
PRESENT Connor Martin, Chief of Staff  
Melissa McCaw, Director of Finance  
Eileen Buckheit, Director of Development  
Tom Baptist, Project Manager, Department of Public Works  
Jay Margnelli, Membership Officer, CT Valley Chamber of Commerce  
Amy Peltier, Director, East Hartford Connects  
Paul O'Sullivan, Grants Manager  
George Psaras, Finance Department  
Nathan Quesnel, Superintendent of Schools (arrived via Teams 10:58 p.m.)  
Richard Gentile, Assistant Corporation Counsel

CALL TO ORDER

Chair Kehoe called the meeting to order at 8:12 pm. The Chair stated that this meeting was also available to the public through the "Teams" platform.

The Chair announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined him in the pledge of allegiance.

AMENDMENTS TO THE AGENDA

MOTION By Sebrina Wilson  
seconded by Don Bell

to **amend** item 8J to read as follows: 2023-2026 Collective Bargaining Agreement between the East Hartford Board of Education and the East Hartford Educational Administrative and Supervisors Unit.

Motion carried 9/0.

MOTION By Sebrina Wilson  
seconded by Don Bell

to **add** item 8K under New Business: Project Labor Agreement re: Town Hall and Community Cultural Center Renovation Project (Bid # 23-01)

Motion carried 9/0.

## RECOGNITIONS AND AWARDS

The Chair took a moment to recognize his wife Donna Kehoe and wish her a very happy birthday.

### Citizen Commendation from East Hartford Fire Department

Mayor Walsh and Kevin Munson, Fire Chief presented a commendation to Ricardo Rodriguez-Guzman and Deanna Wujcik for their selfless actions on June 23<sup>rd</sup> to help the residents of 41 Phelps Street during a fire.

To formally recognize their service, the Mayor read the following Certificate of Special Recognition to Ms. Wujcik (Mr. Rodriguez-Guzman was not in attendance):

#### Deanna Wujcik

*In recognition of her selfless actions in response to a fire at 41 Phelps Street that resulted in life-saving measures. Ms. Wujcik's brave efforts without regard for her own safety in service to a complete stranger are a testament to the tight-knit East Hartford community and the true embodiment of civic duty.*

A similar recognition will be presented to Mr. Rodriguez-Guzman.

### Award Presentation from Beautification Commission

Patricia Sirois, Chair of the Beautification Commission presented a special Recognition entitled the "Outstanding Community Pride Award" to Toshiko Uchino for the planting of cherry trees and surrounding landscaping work at the Manchester Land Conservation Trust Property next to the Riverpoint Condominiums, 235 E River Drive.

Mayor Walsh then read the following proclamation recognizing Ms. Uchino's efforts to support the East Hartford Community:

#### Toshiko Uchino

**WHEREAS**, *Toshiko Uchino is a longtime champion of the Town of East Hartford and the East Hartford community; and*

**WHEREAS**, *over the years, she has been focused on improving the quality of life for many residents through her dedication to beautification efforts across town; and*

**WHEREAS**, *Ms. Uchino has demonstrated utmost generosity through the donation and planting of dozens of cherry trees, bushes and plants in various areas of town in an effort to beautify East Hartford; and*

**WHEREAS**, *in addition to her beautification efforts, Ms. Uchino has shown a steadfast commitment to supporting and promoting diversity within the East Hartford community through the planning and execution of numerous cultural and educational events, such as Japan Week, movie screenings, exhibitions and more to introduce residents to Japanese culture; and*

**WHEREAS**, *Ms. Uchino is an outstanding community member and an advocate of those*



seconded by John Morrison  
to **approve** the minutes of the June 21, 2022 Executive Session Re:  
Worker's Compensation

Motion carried 9/0.

June 21, 2022 Public Hearing

MOTION By Sebrina Wilson  
seconded by Tom Rup  
to **approve** the minutes of the June 21, 2022 Public Hearing

Motion carried 9/0.

June 21, 2022 Regular Meeting

MOTION By Sebrina Wilson  
seconded by Awet Tsegai  
to **approve** the minutes of the June 21, 2022 Regular Meeting

Motion carried 9/0.

COMMUNICATIONS AND PETITIONS

ARPA Small Business Assistance Program Update

Eileen Buckheit, Development Director, provided a review of the outreach and response from local businesses who have submitted applications for support through this program, established to help eligible East Hartford businesses respond to and recover from the effects of the COVID-19 pandemic with funding provided through the American Rescue Plan Act (ARPA). There is roughly \$4.5 million in available funds, which are administered by the Town of East Hartford's Development Office with assistance from the Connecticut River Valley Chamber of Commerce. The Town Council will be provided with quarterly updates via the Tax Policy committee. Three applications from local businesses have been approved for project funding as reimbursements once receipts are provided to the Town; Fruitful Mixology LLC for \$125,000, Loop Services LLC for \$116,000, and United Steel for \$125,000.

Jay Margnelli, Membership Officer for the CT Valley Chamber of Commerce, spoke on his role with regards to outreach. Mr. Margnelli feels the efforts are going well, as many businesses are contacting the Chamber to apply for these funds. These contacts help develop deeper connections between the town, the Chamber and local businesses.

The Council requested consideration of lowering the maximum award amount which would allow more smaller businesses to benefit from these funds.

Town Hall Renovation Update

Melissa McCaw, Finance Director and Tom Baptist, Project Manager, Department of Public Works, provided an update on the estimated costs and timeline for the relocation project. The Director reported that as of June, designs for the Renovation project are

100% complete. Downes Construction provided a soft estimate of the project with an estimated total cost of up to \$19.5 million. The increased cost is based on final design documents and market cost escalations.

A pre-bid walkthrough occurred on Thursday, July 7 with over 50 companies in attendance. 14 different trade packages at Town Hall and the Community Cultural Center are due for official bids on July 21<sup>st</sup>.

The Town currently has \$16.9 million in Bond Authorizations and allocations of other funds for this project. Director McCaw spoke to options available that would bridge the funding gap, consisting of repurposing ARPA funding allocated for the North End Community Center, other ARPA repurposing and \$500,000 of the anticipated surplus from the FY22 budget.

The Council reviewed reasons for the increased project estimate and confirmed that allocated ARPA funds must be used by 2024. The Council requested a detailed estimate of costs of the project that are directly associated with the renovation to the Community Cultural Center.

A firm funding plan will be presented to the Council for consideration to approve in August once bids have been received and vetted to compare with the current estimate.

#### Ordinance 10-3(c) Disposition of Obsolete or Broken Town-Owned Equipment

The Chair shared that as required by ordinance, administration has provided the Council with a number of items that the Town has deemed no longer of use from the Fire, Library and IT Departments.

#### OLD BUSINESS

#### NEW BUSINESS

#### Referral to Real Estate Acquisition and Disposition Committee re: Purchase of 860 Main Street / Church Corners Inn

MOTION       By Angie Parkinson  
                  seconded by Tom Rup

to refer to the Real Estate Acquisition and Disposition Subcommittee the property of 860 Main Street for possible purchase.

Motion carried 9/0.

#### Acceptance of Grant Funds: Summer Youth Employment and Learning Program

MOTION       By Don Bell  
                  seconded by John Morrison  
                  to adopt the following resolution:

**WHEREAS;** Capital Workforce Partners has made available funding to support the Summer Youth Employment and Learning Program, and;

**WHEREAS;** these funds can be used to provide East Hartford youth age 14-21 with employment and learning experience, while offering local employers subsidized wages for the interns' labor,

**NOW THEREFORE LET IT BE RESOLVED;** that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by Capital Workforce Partners as they pertain to this Summer Youth Employment and Learning Program grant.

On call of the vote, the motion carried 9/0.

Amy Peltier, Director of East Hartford Connects, provided information on where the grant funds will be allocated. The Town recently became the service provider through East Hartford Connects of the Summer Youth Employment and Learning Program, which connects youth ages 14-21 with paid work experience opportunities in East Hartford. Interns received subsidized wages working for local employers, municipal departments and community based programs. Each candidate can work upwards of 120 hours between July 1-August 31 and all 59 slots have been filled.

2022 Justice Assistance Grant Program (JAG)

MOTION       By Awet Tsegai  
                  seconded by Tom Rup  
                  to adopt the following resolution:

**WHEREAS,** the U.S. Department of Justice, Bureau of Justice Assistance, has made funding available to the Town of East Hartford under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

**WHEREAS,** these funds may be used to improve or enhance Law Enforcement Programs with no cash match required by the Town of East Hartford;

**NOW THEREFORE LET IT BE RESOLVED;** That Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required as they pertain to this Justice Assistance Grant.

On call of the vote, the motion carried 9/0.

State of Connecticut Community Investment Fund Application

MOTION       By Don Bell  
                  seconded by Angie Parkinson  
                  to adopt the following resolution:

**WHEREAS** the State of Connecticut has established the Community Investment Program to foster economic development in historically underserved communities across the state; and

**WHEREAS** the Town of East Hartford is ranked as the 12th most distressed

municipality in the 2021 Distressed Municipalities List by the State of Connecticut with a median income of \$59,954 and a per capita income of \$29,789 with 13.7% living in poverty; and

**WHEREAS** the Town of East Hartford with a population of approximately 51,000 with 21.3% under 18 years of age is one of the most racially and ethnically diverse municipalities in the State of Connecticut with roughly 32.6% Caucasian, 25% Black or African American, 38% Hispanic or Latino; and

**WHEREAS** the State of Connecticut Community Investment Fund presents an opportunity to Elevate East Hartford through reinvestments in economic and community growth, maximizing entrepreneurship through incubator and acceleration programs, revitalizing Main Street as one of the gateways to the Town, implementing a housing strategy and advancing improvement in football, park infrastructure and overall quality of life;

**NOW THEREFORE LET IT BE RESOLVED**; that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by the State of Connecticut as they pertain to the Community Investment Fund grant.

MOTION           By Don Bell  
                          seconded by Harry Amadasun

to amend the language of the final paragraph of the resolution as follows:

**"NOW THEREFORE LET IT BE RESOLVED**; that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by the State of Connecticut as they pertain to the Community Investment Fund grant as outlined in the July 6<sup>th</sup> 2022 memo from Melissa McCaw, Finance Director, to Mayor Michael P. Walsh and including \$250,000 for softball field renovations and \$628,000 for playscape construction."

Motion carried 9/0.

On call of the vote, the amended motion carried 9/0.

Melissa McCaw introduced George Psaras, Durational Project Manager and Finance Liaison, who along with Connor Martin, Chief of Staff, Eileen Buckheit, Director of Development and Mayor Walsh provided a presentation highlighting a list of projects the Administration intends to prioritize from the grant. The CIF is a 5 year statewide program to foster economic growth in Connecticut. The proposed projects include the relocation of the West Hartford Children's Museum to East Hartford; the acquisition of Church Corners Inn (860 Main Street); upgrades of lighting fixtures and other streetscape improvements focused on revitalizing Main Street; the acquisition and renovation of the Main Street Post Office to develop as a small business incubator space; further developing a Town-wide affordable housing development strategy; improvements to Martin Park; school playscapes; a softball field renovation; a transportation study on the proposed East Hartford Logistics and Technology Park at Rentschler Field; and an economic modeling

study to provide recommendations for an incubator incentive plan to encourage businesses to locate in the Technology Park.

State Bond Commission Urban Grant re: Veterans Memorial Clubhouse Renovations

MOTION By Awet Tsegai  
seconded by Don Bell  
to adopt the following resolution:

**WHEREAS;** pursuant to PA 17-2, As Amended Sec. 408 the Capital Region Development Authority is authorized to extend financial assistance for economic development projects; and

**WHEREAS;** it is desirable and in the public interest that the Town of East Hartford make an application to the State for \$4,000,000 in order to undertake the renovations to the Veterans Memorial Clubhouse and to execute an Assistance Agreement.

**NOW THEREFORE LET IT BE RESOLVED;** that the Town Council is cognizant of the conditions and prerequisites for the state financial assistance imposed by PA 17-2, As Amended Sec. 408, and that the filing of an application for State financial assistance by the Town of East Hartford in an amount not to exceed \$4,000,000 is hereby approved and

**LET IT FURTHER BE RESOLVED;** that Michael P. Walsh, Mayor of the Town of East Hartford, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of East Hartford.

On call of the vote, the motion carried 9/0.

Contingency Transfer for August Primaries

MOTION By Harry Amadasun  
seconded by Angie Parkinson

to transfer funds in the amount of \$41,041 to cover the cost of the state primary to be held on August 9<sup>th</sup> as follows:

From account #G9600-63492 Contingency Reserve	\$41,041
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Into the following accounts:

#G1300-60135 Registrar of Voters – Election Officials	\$32,925
#G1300-62360 Registrar of Voters – Election Day Expenses	\$8,116

Motion carried 9/0.

Approval of Sale of Individual Tax Liens

MOTION By Angie Parkinson



seconded by Don Bell

to **approve** the sale of tax liens as listed on the report attached to a memorandum dated July 7, 2022 from Finance Director Melissa McCaw to Mayor Michael P. Walsh which lists and enumerates 29 properties, along with the amount of the tax lien for each property and the high bid for each property, resulting from the request for proposal relevant to the tax lien sale and to **award** the high bid for the 29 properties, collectively totaling \$580,996.93 (that includes a \$49,407.46 premium) as follows:

- Tower Capital Management LLC – 7 bids totaling \$140,171.72
- TLOA Servicing LLC – 4 bids totaling \$130,889.35
- RTLF-CT LLC – 18 bids totaling \$309,935.86

Motion carried 9/0

#### Appointments to Various Boards and Commissions

MOTION By Harry Amadasun  
seconded by Don Bell  
to **approve** the following:

##### Re-appointments

##### **Commission on Services for persons with disabilities**

- D - Vanessa Jenkins — 26 Suffolk Dr. - term to expire 12/23
- D - Sunilda Caminero — 107 Cambridge Dr. - term to expire 12/23
- D - Veronica Rosario — 31 High St. - term to expire 12/23
- D - Rena Berube — 124 Tiffany Rd. - term to expire 12/23

##### **Historic District Commission**

- D - Veronica Rosario — 31 High St. - term to expire 12/23

##### **Inlands Wetlands Commission**

- D - Richard Rivera — 11 Hills St. - term to expire 12/23

##### **Pension and Retiree Benefits Board**

- D - Ellen McCreery — 39 Greene Terr. - term to expire 12/23

##### **Planning and Zoning Commission**

- D - John Ryan — 172 Burke St. - term to expire 12/23
- D - Carol Noel — 102 Christine Dr. - term to expire 12/23

##### **Veterans Commission**

- D - John Cook — 329 Long Hill St. - term to expire 12/23

##### **Commission on Culture and Fine Arts**

- D - Sue Tukey — 51 Cheyenne Rd. - term to expire 12/26

##### Appointments

**Inlands Wetland Commission**

D - Gary Vollinger — 36 Brookfield Dr. - term to expire 12/23

**Metropolitan District Commission (MDC)**

D - Joan Gentile — 1871 Main St. - term to expire 12/22

Motion carried 9/0.

Refund of Taxes

MOTION By Harry Amadasun  
seconded by Don Bell

to **approve** a total refund of taxes in the amount of \$58,244.18  
pursuant to Section 12-129 of the Connecticut General Statutes.

Motion carried 9/0.

Bill Name	Address	City/State/Zip	Prop Loc/Vehicle Info.	Over Paid
2019-01-0013917 CORELOGIC CENTRALIZED REFUNDS	PO BOX 9202	COPPELL, TX 75019-9760	4 WEBSTER ST	-650.5
2020-03-0060599 EAN HOLDINGS LLC	14002 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/1N4BL4BV3KC206985	-510.76
2020-03-0060600 EAN HOLDINGS LLC	14003 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3N1CE2CP5KL363597	-459
2020-03-0060602 EAN HOLDINGS LLC	14004 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/1N4BL4EV6KC174304	-661.51
2020-03-0060603 EAN HOLDINGS LLC	14005 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/KNMAT2MV9KP518583	-497.25
2020-03-0060604 EAN HOLDINGS LLC	14006 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/1G1ZD5ST8KF140080	-532.81
2020-03-0060605 EAN HOLDINGS LLC	14007 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/JM3KFADM0K1556193	-737.56
2020-03-0060606 EAN HOLDINGS LLC	14008 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/3VV2B7AX0LM080734	-670.95
2020-03-0060612 EAN HOLDINGS LLC	14009 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2T1BURHE9KC207416	-445.5
2020-03-0060614 EAN HOLDINGS LLC	14010 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1N4BL4CV9LC130978	-550.36
2020-03-0060616 EAN HOLDINGS LLC	14011 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C3CDXBG5KH692036	-410.86
2020-03-0060618 EAN HOLDINGS LLC	14012 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C4RDGEG1KR736156	-530.1
2020-03-0060619 EAN HOLDINGS LLC	14013 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/KNMAT2MV7LP503193	-301.5
2020-03-0060620 EAN HOLDINGS LLC	14014 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3VW117AU7KM509754	-481.06
2020-03-0060621 EAN HOLDINGS LLC	14015 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C4RDGEG7KR750224	-370.8
2020-03-0060623 EAN HOLDINGS LLC	14016 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/JA4AT3AA7KZ046146	-315.9
2020-03-0060624 EAN HOLDINGS LLC	14017 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2G11Z5S37K9155273	-426.6
2020-03-0060625 EAN HOLDINGS LLC	14018 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3N1AB7AP2KY313856	-418.06
2020-03-0060626 EAN HOLDINGS LLC	14019 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C4RDGEG9KR736163	-477
2020-03-0060627 EAN HOLDINGS LLC	14020 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/JN1BJ1CP9KW527235	-461.26
2020-03-0060628 EAN HOLDINGS LLC	14021 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/4T1B11HK0KU785855	-562.05
2020-03-0060630 EAN HOLDINGS LLC	14022 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3VWY57AUXKM512280	-415.35

2020-03-0060631 EAN HOLDINGS LLC	14023 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C3CDXBG8KH657748	-479.26
2020-03-0060632 EAN HOLDINGS LLC	14024 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/2C4RC1GG0KR731544	-754.21
2020-03-0060633 EAN HOLDINGS LLC	14025 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5N1AT2MV3KC826366	-442.35
2020-03-0060634 EAN HOLDINGS LLC	14026 E 21ST ST STE 1500	TULSA, OK 74134-1424	2018/1FM5K7F82JGC16507	-687.61
2020-03-0060641 EAN HOLDINGS LLC	14027 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2FMPK4K92LBA72277	-812.7
2020-03-0060643 EAN HOLDINGS LLC	14028 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2FMPK4K99LBA72275	-722.7
2020-03-0060644 EAN HOLDINGS LLC	14029 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2FMPK4K99LBA60157	-722.7
2020-03-0060645 EAN HOLDINGS LLC	14030 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1C4RJFBG3LC339954	-808.2
2020-03-0060646 EAN HOLDINGS LLC	14031 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1C4RJFBG2LC339962	-808.2
2020-03-0060649 EAN HOLDINGS LLC	14032 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1C4RJFBG8LC339951	-808.2
2020-03-0060652 EAN HOLDINGS LLC	14033 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2C4RC1DGXLR197507	-751.05
2020-03-0060653 EAN HOLDINGS LLC	14034 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2C4RC1DG2LR198635	-614.25
2020-03-0060657 EAN HOLDINGS LLC	14035 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/2C3CDXBG6LH144497	-148.06
2020-03-0060659 EAN HOLDINGS LLC	14036 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/5NPD84LF2LH561700	-256.96
2020-03-0060662 EAN HOLDINGS LLC	14037 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3C4PDCGG6KT803649	-494.56
2020-03-0060663 EAN HOLDINGS LLC	14038 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3VWC57BU8KM198332	-400.95
2020-03-0060664 EAN HOLDINGS LLC	14039 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/ML32A3HJ3KH013322	-144
2020-03-0060675 EAN HOLDINGS LLC	14040 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A37KE080642	-263.71
2020-03-0060677 EAN HOLDINGS LLC	14041 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A36KE077652	-301.51
2020-03-0060679 EAN HOLDINGS LLC	14042 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPD84LF5KH480690	-412.66
2020-03-0060687 EAN HOLDINGS LLC	14043 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPE24AF9KH789345	-189
2020-03-0060688 EAN HOLDINGS LLC	14044 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPE24AF9KH789491	-378.9
2020-03-0060690 EAN HOLDINGS LLC	14045 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPD84LF0KH496389	-367.21
2020-03-0060695 EAN HOLDINGS LLC	14046 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPE24AF6KH801919	-283.95
2020-03-0060696 EAN HOLDINGS LLC	14047 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPE24AF5KH789584	-331.2
2020-03-0060698 EAN HOLDINGS LLC	14048 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A30KE079512	-225.91
2020-03-0060699 EAN HOLDINGS LLC	14049 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A34KE087192	-301.51
2020-03-0060700 EAN HOLDINGS LLC	14050 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/5NPE24AF5KH800129	-331.2
2020-03-0060703 EAN HOLDINGS LLC	14051 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A39KE077922	-376.66
2020-03-0060705 EAN HOLDINGS LLC	14052 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3KPC24A35KE080591	-150.76
2020-03-0060709 EAN HOLDINGS LLC	14053 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1G1ZD5ST0LF006407	-463.51
2020-03-0060720 EAN HOLDINGS LLC	14054 E 21ST ST STE 1500	TULSA, OK 74134-1424	2021/5XXG14J2XMG017573	-321.74
2020-03-0060721 EAN HOLDINGS LLC	14055 E 21ST ST STE 1500	TULSA, OK 74134-1424	2021/5XXG14J22MG017342	-449.55
2020-03-0060727 EAN HOLDINGS LLC	14056 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/5NPD84LF3LH615019	-205.2
2020-03-0060741 EAN HOLDINGS LLC	14057 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/4S4BSANC5K3362303	-725.85
2020-03-0060747 EAN HOLDINGS LLC	14058 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/4S4BSANCXK3356223	-580.95

2020-03-0060748 EAN HOLDINGS LLC	14059 E 21ST ST STE 1500	TULSA, OK 74134-1424	2019/3VWC57BU2KM192901	-311.85
2020-03-0060751 EAN HOLDINGS LLC	14060 E 21ST ST STE 1500	TULSA, OK 74134-1424	2021/5NPEG4JA3MH066339	-371.7
2020-03-0060752 EAN HOLDINGS LLC	14061 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1GCRYDED6LZ160631	-1,120.96
2020-03-0060753 EAN HOLDINGS LLC	14062 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1FTEW1E40LFA51084	-1,215.46
2020-03-0060754 EAN HOLDINGS LLC	14063 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1FTEW1E42LFA51085	-1,338.31
2020-03-0060759 EAN HOLDINGS LLC	14064 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1FTEW1E55LFA64101	-1,062.45
2020-03-0060760 EAN HOLDINGS LLC	14065 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1FTEW1E57LKD27843	-708.3
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2020-03-0060763 EAN HOLDINGS LLC	14067 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1FTER4FH0LLA25886	-782.55
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2020-03-0060766 EAN HOLDINGS LLC	14069 E 21ST ST STE 1500	TULSA, OK 74134-1424	2020/1GCGTCEN9L1224832	-713.26
2020-01-0010357 LERETA ATTN: CENTRAL REFUNDS	901 CORPORATE CENTER DR	POMONA, CA 91768	100 CORNELL CIR	-43.84
2018-01-0003108 LERETA ATTN: CENTRAL REFUNDS	901 CORPORATE CENTER DR	POMONA, CA 91768	34 GRANDE RD	-2,634.26
2020-01-0009412 LERETA ATTN: CENTRAL REFUNDS	901 CORPORATE CENTER DR	POMONA, CA 91768	91 HANDEL RD	-1,690.73
2019-01-0007737 MARTINEZ JASON E	23 NOCH LN	EAST HARTFORD, CT	23 NOCH LN	-4,525.50
2020-01-0009750 MOURIER ANN EST OF C/O JAMES GAVIN JR EXECUTOR	121 AUTUMN BREEZE LN	BOLIVIA, NC 28422	130 NAUBUC AVE	-128.64
2020-03-0074694 NISSAN INFINITI LT	PO BOX 650214	DALLAS, TX 75265-0214	2018/5N1DR2MM1JC608539	-407.7
2020-03-0074710 NISSAN INFINITI LT	PO BOX 650214	DALLAS, TX 75265-0214	2019/1N4BL4CW8KN321500	-299.1
2020-01-0009675 TMB LAW, TRUSTEE ATTN: ELIZA	SHOPS SOMERSET SQ	GLASTONBURY, CT 06033	140 ANITA DR	-29.71
	140 GLASONBURY BLVD SUITE 29			
2020-03-0086350 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1EECF31L1003430	-1,091.88
2020-03-0086351 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFY0L2004047	-1,377.86
2020-03-0086352 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFY5L2008482	-1,377.86
2020-03-0086353 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WAUJEGFF5LA004955	-1,140.98
2020-03-0086354 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFYXL2023530	-1,377.86
2020-03-0086356 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFY4L2035611	-1,377.86
2020-03-0086357 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFY8L2020058	-1,126.90
2020-03-0086363 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1BNAFY3L2053257	-1,251.64
2020-03-0086365 VW CREDIT INC	1401 FRANKLIN BLVD	LIBERTYVILLE, IL 60048-4460	2020/WA1EECF33L1023078	-1,091.88
TOTAL				(\$58,244.18)

2023-2026 Collective Bargaining Agreement between the East Hartford Board of Education and the East Hartford Educational Administrative and Supervisors Unit

MOTION By Sebrina Wilson  
seconded by Tom Rup

to **approve** the 2023-2026 Collective Bargaining Agreement between the East Hartford Board of Education and the East Hartford Education Administrative and Supervisory Unit, ratified by the Union on June 17, 2022 and approved by the Board of Education on June 20, 2022 – as attached to a letter dated June 20, 2022 from Christopher Wethje, Director of Human Resources for East Hartford Public Schools to Robert Pasek, Town Clerk.

Motion carried 9/0.

Nathan Quesnel provided a summary of the contract which he feels will allow starting salaries and benefits to remain competitive, as well as retain the talent already on staff.

Project Labor Agreement re: Town Hall and Community Cultural Center Renovation Project (Bid # 23-01)

MO I I O N By Sebrina Wilson  
seconded by Travis Simpson

to adopt the following resolution:

**WHEREAS**, the Town is currently seeking bidders for renovations to the East Hartford Community Cultural Center and the East Hartford Town Hall (Bid # 23-01, the "Project"); and

**WHEREAS**, a construction project, such as this one, poses special challenges and requires coordination between all trades, certainty about the terms and conditions of employment, labor harmony and a clear resolution mechanism for disputes; and

**WHEREAS**, it is important that construction projects provide for the hiring of minority and women workers, veterans and community residents; and

**WHEREAS**, to address these challenges, governmental entities often utilize Project Labor Agreements (PLA); and

**WHEREAS**, PLA's do not prohibit non-union contractors from bidding on a project, but instead, allow for the terms and conditions of employment, and the coordination of all construction trades, to be treated under one umbrella contract for the project; and

**WHEREAS**, after review of the effects of a Project Labor Agreement on the Project, as set out in Connecticut General Statutes Section 31-56b (a), the Town Council wishes to require a Project Labor Agreement for the Project;

**NOW THEREFORE BE IT RESOLVED:**

That it is in the public's best interest to require a Project Labor Agreement for the Project; and

**LET IT FURTHER BE RESOLVED:** That a Project Labor Agreement shall be required for the Project; and

**LET IT FURTHER BE RESOLVED:** That Mayor Michael P Walsh is authorized to sign a Project Labor Agreement for the Project, in the general form attached hereto, with such changes as deemed necessary and prudent by the Office of the Corporation Counsel.

On call of the vote, the motion carried 9/0.

Richard Gentile, Assistant Corporation Counsel, provided justification for the Town's interest in establishing a Project Labor Agreement for the renovation project. Mr. Gentile feels the agreement will bring efficiencies, standards for working conditions and hours, a grievance procedure, and establishes benchmarks for hiring practices.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Councillor Tsegai requested an update on the Wickham Library construction project and the developments of the proposed dog park. *The Mayor anticipates completion at Wickham Library by September 15<sup>th</sup>. The dog park, which will be located at Foran Park is in progress. Fencing should be installed on or around July 25<sup>th</sup>. The Mayor anticipates soft opening of the dog park around August 10<sup>th</sup>.*

- ✓ Councillor Rup expressed concern regarding the smell from the trash to energy plant located near the Charter Oak Bridge. *The Mayor acknowledged the issue as it affected the enjoyment of the recent concert at Great River Park. Administration will reach out to the facility and report back with their findings.*

The Mayor provided an update regarding the recent traffic incident at the intersection of Forbes Street and Brewer Street on July 7<sup>th</sup>. A speeding vehicle crashed into a utility pole which knocked the traffic light offline at the intersection and left residents without power during the day. With the traffic light working as a blinking yellow/red after the accident, a second accident occurred where a resident's car collided with a police officer's vehicle while responding to a call. In response to this, the town has temporarily established the intersection as a 4-way stop with signs. After several months, the town will determine whether to permanently remove the traffic light and make the intersection a four-way stop. If so, to make the road safer, Forbes Street may require reformatting into one lane and traffic counts will be implemented. The Mayor also shared that the administration plans to provide an update on the Department of Inspections and Permits and their efforts to improve service levels.

Councillor Simpson requested that the previously mentioned stop signs be moved from their current location in the roadway to the side of the road. The Councillor then asked for an update on the proposed redevelopment of the former McCartin School located at the end of Canterbury Lane. *The Mayor reported that the YMCA is a current tenant at the school and is intending to leave the property in December. Once that occurs the building will be closed for sale or demolition.*

Councillor Simpson then requested an update on the open Town Planner position. *The Mayor reported that administration is actively recruiting for the position as it remains open.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

MOTION By Sebrina Wilson  
seconded by Don Bell

to accept the recommendation of Corporation Counsel to fully and finally settle the pending workers' compensation claim of former Board of Education employee, Paris Walton, for a total sum of \$22,500.00 with the Second Injury Fund contributing \$11,739.00 of this amount.

Motion carried 9/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

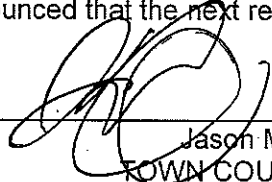
No one came forward.

ADJOURNMENT

MOTION By John Morrison  
seconded by Don Bell  
to **adjourn** (11:35 p.m.)  
Motion carried 9/0

The Chair wished all a good evening and announced that the next regular meeting of the Town Council would be August 2, 2022.

Attest

  
\_\_\_\_\_  
Jason Marshall  
TOWN COUNCIL CLERK



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: July 25<sup>th</sup>, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Michael P. Walsh, Mayor  
RE: Ordinance 10-3(c) Disposition of obsolete or broken Town-Owned Equipment.

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Pursuant to Section 10-3 (c), this memo serves as a notification of intent by the Mayor to dispose of the following Town-Owned equipment, certified by the Finance Director to be unsuitable for Town use.

- Please see the enclosed memo from Public Works Director Marilyn Cruz-Aponte

The above Town owned equipment has been offered to all Departments via email, in accordance with Ordinance 10-3(c). There is no use for this equipment within other departments.

Please place this item on the Town Council agenda as a communication for the August 2, 2022 meeting.

C: M Cruz-Aponte, Public Works Director  
M. McCaw, Finance Director  
C. Martin, Chief of Staff

Sec. 10-3 (c):

(c) Notwithstanding the provisions of subsection (a) of this section, the Mayor may authorize the disposal of any furniture or equipment that is determined by the Finance Director to be unsuitable for town use and of any computer equipment that is determined by the Information Technology Manager to be unsuitable for town use because of obsolescence or damage, provided no Director has indicated an interest in the property within fourteen days of notice of intent to dispose by the Mayor, and provided further, that if such furniture or equipment has some use other than for town use, such furniture or equipment shall be disposed by auction or other means of sale. The Mayor shall notify in writing the Town Council of any disposal or auction of property pursuant to this section prior to such disposal or auction.





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**TOWN OF EAST HARTFORD PUBLIC WORKS  
MEMORANDUM**

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TO: Mike Walsh, Mayor  
Melissa McCaw, Finance Director

FROM: Marilyn Cruz-Aponte, Director of Public Works

DATE: July 21, 2022

RE: Sale of Front Loader Refuse Vehicle

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*M. Cruz-Aponte*

In accordance with Town Ordinance, Chapter 10, Section 3, Subsection C, I recommend the surplus sale of a front loader refuse truck (2013 Peterbilt, 40 yard front loader, VIN: 3BPZX7TX4DF206577, Mileage 81,125 in good-very good condition with tires in very good condition) that is no longer in use by the Department of Public Works.

As per Section 3 of the Ordinance, Public Works hereby notifies the Town Council of the pending auction of the front loader at a minimum bid of \$125,000.

Public Works conducted a market comparable sales pricing review. The recommended minimum is an appropriate minimum value for this specialty model. Outreach to used truck and equipment vendors further confirms the recommended minimum value and confirms that there are no new front loader trucks being fabricated at this time and that very few, if any, used front loader trucks are available for sale in the region. Also, waste hauling companies have contacted Public Works with interest in the purchase.

The front loader truck was part of the fleet of vehicles previously utilized by Public Works for collection of refuse and recycling dumpsters located at Town and Board of Education facilities. Public Works outsourced on July 1, 2022 these dumpster collection services to Paine's Hauling under Board of Education Bid #1781-21.

cc: Richard Gentile, Assistant Corporation Council



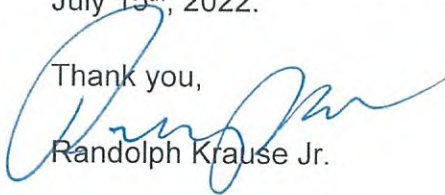
Randolph Krause  
75 Rene Court  
East Hartford, CT 06108

Robert Pasek  
East Hartford Town Clerk  
740 Main Street - 1st Floor  
East Hartford, CT 06108

Dear Mr. Pasek:

This letter is to inform you that I Randolph P Krause Jr, of 75 Rene Court East Hartford do hereby resign my commission to all town boards effective 10AM Friday July 15<sup>th</sup>, 2022.

Thank you,



Randolph Krause Jr.


TOWN CLERK  
EAST HARTFORD

2022 JUL 18 AM 9:12





**TOWN OF EAST HARTFORD OFFICE OF THE MAYOR**

DATE: July 21, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh   
RE: AGREEMENT: Town of East Hartford and Other Connecticut Local Health Departments and Districts for Reciprocal Licensing of Itinerant Food Vendors

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Please see the enclosed request from Health and Social Services Director Laurence Burnsed to enter into an agreement with other towns to allow itinerant food vending establishments (IFVEs) that are permitted by another participating Local Health Department or District to operate in East Hartford without needing an additional permit.

Please place this item on the Town Council agenda for the August 2, 2022 meeting.

C: L. Burnsed, Health and Social Services Director



MICHAEL P. WALSH  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street

East Hartford, Connecticut 06108

(860) 291-7324

HEALTH@EASTHARTFORDCT.GOV

HEALTH DEPARTMENT

WWW.EASTHARTFORDCT.GOV

TO: Mayor Michael P. Walsh

FROM: Laurence Burnsed, Director of Health and Social Services *ZB*

DATE: July 21, 2022

RE: Referral to Town Council: Request to Approve Agreement Between the Town of East Hartford and Other Connecticut Local Health Departments and Districts for Reciprocal Licensing of Itinerant Food Vendors

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I am respectfully requesting the Town Council to approve the Town of East Hartford to enter into an agreement with other Towns to allow itinerant food vending establishments (IFVEs) that are permitted another participating Local Health Department or District to operate without needing an additional permit.

In July 2018, CSG Sec. 19a36i (e) was adopted by the Connecticut Legislature. This amendment required the Department of Public Health to collaborate with directors of health to create a reciprocal licensing system of IFVEs so that food vendors licensed or permitted in one town, or city can operate in other jurisdictions without the need for additional food licenses. The Department of Public Health worked with other state and local officials to develop a framework for agreements among local health departments and health districts.

The East Hartford Department of Health & Social Services supports the Town's participation in reciprocal licensing of IFVEs. The financial impact is expected to be minimal as IFVEs based in East Hartford will continue to be licensed and inspected by the Department of Health & Social Services. Furthermore, the agreement does not modify any fees or licensing requirements for temporary events, such as fairs and festivals where vendors must register with the event coordinator and get the necessary approvals for selling food at these events. Our participation with reciprocal licensing will help reduce the financial impact of food truck vendors licensed in another participating jurisdiction that is interested in operating in East Hartford.

The East Hartford Health Department still has the authority to conduct inspections at any time when a vendor is selling food in our jurisdiction to ensure proper licensing and food safety processes are followed. The health department also still has the authority to issue orders to hold or destroy food, or issue an order to cease operations to protect public health.

The attached agreement was reviewed by Town of East Hartford Corporate Counsel prior to submitting for Town Council approval.

July 19, 2022

STATE OF CONNECTICUT

MEMORANDUM OF UNDERSTANDING  
BETWEEN  
CONNECTICUT'S LOCAL HEALTH DEPARTMENTS AND DISTRICTS

This Memorandum of Understanding ["MOU" or "Agreement"] is entered into between the undersigned Local Health Departments and Districts and the chief elected official or Board of such Departments and Districts (each a "party" and collectively the "parties"), in accordance with the following terms:

**1. PURPOSE**

Conn. Gen. Stat. section 19a-36i requires the development of a process that allows for the reciprocal licensing of itinerant food vending establishments that have been issued a valid permit, as defined in this Agreement, from the Local Health Department or District having jurisdiction of the town where the itinerant food vending establishment is located, and the operator of such itinerant food vending establishment seeks to conduct business in a town located in the jurisdiction of another Local Health Department or District. The law requires the Department of Public Health and the Local Director of Health to implement such process. In response to this directive, this pilot project is being conducted to start the implementation process.

The undersigned representatives of Local Health Departments and Districts and/or Board Chairs and Chief Elected Officials enter into this mutual Agreement to allow itinerant food vending establishments that are permitted by another party, to operate in its town or district without needing an additional permit.

**2. SCOPE OF AGREEMENT**

This MOU will cover reciprocity of itinerant food vending establishment permits, food inspections, and the fees associated with such food permits and food inspections. This reciprocal Agreement is only applicable to the permitting process that is required to carry out regular business activities of an itinerant food vending establishment who utilizes a mobile facility to sell food. This Agreement does not modify any permitting or other approval requirements for temporary food service establishments, as defined by section 19-13-B42 of the Regulations of Connecticut State Agencies. This MOU does not cover fire, zoning, building, or any other local permits that may be required. Itinerant food vendors shall receive proper local approvals prior to operating their business in towns where these other types of permits are required for itinerant food vending establishments.

**3. TERM OF AGREEMENT**

This Agreement will begin when fully executed and shall terminate on December 31, 2032.

Additional parties may join this Agreement at any time throughout the duration of the Agreement.

#### **4. TERMINATION**

Any party may terminate its participation in this mutual Agreement by providing all other parties with one hundred twenty (120) days written notice of such intention.

#### **5. STATUTORY AUTHORITY**

The statutory authority for the Parties to enter into this MOU is Connecticut General Statutes section 19a-223.

#### **6. KEY DEFINITIONS**

For the purposes of this MOU, the following definitions are used:

- a. "Itinerant food vending establishment" is defined as a food vending business serving food or drink from any establishment or conveyance without fixed location and without connection to water supply and sewage disposal systems
- b. "Permitting LHD" is defined as the Local Health Department or District that has jurisdiction in the town in which the itinerant food vending establishment's business is officially located, as identified on the business recording filed with Connecticut's Office of the Secretary of State or the Connecticut town where the itinerant food vendor's food vending vehicle is registered.
- c. "Operating LHD" is defined as the Local Health Department or District that has jurisdiction of the town in which an itinerant food vending establishment operates or sells food, but which is not the Permitting LHD;
- d. "Permit" is defined as a permit or a license that has been issued in accordance with Conn. Gen. Stat. section 19a-36i, and is not expired, suspended, or revoked;

#### **7. AUTHORITY AND DUTIES OF PERMITTING AND OPERATING LHDS**

Under this mutual agreement, all parties may fulfill the role of a "Permitting LHD" and an "Operating LHD" as defined herein, and as applicable.

##### **a. AUTHORITY AND DUTIES OF PERMITTING LHD**

The "Permitting LHD" shall:

- i. Follow the process for permitting, including a plan review, and an initial inspection of the food facility to ensure that all permitting requirements are met;
- ii. Issue the annual permit and enter information into the itinerant food vending establishment registry maintained by the Department of Public Health as applicable;
- iii. Collect fees for the inspection and permit;
- iv. Renew an itinerant food vending establishment permit at time of renewal and enter applicable information into the registry;
- v. Ensure that routine inspections take place in accordance with the frequency prescribed by Conn. Gen. Stat. section 19a-36j. The routine inspection may be conducted by either the Permitting LHD or the Operating LHD. The jurisdiction

- conducting the inspection will be responsible for entering the applicable information into the registry;
- vi. Ensure that a re-inspection occurs when needed to follow up on a corrective action. The re-inspection may be conducted by either the Permitting LHD or the Operating LHD. The jurisdiction conducting the re-inspection shall be responsible for entering the applicable information into the registry;
  - vii. Take any regulatory action deemed necessary by the Director of the Permitting LHD, against any itinerant food vending establishment who violates any law, regulation or ordinance while operating an itinerant food vending establishment within the Director's jurisdiction. Such regulatory action, includes but is not limited to, embargoing food, ordering destruction of food, or suspending or revoking a permit, if in the opinion of the Local Director of Health, such action is warranted and necessary to protect public health;
  - viii. Work with the Operating LHD to revoke or suspend a license or permit when an itinerant food vending establishment violates any law, regulation, or ordinance which is subject to suspension or revocation of a license or permit;
  - ix. Allow sanitarians employed by an Operating LHD to carry out necessary inspections and enforcement actions related to itinerant food vending establishments licensed under the Permitting LHD's authority; and
  - x. Use the web-based system managed by the DPH Food Protection Program to provide permitting information, inspection reports and any violations and enforcement actions taken.
  - xi. The permitting LHD agrees to use a standardized application form and permit mutually agreed upon by the Department of Public Health and the Connecticut Association of Directors of Health's Board.

**b. AUTHORITY AND DUTIES OF THE OPERATING LHD:**

The "Operating LHD":

- i. Shall allow any vendor that has been issued an itinerant food vending establishment permit from another party to this agreement, to operate in any town within the Operating LHD;
- ii. May inspect an itinerant food vending establishment at the discretion of the Director of the "Operating LHD". The itinerant food vending establishment shall not be charged a fee for such inspection;
- iii. Shall issue an order to hold or destroy food as authorized by regulations, if in the opinion of the Operating LHD, such action is warranted and necessary to protect public health, or issue an order to cease operations if the Operating LHD determines that the itinerant food vending establishment is creating a nuisance that is injurious to public health;
- iv. Shall work with the Permitting LHD to revoke or suspend a license or permit when an itinerant food vending establishment violates any law, regulation, or ordinance which is subject to suspension or revocation of a license or permit. and



- v. Shall use the web-based system managed by the DPH Food Protection Program to post any violations and enforcement actions taken.

**8. EVALUATION OF AGREEMENT**

The first three years of this Agreement is considered a pilot phase. Three years following its effective date, this Agreement shall be assessed by the Department of Public Health, in consultation with the Local Directors of Health, to evaluate its effectiveness in achieving the purposes of the Agreement. If necessary, revisions will be made to better meet the Agreement’s purpose, and to protect public health.

**9. REVISIONS AND AMENDMENTS**

- a. A formal written amendment shall be required to amend any terms of this MOU.
- b. An expired or terminated MOU cannot be amended.
- c. The amendment process shall be accomplished in accordance with Conn. Gen. Stat. section 19a-36i which requires collaboration between the Department of Public Health and local health departments.

**10. APPROVAL AND ACCEPTANCES**

The signatories of this agreement include the Local Director of Health of the jurisdiction joining this agreement, and when required by the town or health district, the signature of the chief executive officer of the town or the chairperson of the board of the local health district.

**For the Local Health Dept./ District of \_\_\_\_\_:**

_____	_____	_____
Name & Title	Signature	Date
_____	_____	_____
Name & Title	Signature	Date

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## Frequently Asked Questions for Local Health Officials

### **What is reciprocal licensing/permitting of itinerant food vendors?**

This is a process where an itinerant food vendor can receive a license/permit and be inspected by one local health jurisdiction (“Permitting LHD”) and then be allowed to operate in another local health jurisdiction (“Operating LHD”) as long as the two local health departments have signed the reciprocal licensing/permitting MOU.

### **What is an itinerant food vending establishment?**

As per RCSA 19-13-B48(a)(7) *“Itinerant food vending establishment”* means a food vending business serving food or drink from any establishment or conveyance without fixed location and without connection to water supply and sewage disposal systems.

### **If an itinerant food vendor has a license/permit, can the vendor travel throughout the state and sell food?**

No, they can only sell food as an itinerant food vendor if they are licensed/permitted by a health department or district that is part of the MOU and can only sell food in jurisdictions that have signed the reciprocal MOU. Also, regardless of the town in which they are operating, they can only sell the menu of foods approved by the Permitting LHD.

### **How do I know which Departments/Districts of Health are participating in the reciprocal licensing/permitting?**

The list of departments/districts of health that are participating can be found on the CT DPH website (URL to be provided once website is set up)

### **Are other local permitting requirements included under this reciprocal licensing/permitting agreement?**

There are many local ordinances that are not covered by the MOU, such as fire, parking, zoning, building, and other required local permits. Itinerant food vendors shall receive proper local approvals prior to operating their business in towns where these other types of permits are required for itinerant food vending establishments. Advance notification may be required for local approvals. Itinerant food vendors should always contact the local municipality to determine what permits are needed before planning to serve food there.

### **Does this MOU cover multi-day events such as county fairs, carnivals, and music festivals where itinerant vendors do not return to base each day?**

No, these multi-day events are not covered by the MOU. Vendors must register with the event coordinator and get the necessary approvals for selling food at these events.

**Does the MOU cover catering at a wedding, bar or bat mitzvah, anniversary celebration or other private, non-public event?**

No, an itinerant vendor is one operating from the vehicle without fixed location and without connection to water and sewage. A caterer operates from an establishment at a fixed location in compliance with Section 19-13-B49 of the Regulations of CT State Agencies.

As per 19-13-B49 "Catering food service establishment" means a business involved in the sale or distribution of food and drink prepared in bulk in one (1) geographic location for service in individual portions at another or which involves preparation and service of food on public or private premises not under the ownership or control of the operator of such service.

**Does the local health department/ district where the itinerant food vendor plans to operate need to be contacted prior to selling food?**

Yes, an itinerant food vendor has the responsibility to inform the health departments/districts where the business does not have a license/permit of the vendor's plan to sell food there. Itinerant food vendors must also reach out to the town or city to make sure that all permits are in place and learn if advance notice of intent to operate is required. Itinerant food vendors will be advised to contact the Operating LHD 2 weeks prior to operating in that jurisdiction. This information will be provided to itinerant food vendors through the DPH website.

**My local code says all itinerant food vendor's have to be licensed by the Director of Health. Does state law supersede this?**

Yes, in this case the legislation was clear that the food permit was to be reciprocal. CGS 19a-36i states that the DPH Commissioner shall collaborate with the directors of health to develop a process that allows for the reciprocal licensing of an itinerant food vending establishment that has obtained a valid permit or license under subsection (a) of this section and seeks to operate as an itinerant food vending establishment in another town, city or borough.

**Doesn't CGS section 19a-36i(a) require every place serving food or beverages to get a permit from that town?**

Yes, it does. However, the CT legislature also put in place Conn. Gen. Stat. section 19a-36i(e) which requires the development of a process that allows for the reciprocal licensing of itinerant food vending establishments that have been issued a valid permit by a local health department. The specific statutory language concerning itinerant food vendors trumps the general provision concerning all food establishments.

**Will Directors of Health be bringing the MOU to their Board of Health to sign off? Will the Board Chair and Director of Health sign the MOU?**

The MOU has a signature line for the Director of Local Health and/or either the LHD Board Chair or the Chief Elected Official.

**What about itinerant food vendors who want to attend a Brewery/Winery for the day. Does the MOU cover them?**

Yes, if it meets the definition of an itinerant food service establishment the MOU covers them. Also, the vendor must use the approved menu.

## **CTEDSS**

**How will LHDs get the applications and list of itinerant food vendors to DPH to enter into CTEDSS?**

DPH will provide an Excel file template to LHDs. Once DPH receives a file from an LHD it will import it into the system. LHD staff will need to upload documents. DPH recommends for staff to get in and familiarize themselves with the system - upload attachments. The more they use it the easier it will be.

**Does DPH have a form or something you would like us to use to request CTEDSS access for our food inspectors?**

Yes, that form will be provided to all LHDs.

**If a town does not sign the MOU, can the town still access this software and view/edit an itinerant food vendor's information in CTEDSS?**

Yes, as long as you receive the training and DPH gives you permission and login credential for system.

**Do LHDs have to use the model itinerant food vendor permit application form?**

No, but Local Health Departments/ Districts are strongly encouraged to use the form as it allows for consistent data collection and ensures that the data needed for the DPH database is collected at the time of permitting.

**What if an itinerant food vendor is permitted in multiple towns or districts? Isn't that likely to cause a lot of duplication in the list of itinerant food vendors?**

The CTEDSS will be able to remove duplicate entries.

## **Enforcement and Fines**

**Can any local health department/district conduct inspections of itinerant food vendors?**

Yes, a local health department/district has the authority to conduct inspections at any time when a vendor is selling food in its jurisdiction. The jurisdiction where the vendor is licensed/permitted can collect inspection fees. The Operating health departments/districts can conduct inspections but cannot collect an inspection or other fees for itinerant food vendors as specified in the MOU.

**What authority do the health departments/districts have in regard to itinerant food vendors from other jurisdictions?**

Local Health Departments/ Districts have broad authority to ensure that proper food safety practices are being carried out. No matter if they are licensed/permitted by another health department, local health food inspectors/directors can issue orders to hold or destroy food, if in the opinion of the inspector, such action is warranted and necessary to protect public health. Local health can also issue an order to cease operations if the health department/district determines that the itinerant food vending establishment is creating a nuisance that is injurious to public health.

**What about local ordinances that do not allow open-air food trucks. What happens if we sign the MOU and an open-air itinerant food vendor wants to come sell food where it is not permitted?**

The MOU does not supersede any local ordinance so you can forbid the open-air food trucks from operating in your town. All local health departments should not allow equipment that does not meet code.

**Can LHDs charge itinerant food vendors for completing the model itinerant food vendor permit application if their permit has not expired?**

No, fees can only be assessed by the Permitting LHD to issue a new itinerant food vending establishment permit or for the renewal of an expiring permit.

**If and Operating LHD notes food safety issues, who does the follow up? The Permitting LHD or the Operating LHD?**

The LHD where the problem is discovered would follow up by making sure the problem is documented in the CTEDSS. Once in the system, the Permitting LHD can be notified via the CTEDSS of the issue and follow up as appropriate.

**Who is responsible for issuing an Order if a food safety problem is noted by the Operating LHD?**

The LHD where the infraction is identified is responsible for issuing orders and uploading them into CTEDSS. Both the Permitting and Operating LHDs will need to coordinate on follow up.

## **Outreach to IFVs**

### **Who is responsible for training the towns so they know what permits are covered by the MOU and what local permits are not covered?**

DPH will work with COST and CCM to provide education on what the MOU entails and that no local ordinance (e.g. parking, police, zoning permits) is superseded by the MOU. DPH will work to hold webinars for local officials to explain how the MOU will impact their towns.

### **Is DPH doing an educational campaign to inform itinerant food vendors?**

There will be a DPH webpage for the itinerant food vendors to obtain information on which LHDs are participating and for guidance on notification requirements to local authorities prior to selling food. DPH will also work with the CT Restaurant Association to educate the itinerant food vendors' implementation of the MOU.

### **What does the itinerant food vendor sign to verify their understanding of what they are approved to do or not to do in a local town/city jurisdiction. For the record as per legal matters.**

The itinerant food vendors are to notify participating jurisdictions that they plan on coming to the town/city to sell food. This will be part of the outreach and education to the itinerant food vendors. Local jurisdictions can provide any requirements (e.g., parking, public safety, etc.) at the time the itinerant food vendors reach out to them for permit information.


### **Are itinerant food vendors expecting a July 1 start date?**

Yes, the itinerant food vendors who have been part of the process are expecting the process to start July 1, 2022. However, we know that this start date depends on many elements being in place so we hope to start the process of getting the MOU out so that LHDs can start the process of getting approvals to participate.





**TOWN OF EAST HARTFORD OFFICE OF THE MAYOR**

DATE: July 21, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh   
RE: RESOLUTION: Approval of the Silver Lane Redevelopment Plan

---

Following several Redevelopment Agency (RDA) meetings and public hearings, the RDA approved the Silver Lane Redevelopment Plan on July 20<sup>th</sup>. The final step in the adoption of the plan is the approval by the Town Council.

Please place this item on the Town Council agenda on August 2<sup>nd</sup>, 2022.

C: Eileen Buckheit, Development Director





TO: Mayor Mike Walsh

FROM: Eileen Buckheit, Development Director

*EB*

DATE: July 21, 2022

RE: August 2<sup>nd</sup> Town Council agenda item

---

I am respectfully requesting an item be placed on the August 2<sup>nd</sup> Town Council agenda.

As you know, the Redevelopment Agency (RDA) has been working with consultants from Goman & York for the past few months to develop a redevelopment plan for the Silver Lane corridor.

After several Agency and public outreach meetings, the Silver Lane Redevelopment Plan was approved by the RDA at their July 20<sup>st</sup> meeting after holding a public hearing. The public hearing was advertised twice during the required 35-day notice period.

Attached is the Silver Lane Redevelopment Plan Finding Memo, required under the statute, which was prepared by Dr. Don Poland from Goman & York. Also included is the resolution passed unanimously by the Redevelopment Agency on July 20, 2022. In addition, attached to the RDA resolution is the Planning and Zoning minutes from June 8, 2022 during which the Commission reviewed and approved the Plan's compliance with the Town's Plan of Conservation and Development.

The final step in the adoption of the Plan is the approval by the Town Council. A copy of the Plan is attached as well.

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

Motion:

The Town Council approves the Silver Lane Redevelopment Plan, which was approved by the Redevelopment Agency after a public hearing on July 20, 2022.

MICHAEL P. WALSH  
MAYOR



(860) 291-7300

## TOWN OF EAST HARTFORD

DEVELOPMENT  
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

### **East Hartford Planning & Zoning Commission Regular Meeting Minutes June 8, 2022**

**Hybrid Meeting: East Hartford Town Hall, Town Council Chamber/Microsoft Teams**

#### **CALL TO ORDER**

Chair John Ryan called the meeting to order at 7:00 PM.

#### **ROLL CALL**

##### **Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Valentine Pavinelli  
Stephen Roczynski  
Sidney Soderholm  
Peter Marra

##### **Absent:**

Melissa-Sue John, Alternate  
Wesaneit Tsegai, Alternate

##### **Also Present**

Eileen Buckheit, Development Director  
Steve Hnatuk, Interim Town Planner

**Upon a motion by Mr. Pawlowski, seconded by Mr. Roczynski, the Commission voted (7-0) to move Item #2 on the agenda, Approval of Minutes, to the Regular Meeting portion of the agenda following the Public Hearing.**

#### **REGULAR MEETING APPLICATIONS**

**A. SILVER LANE REDEVELOPMENT PLAN REFERRAL:** Under Connecticut General Statutes Chapter 130, Redevelopment Plan referral to East Hartford Planning and Zoning Commission from the East Hartford Redevelopment Agency. Review for compliance with Plan of Conservation and Development.

Donald Poland of Goman & York presented the draft Redevelopment Plan of the Silver Lane Revitalization Area, referred to the Commission by the Redevelopment Agency. The plan details strategies to address deteriorating conditions and position the area for investment. Goman & York prepared the plan to be consistent with the Milone & MacBroom Silver Lane Revitalization Plan, which was incorporated as an amendment to the Town's Plan of Conservation & Development.

Char Ryan declared a quorum with seven voting members.

**Upon a motion by Ms. Noel, seconded by Mr. Roczynski, the Commission voted (7-0) to refer the Silver Lane Revitalization Area Redevelopment Plan to the Town Council, finding it consistent with the Town's Plan of Conservation & Development.**

## **PUBLIC HEARING**

**Upon a motion by Mr. Soderholm, seconded by Mr. Roczynski, the Commission voted (7-0) to open the Public Hearing.**

- A. Zoning Map Change:** Kevin Solli of Solli Engineering and Brian Zelman of Zelman Real Estate and Jasko Zelman 1 presented the application.
- B. Zoning Text Amendment:** Kevin Solli of Solli Engineering and Brian Zelman of Zelman Real Estate and Jasko Zelman 1 presented the application.

No one came forward to speak on either of the two agenda items.

**Upon a motion by Mr. Roczynski, seconded by Ms. Noel, the Commission voted (7-0) to enter Regular Session.**

## **APPROVAL OF MINUTES**

- Public Hearing Minutes – May 11, 2022

**Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (7-0) to approve the Public Hearing minutes of May 11, 2022.**

- Regular Meeting Minutes – May 11, 2022

**Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (7-0) to approve the Regular Meeting minutes of May 11, 2022.**

**A. ZONING MAP CHANGE:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Zoning Map amendment from Business 6 (B-6) to proposed Planned Development District 1 (PDD1). Master Plan application for the development of a 26-acre group of parcels located in the Design Development District to include an 8 building multi-family housing complex and associated improvements.  
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130  
Applicant: Jasko Zelman 1, LLC

**Upon a motion by Mr. Soderholm, seconded by Mr. Roczynski, the Commission voted (6-1, Ms. Noel opposed) to approve the Zoning Map Change as presented.**

**B. ZONING TEXT AMENDMENT:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane -- Under section 605; Master Plan application for the development of a 26-acre group of parcels located in the Design Development District to include an 8 building multi-family housing complex and associated improvements.

Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Jasko Zelman 1, LLC

**Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (6-1, Ms. Noel opposed) to approve the Zoning Text Amendment as presented.**

**C. ZONING TEXT AMENDMENT:** Under Section 711; Amendment to establish provisions for accessory dwelling units to be allowed on single-family lots in any zone subject to certain requirements.

Applicant: East Hartford Planning and Zoning Commission

Mr. Pawlowski suggested potential changes to the Text Amendment and will work with Mr. Hnatuk prior to the next meeting to propose new language.

**Upon a motion by Mr. Pawlowski, seconded by Mr. Roczynski, the Commission voted (7-0) to table the Text Amendment.**

#### **MISCELLANEOUS**

- Affordable Housing Plan

The Town is required to prepare and adopt an affordable housing plan based on P.A. 21-29. Mr. Hnatuk will update the Commission on the status of this process at a future meeting.

#### **ADJOURNMENT**

**Upon a motion by Ms. Noel, seconded by Mr. Pawlowski, the Commission voted (7-0) to adjourn.**

The meeting adjourned at 9:01 PM.



## Silver Lane Redevelopment Plan Findings Memo

July 20, 2022

As the lead consultant in charge of creating the Silver Lane Redevelopment Plan for the East Hartford Redevelopment Agency, I issue this memo to explain our interpretation of the required findings for adoption of the Redevelopment Plan as explained in Section 8-127 (Preparation and approval of redevelopment plan. Notice of approval. Review) of the Connecticut General Statutes. Section 8-127 requires that the Redevelopment Agency make six specific findings regarding the Redevelopment Plan. The following are the six required findings stated in Section 8-127 and followed by the Goman+York' statement of finding for each:

**(1) The area in which the proposed redevelopment is to be located is a redevelopment area;**

The proposed Redevelopment Plan identifies various parcels within the Redevelopment Area that are deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community including the Priority Properties for acquisition.

**(2) The carrying out of the redevelopment plan will result in materially improving conditions in such area;**

The Redevelopment Plan identifies the deteriorated and deteriorating conditions associated with the Priority Properties (and others) and demonstrated the importance of improving image, market, conditions, connections, and capacity (The Levers of Change) to materially improve conditions in the Redevelopment Area. The deteriorated and deteriorating conditions of the Priority Properties (and others) are detrimental to the image, market, and conditions of the Redevelopment Area, undermining community pride, predictability, and confidence—conditions that undermine investment in real property.

**(3) Sufficient living accommodations are available within a reasonable distance of such area or are provided for in the redevelopment plan for families displaced by the proposed improvement, at prices or rentals within the financial reach of such families;**

As stated in the Redevelopment Plan, the Priority Properties for acquisition do not include residential uses, nor are they occupied by residents/families. Therefore, the implementation of the Redevelopment Plan and acquisition of properties will not result in the displacement of residential households or families. If, in the future, the Redevelopment Plan is amended to include

residential properties, a residential displacement study will be completed and a residential displacement plan will be implemented.

**(4) The redevelopment plan is satisfactory as to site planning, relation to the plan of conservation and development of the municipality adopted under CGS section 8-23 and, except when the redevelopment agency has prepared the redevelopment plan, the construction and financial ability of the redeveloper to carry it out;**

The Redevelopment Plan is a macro-scale plan to reposition the Redevelopment Area to compete for investment. The Silver Lane Redevelopment Plan builds upon and incorporates the 2018 Revitalization Plan and Chapter 14 of the Plan of Conservation and Development, both of which included conceptual site development plans. Based on the market research conducted as part of the Silver Lane Redevelopment Plan, we find that the redevelopment and development of the Priority Properties (and others) are feasible through both market forces and public-private partnerships.

**(5) The planning agency has issued a written opinion in accordance with subsection (a) of this section that the redevelopment plan is consistent with the plan of conservation and development of the municipality adopted under CGS section 8-23; and**

On June 8, 2022, the East Hartford Planning and Zoning Commission held a public hearing on the proposed Silver Lane Redevelopment Plan. At the conclusion of the hearing, the Commission voted to approve the Redevelopment Plan and found that the proposed Silver Lane Redevelopment Plan was consistent with the priority goals and recommendations (Chapter 14) of the Plan of Conservation and Development. A written opinion by the Planning and Zoning Commission has been entered into the record, in the form of the minutes of that meeting, to satisfy the requirements of CGS Section 8-127.

**(6) (A) public benefits resulting from the redevelopment plan will outweigh any private benefits; (B) existing use of the real property cannot be feasibly integrated into the overall redevelopment plan for the project; (C) acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of such redevelopment plan; and (D) the redevelopment plan is not for the primary purpose of increasing local tax revenues.**

A. As stated in the Silver Lane Redevelopment Plan, arresting the deteriorated and deteriorating conditions within the Redevelopment Area will stabilize the real estate market, create predictability and confidence, allowing for investment to flow into the Redevelopment Area—by improving the image, market, conditions, connections, and capacity (The Levers of Change). Arresting the



deteriorated and deteriorating conditions within the Redevelopment Area serves the public interest, creates public benefits that outweigh private benefits, and meets the standard for public use regarding blight and abandonment.

B. The existing use of the Priority Properties, because of their deteriorated and deteriorating conditions and functional obsolescence, as discussed in the Redevelopment Plan, cannot be feasibly integrated into the overall Redevelopment Plan in their current condition. Therefore, acquisition, demolition, and redevelopment are required.

C. Good faith efforts have been made from time to time prior to the creation of the Redevelopment Plan to acquire various parcels within the Redevelopment Area for fair market value. Unfortunately, such efforts have not always been successful. In other instances, various parcels were not available for purchase. As a result of these circumstances, acquisition of some or all of the parcels may only be possible through the exercise of eminent domain in order to implement the Redevelopment Plan. Therefore, we find that acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of such redevelopment plan.

D. The Silver Lane Redevelopment Plan is aimed at creating improvement, arresting deteriorated and deteriorating conditions, moving the market, and attracting much needed investment into the Redevelopment Area. The Redevelopment Plan is not for the primary purpose of increasing local tax revenues.



# Silver Lane Redevelopment Plan:

## Chapter 130 Redevelopment



Prepared for the Town of East Hartford, CT  
May 25, 2022



1137 Main Street  
East Hartford, CT 06108  
gomanyork.com  
May 2022

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# Introduction: Silver Lane Redevelopment Plan Area





# Introduction

## *The Silver Lane Redevelopment Plan*

### **Introduction**

The Town of East Hartford, a municipal corporation organized under the laws of the State of Connecticut, through the powers and authority of the East Hartford Redevelopment Agency, seeks to arrest the deteriorating conditions and decline in the Silver Lane Corridor. To accomplish this, the East Hartford Redevelopment Agency embarked on the task of creating this Silver Lane Redevelopment Plan in accordance with the Redevelopment Agency's authority granted from the Connecticut General Statutes, Chapter 130 Redevelopment and Urban Renewal.

Silver Lane and its deteriorating conditions have been a concern for decades. Beginning in 2016, the Town of East Hartford bonded \$3 million dollars for property acquisition and blight removal that resulted in the Town's purchase of the former Showcase Cinema site. In 2017, the Town secured a Brownfields Area Revitalization grant from the Connecticut Department of Economic and Community Development to comprehensively plan for the revitalization of the Silver Lane corridor. The Silver Lane Revitalization Plan was completed and adopted in 2018. The 2018 Revitalization Plan is comprehensive in scope and captures an area larger than the Silver Lane corridor, including portions of Main Street and residential neighborhoods south of Silver Lane. The Silver Lane Revitalization Plan was later adopted as an amendment to the Plan of Conservation

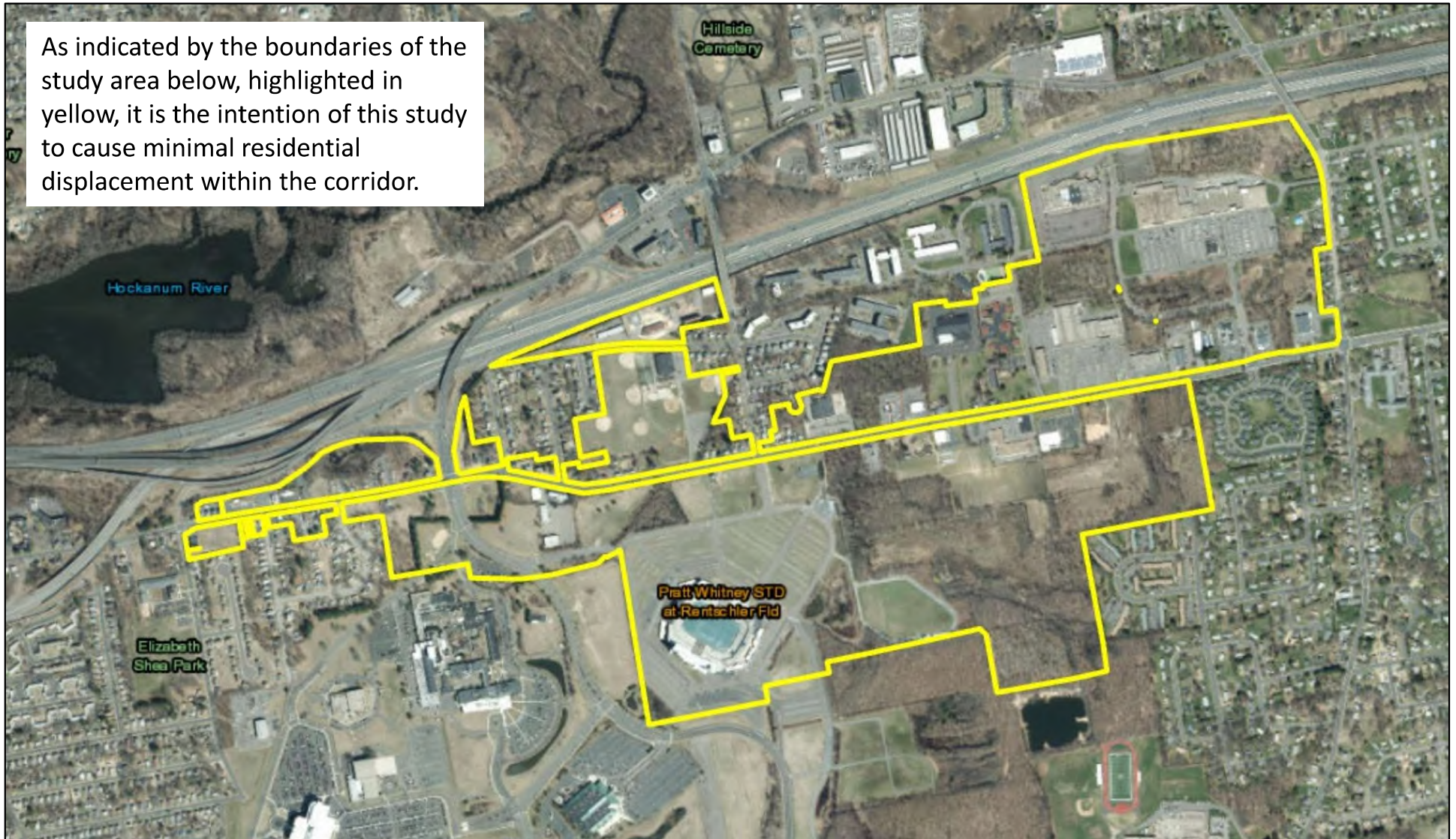
and Development. In 2020, the Capitol Region Council of Governments completed Silver Lane (SR 502) Corridor Study that focused on transportation and roadway improvements in the area.

The 2018 Silver Lane Revitalization Plan provides the foundation for this Chapter 130 Redevelopment Plan. Building upon the analysis, public participation, vision, opportunity sites, and master plan completed in the 2018 Revitalization Plan, this Chapter 130 Redevelopment Plan targets a smaller area—focused on the Silver Lane corridor from Mercer Avenue to Forbes Street (maps on following pages)—with the aim of targeting the area with greatest concentration of deteriorated and deteriorating conditions. Therefore, this Redevelopment Plan takes a more strategic approach with the aim of intentionally intervening in the Redevelopment Area. This targeted and strategic approach will seek to arrest the deteriorated and deteriorating conditions by utilizing the powers and authorities granted in CGS Chapter 130 to the East Hartford Redevelopment Agency, to create improvement where the private market has failed and is not capable of creating improvement without government intervention and assistance.

# Silver Lane Redevelopment Area Boundary

*East Hartford, CT – Silver Lane Redevelopment Study Area*

As indicated by the boundaries of the study area below, highlighted in yellow, it is the intention of this study to cause minimal residential displacement within the corridor.



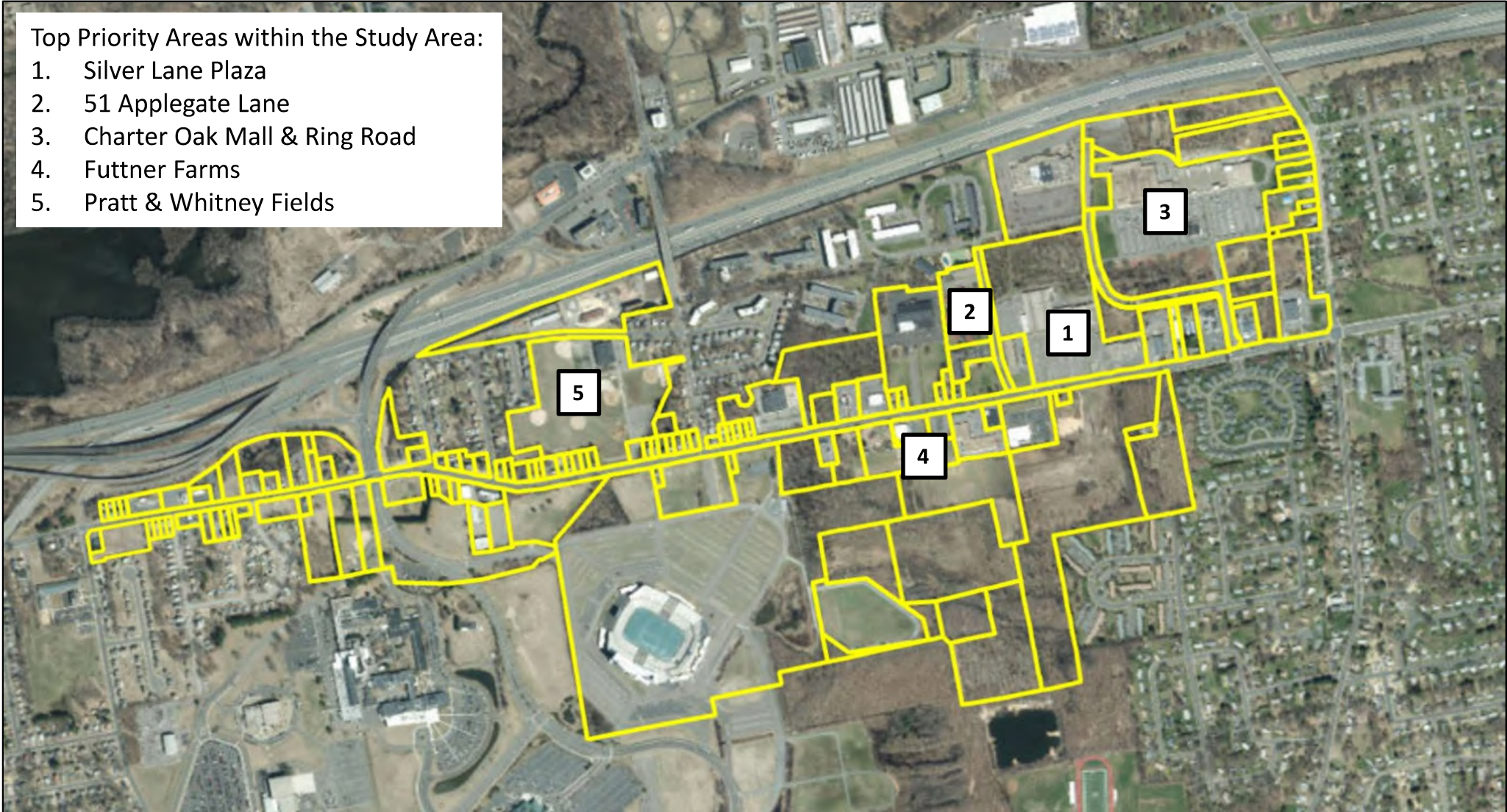


# Silver Lane Redevelopment Area Parcels

*East Hartford, CT – Silver Lane Redevelopment Study Area*

Top Priority Areas within the Study Area:

1. Silver Lane Plaza
2. 51 Applegate Lane
3. Charter Oak Mall & Ring Road
4. Futtner Farms
5. Pratt & Whitney Fields





# Planning and the Chapter 130 Redevelopment Plan



# What is Planning?

*The Silver Lane Redevelopment Plan*

## What is Planning?

Planning is a:

- process of preparing for the future,
- systematic approach to problem solving,
- strategy for improvement,
- strategic process of decision making,
- continuous process of learning and adjustment, and a
- prediction of the future.

In the context of this Silver Lane Redevelopment Plan, planning is primarily about creating a strategy for improvement that is aimed at repositioning the Silver Lane corridor to compete for investment. By creating a rational plan for the Silver Lane Redevelopment Area, the risk of arbitrary and capricious decision making are mitigated. The Redevelopment Plan informs the public and property owners of the Town of East Hartford's vision for the future (see the 2018 Silver Lane Revitalization Plan) of the Silver Lane corridor, while providing the specific strategies and intervention to be employed. This planning process ensures sound public (planning) policy.

## Decision Making Without Planning



## Decision Making With Planning



# Connecticut General Statutes, Chapter 130 Redevelopment Plan

## *The Silver Lane Redevelopment Plan*

### **Declaration of Public Policy**

In accordance with Connecticut General Statutes (CGS), Chapter 130 Redevelopment and Urban Renewal, provides the Town of East Hartford with meaningful municipal authority and powers to address the deteriorated and deteriorating conditions of blight that threaten the public health, safety, and welfare of the Silver Lane Redevelopment Area and harm the greater East Hartford community. The persistent existence of deteriorated and deteriorating conditions of blight in the Redevelopment Area for decades, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipality, and retards the provision of housing accommodation. As a result of past efforts and this comprehensive planning process, the East Hartford Redevelopment Agency has determined that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Chapter 130 Redevelopment Plan and Redevelopment Agency authority.

The Redevelopment Agency finds that the acquisition of property for the purpose of eliminating substandard, insanitary, deteriorated, deteriorating, blighted conditions or preventing recurrence of such conditions in the area, the removal of structures and improvement of sites, the

disposition of the property for redevelopment, the exercise of powers by the Town of East Hartford acting through the Redevelopment Agency as provided in CGS Chapter 130, and any assistance which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of this chapter is hereby declared as a matter of municipal government authority.



# Connecticut General Statutes, Chapter 130 Redevelopment Plan

## *The Silver Lane Redevelopment Plan*

### **The Redevelopment Plan**

The Silver Lane Redevelopment Area Plan is prepared in accordance with and consistent with the requirements of CGS, Chapter 130 Redevelopment Plans. The Plan includes:

- A description of the redevelopment area and the condition, type and use of the structures, and specification of each parcel proposed to be acquired, including parcels to be acquired by eminent domain;
- the location and extent of the land uses proposed for and within the redevelopment area;
- the location and extent of streets and other public utilities, facilities and works within the redevelopment area;
- schedules showing the number of families displaced by the proposed improvement, the method of temporary relocation of such families and the availability of sufficient suitable living accommodations at prices and rentals within the financial reach of such families and located within a reasonable distance of the area from which such families are displaced;
- present and proposed zoning regulations in the redevelopment area;
- a description of how the redevelopment area is deteriorated, deteriorating, substandard or detrimental to the public safety, health, and welfare of the community; and
- additional details, deemed meaningful and important, in the judgment of the redevelopment agency, for the creation and implementation of this Redevelopment Plan.





# Connecticut General Statutes, Chapter 130 Redevelopment Plan

## *The Silver Lane Redevelopment Plan*

As defined and required by CGS, Chapter 130, “deteriorated” or “deteriorating” with respect to the Silver Lane Redevelopment Area means that the Redevelopment Agency, based on the evaluation of existing conditions, has found that at more than twenty per cent of the buildings and/or properties contain one or more of the following building deficiencies or environmental deficiencies:

- defects that warrant clearance;
- conditions from a defect that are not correctable by normal maintenance;
- extensive minor defects that collectively have a negative effect on the surrounding area;
- obsolete building types, which because of lack of use or maintenance have a blighting influence;
- detrimental conditions;
- unsafe, poorly designed, or otherwise deficient streets; and
- other equally significant building deficiencies or environmental deficiencies.

Such conditions include, but are not limited to, excessive vacancy, deferred maintenance, and blighted conditions. Specifically, these conditions include, chipped or chipping paint, rotted wood, torn or cracked roof shingles, abandoned sign structures, unsightly debris, pavement surface distress and failure, deteriorated fencing, unkept lawns, and illegal dumping of construction, yard, and household waste. Collectively these deteriorated and deteriorating conditions harm the public health, safety, and general welfare of Redevelopment Area and the individual properties within the Redevelopment Area.



# Chapter 130 Plan Requirements

## Overview

**Sec. 8-124. Declaration of public policy.** It is found and declared that there have existed and will continue to exist in the future in municipalities of the state substandard, insanitary, deteriorated, deteriorating, slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state [...] that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided; that the acquisition of property for the purpose of eliminating substandard, insanitary, deteriorated, deteriorating, slum or blighted conditions thereon or preventing recurrence of such conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment incidental to the foregoing, the exercise of powers by municipalities acting through agencies known as redevelopment agencies as herein provided, and any assistance which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of this chapter is hereby declared as a matter of legislative determination.



# Chapter 130 Plan Requirements

*Overview – Selected Highlights Sec. 8-125. Definitions. As used in this chapter:*

- (1) **“Redevelopment”** means improvement by the rehabilitation or demolition of structures, by the construction of new structures, improvements or facilities, by the location or relocation of streets, parks and utilities, by replanning or by two or more of these methods;
- (2) **“Redevelopment area”** means an area within the state that is deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community. An area may consist partly or wholly of vacant or unimproved land or of land with structures and improvements thereon, and may include structures not in themselves substandard or insanitary which are found to be essential to complete an adequate unit of development, if the redevelopment area is deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community [...];
- (3) A **“redevelopment plan”** means a plan that includes:
- (A) (i) A description of the redevelopment area and the condition, type and use of the structures therein, and (ii) specification of each parcel proposed to be acquired, including parcels to be acquired by eminent domain;
  - (B) the location and extent of the land uses proposed for and within the redevelopment area, such as housing, recreation, business, industry, schools, civic activities, open spaces or other categories of public and private uses;
  - (C) the location and extent of streets and other public utilities, facilities and works within the redevelopment area;
  - (D) schedules showing the number of families displaced by the proposed improvement, the method of temporary relocation of such families and the availability of sufficient suitable living accommodations at prices and rentals within the financial reach of such families and located within a reasonable distance of the area from which such families are displaced;
  - (E) present and proposed zoning regulations in the redevelopment area;
  - (F) a description of how the redevelopment area is deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community; and
  - (G) any other detail including financial aspects of redevelopment which, in the judgment of the redevelopment agency authorized herein, is necessary to give it adequate information;



# Chapter 130 Plan Requirements


Overview – Selected Highlights Sec. 8-125. Definitions. As used in this chapter:

**(7) “Deteriorated” or “deteriorating”** with respect to a redevelopment area means an area within which at least twenty per cent of the buildings contain one or more building deficiencies or environmental deficiencies, including, but not limited to:

- (A)** Defects that warrant clearance;
- (B)** conditions from a defect that are not correctable by normal maintenance;
- (C)** extensive minor defects that collectively have a negative effect on the surrounding area;
- (D)** inadequate original construction or subsequent alterations;
- (E)** inadequate or unsafe plumbing, heating or electrical facilities;
- (F)** overcrowding or improper location of structures on land;
- (G)** excessive density of dwelling units;
- (H)** conversion of incompatible types of uses, such as conversion of a structure located near family dwelling units to rooming houses;
- (I)** obsolete building types, such as large residences or other buildings which because of lack of use or maintenance have a blighting influence;
- (J)** detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes;
- (K)** unsafe, congested, poorly designed, or otherwise deficient streets;
- (L)** inadequate public utilities or community facilities that contribute to unsatisfactory living conditions or economic decline; or
- (M)** other equally significant building deficiencies or environmental deficiencies.





The top left corner of the slide features two thick, curved lines. The innermost line is dark grey, and the outermost line is a lighter, medium grey. Both lines curve from the left edge towards the top right, creating a sense of motion and depth.

# Silver Lane – Understanding Markets and Creating Investment

**GOMAN+YORK**

# The Silver Lane Redevelopment Area – Repositioning for Improvement

## *The Silver Lane Redevelopment Plan*

### **Creating Investment**

The greatest impediment to economic investment in the Silver Lane Redevelopment Area is the existing lack of investment in many properties. To say it another way, the lack of investment, the deteriorated and deteriorating conditions of properties within the Redevelopment Area are undermining predictability and confidence.

If the Silver Lane Redevelopment Area is to compete for investment, then the conditions that undermine predictability and confidence must be confronted and addressed.

This Redevelopment Plan, as a strategy for improvement, is aimed at repositioning the Redevelopment Area to compete for investment. To accomplish, it is imperative to first understand Market Consideration, Investment Decision Making, and the Levers of Change.



# The Silver Lane Redevelopment Area – Repositioning for Improvement

## *The Silver Lane Redevelopment Plan*

### Understanding Markets

Markets exist and function at multiple spatial and temporal scales. Therefore, to analyze and understand real property markets and to plan for change, we must begin by understanding how the markets organize and function. That is, how do the multiple sub-markets organize and function at the metropolitan scale? In metropolitan regions, sub-markets generally exist at the sub-regional, municipal, neighborhood, and block scale. These sub-markets compete for investment. The markets and sub-markets will display strength characteristics of being strong or soft (having varying degrees of demand), while others will be weak or distressed (having little or no demand). Market strength,

the degree of demand is critical to understand when developing strategies to intervene in the market.

Strategies that work in strong markets typically will not be the same as strategies that work in weak or distressed markets. To better understand how markets and sub-markets compete, that is, how residents, businesses, and investors behave in markets and make market investment decisions, it is important to consider and understand choice, competition, confidence, and predictability.

The following table provides a summary of these market considerations:

<b>Market Considerations</b>	
<b>Choice:</b>	Understanding that people (residents, businesses, and investors) make choices about where to buy, what to buy, when to invest, and how much to invest. For a property or neighborhood to compete—to attract investment—it must appeal to those making choices to invest. The greater the number of those who will choose to invest, the greater the demand that will be realized.
<b>Competition:</b>	From other properties, neighborhoods, and communities. It is not enough for a property/place to be a good place to live, work, or play; it must be able to attract investment (time, effort, and money) even as its competitors continually change.
<b>Confidence:</b>	Investors (individuals, businesses, homeowners, and even renters) need to feel confident in their investment, today and tomorrow. Therefore, the property/place must signal a feeling of confidence. Unfortunately, older properties/places often signal a confusing mixture of conditions that challenge investor confidence. Confidence is the currency that real estate markets trade-in.
<b>Predictability:</b>	Investors want predictability. Predictability is the foundation that confidence is built on. If the market is not predictable (today or in the future), then the confidence to invest will not occur. A market is predictable when the existing and new investors notice and abide by the prevailing and improving norms.

# The Silver Lane Redevelopment Area – Repositioning for Improvement

## *The Silver Lane Redevelopment Plan*

### Market Considerations

Choice, competition, confidence, and predictability provide context and understanding, a foundation to thinking critically about how communities (neighborhoods and blocks) compete for investment. More importantly, they highlight the challenge of competing for investment. Metropolitan markets are complex adaptive systems, urban-economic ecosystems that are constantly shifting and changing. Slight changes in technologies, innovations in transportation, cultural shifts in place of work, and changes in consumer preferences impact how markets organize.

Yesterday’s prosperous commercial strip becomes today’s Redevelopment Area. Unfortunately for Silver Lane, this once prosperous commercial strip, the market shifted, changed, and the area began to struggle and decline.

To further understand the complexity of markets, we must understand human behavior, specifically, investment behavior and the investment decision-making process—how predictability and confidence, discussed above, factor into investment decisions. The following table explains the investment decision-making process:

<p><b>What people (residents, visitors, workforce), businesses, and investors like and want:</b></p>	<p>A market-based strategy for improvement begins with understanding the investor’s decision-making process for investment:</p> <ul style="list-style-type: none"> <li>• Predictability.</li> <li>• From predictability they are willing to invest; that is, to take a calculated risk that their investment will be worthwhile and profitable.</li> <li>• They determine the extent of how predictable a place is by reading certain signs.</li> <li>• The signs are always right. That’s a key insight.</li> <li>• Then they act.</li> </ul>
<p><b>Important Investment Factors:</b></p>	<ul style="list-style-type: none"> <li>• Once they find what "fits" with their risk appetite, they invest not just their money but their time and energy, and more importantly, they then seek to protect those investments; that is, to maintain predictability.</li> <li>• They will pay attention to "clues" that those investment assumptions have changed—and change upsets predictability (confidence).</li> <li>• Risk appetite and how risk is determined and managed is the key to understanding settlement.</li> <li>• Neither use, form, density nor complexity impact predictability, however all these elements contribute to risk appetite, risk signal definition, and risk management. Therefore, ‘ingredients’ of space/place that reflect and reward what makes people ‘feel good’ attract investment.</li> </ul>



# The Silver Lane Redevelopment Area – Repositioning for Improvement

## *The Silver Lane Redevelopment Plan*

### **The Signs and Signals – Risk Appetite**

The signs and signals that a market conveys are the qualities of a space or place and how we translate those qualities into an understanding of market conditions—predictability. A simple way to think about this is to ask, “are the signs and signals of this place conveying a message of place that is clean, safe, and aesthetically pleasing?” While everyone has different degrees of risk appetite and tolerances to conditions, they deem acceptable, the degrees of difference are small in the context of space and place regarding mainstream society—the middle class.

The fact is, most of society wants and seeks out spaces and places that are clean, safe, and aesthetically pleasing. This is part of the reason why Disney is so popular and prosperous. Disney World provides a place that is clean, safe, and aesthetically pleasing to the masses. In addition, it provides a quality experience that is further enhanced by the qualities of the places. For communities to compete for wealth and investment, they must be predictable and provide confidence. This is the challenge of economic development in the Silver Lane Redevelopment Area. This area display signs and signals that are unsafe or distressed, that sends messages as to confidence and predictability. The standards of property maintenance and the quality of design leave the consumer wanting—and expecting—something more.



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# The Silver Lane Redevelopment Area – Repositioning for Improvement

## *The Silver Lane Redevelopment Plan*

### The Levers of Change

To strategically intervene in a market to reposition an area to compete for investment, we must work within the context of what is known as the Levers of Change. The levers of change—image, market, conditions, connections, and capacity—provide a framework for influencing change. They allow us to intentionally target strategies, tactics, and investments in a way that arrests decline, builds from strengths, leverages assets, and moves the market toward our desired outcomes. The following table below provides a summary of the levers of change.

Understanding the levers of change allows us to think carefully about the Silver Lane Redevelopment Area in the context of a collective framework for repositioning the area to compete for investment—creating a strategy for improvement.

For example, how can the Redevelopment Plan and related authority be used to intervene, to be used to improve the Silver Lane image, market, physical conditions, social connections, and community capacity? How can the Silver Lane Redevelopment Area be repositioned to build confidence and improve predictability?

<b>Image</b>	<b>What signals:</b> Images are the signals a place sends to the market. Signals can be positive or negative. Every property is a billboard for the overall image. Signals inform us about predictability and confidence.
<b>Market</b>	<b>Who is there and what is there:</b> Who and what is there explains the market for a given place at that moment in time? We can read the market through signals. For example, who is there in terms of businesses and brands?
<b>Condition</b>	<b>The way things look and feel to us and to others:</b> Condition is the product on display. This is not simply the aesthetics of a place, but also the quality and level of investment. Is the place well maintained? Clean? Free of litter and graffiti? Are the sidewalks clean? Is the street free of potholes? Are homes and buildings well maintained? Are property owners investing?
<b>Connections</b>	<b>The connectivity of space and place:</b> How people and businesses connect to the space or place—sense of place. How the space or place is connected to other spaces or places—its site, situation, and transportation connections.
<b>Capacity</b>	<b>With what capabilities and behaviors:</b> Capacity is the formal and informal governance structures (capabilities and behaviors) that manage the space/place (market). Capabilities may be organizations, government, management, or regulations. Behaviors may be relationships, practices, or leadership. How do these capabilities and behaviors inform us about a community’s capacity to manage change, implementation, and improvement?

# Silver Lane Redevelopment Area Existing Conditions





# Silver Lane Redevelopment Area – Existing Conditions Assessment

## *The Silver Lane Redevelopment Plan*

### **Overview**

The form and function of our settlement patterns are forever changing around technological and transportation innovations, economics, and our social-cultural ways of living in our environment—the built environment as our self-created human habitat. For example, our first industrial mills and factories were located alongside rivers (their source of power) and towns and cities were constructed around them. Riverside locations were later abandoned once electricity was invented and electric power sources provided. The arrival of rail resulted in the abandonment of many ports, as manufacturing relocated along the rail lines. Later, interstate highways further transformed and reorganized the location and site of industry at interchanges and access ramps (i.e., the industrial park) and large single-story buildings that consolidated production, assembly, and distribution on a single floor.

The same is true of retailing and retail locations. The location, building forms, and space of retail have been continually shifting and changing around technological and transportation innovations, economics, and our social-cultural ways of living in our environment (including the ways in which we shop). In the early to mid-1900s the primary location of retail was in city centers (i.e., downtown and main street) and multi-story department stores. Over time department stores (and other retailers) shifted

outward to suburban centers and retail strips (Silver Lane is one of these retail strips). Later, the enclosed American mall came into vogue, located miles outside the central city, downtowns, suburban centers, and often beyond retail strip centers, at interstate highway interchanges and access ramps, and anchored by large single- and two-story department stores. Next, the big box discount department stores and specialty retailers (i.e., category-killers) emerged on the retail scene, often favoring locations proximate to retail malls and other large retail clusters. Last and most recent, lifestyle centers appeared in a variety of locations, providing walkable outdoor environments that are often paired with residential development. Just as the mill towns and industrial cities struggled with the changing location of manufacturing, the downtowns, main streets, suburban centers, and retail strips have struggled with the ever-changing location of retail.

Today, with the arrival of ecommerce, the retail sector continues to change, and now regional malls and lifestyle centers also struggle to find their place in this ever-changing landscape. However, the arrival of ecommerce is not simply a spatial shift in the physical location of retail, it is a shift to a virtual space that capture market share, while rendering some locations and physical spaces functionally obsolete.



# Silver Lane Redevelopment Area – Existing Conditions Assessment

## *The Silver Lane Redevelopment Plan*

This is the story of retail in metropolitan Hartford and Silver Lane. While in decades past Silver Lane was prime location retail, the ever-changing landscape of retail has negatively impact Silver Lane. The arrival of Buckland Hill Area and mall captured market share, as home movie rentals and now streaming creatively destroyed the movie cinema industry. Silver Lane lost its regional pull and became a community scale retail area.

***Today, it is not that Silver Lane is overbuilt, it is that Silver Lane is under-demolished.*** There is too much older, nearly functionally obsolescent retail space in the corridor that can no longer compete—can no longer attract investment.

During the collapse of the industrial economy and manufacturing sector, we did not have a crystal ball to see the future of industrial dereliction that would come. However, the collapse of our industrial economy and the abandonment and blight of industrial sites provides a window into the future of many commercial, especially retail sites. Industrial decline helped us learn, taught us lessons, and provides us with the knowledge and understanding that complacency, resistance to change, and efforts to maintain and sustain the status quo do not work. The forces that drove industrial decline were more powerful than our ability to overcome the decline. The same is true of the forces that are driving the changes in the retail sector. If we are complacent, resist change, or seek to maintain the

status quo of retail, we will repeat our failures of the industrial past. Silver Lane is a case study in our risk of repeating the past. In fact, decline, vacancy, disinvestment, and the negative outcomes associated with such decline have already been established. And properties such as the cinema site have already suffered the same fate as industrial abandonment of the past. Now other properties are confronted with the same fate, if nothing changes.

From the perspective of community planning and redevelopment of the Silver Lane corridor, the challenge is not to *resist change*, but to *embrace and manage change*. Adaptation is the foundation to resilience. Foresight and intentional action are the remedies to complacency and uncertainty. The abandoned sites of our industrial past were in less favorably locations and far less adaptable to new uses than our more recent retail sites and locations. In fact, many retail sites are well-positioned to be transformed—this is also true of the Silver Lane corridor and more specifically, the Redevelopment area. Its central location, access to the interstate highway, and proximity to Rentschler Field and the Pratt & Whitney site, make it an ideal location to be repositioned and right-sized to serve the needs of East Hartford and the metropolitan region. However, to successfully adapt and reposition this area requires intentional action and intervention.

# Silver Lane Redevelopment Area – Existing Conditions Assessment

## *The Silver Lane Redevelopment Plan*

The Silver Lane Corridor is an essential component of, and contributor to, East Hartford’s economy and commercial tax base. Important industry sectors represented along the Corridor include Industrial, Retail, Food & Beverage, Senior Housing, and Multi-Family Rental Housing. However, in the recent past, the Corridor has experienced significant challenges and some setbacks due to changes within the relevant industry sectors. These challenges are the result of external factors such as competition from surrounding commercial nodes in adjacent towns and internal factors such as disinvestment by owners of properties along the corridor.

Fortunately, the Silver Lane Corridor has the potential for a renaissance, to leverage recent public and private investment. The private investment includes the Phillips Farm residential development, new Aldi, Dollar General and Citi Trends stores, the redevelopment of the old Showcase Cinema site, and the recently announced development plans for the Pratt & Whitney airfield lands. The public investment includes support from both the State of Connecticut and the Town of East Hartford, primarily in the form of financial incentives aimed at catalyzing new development and supporting the redevelopment of existing properties.



Photo Source: National Development – natdev.com



Photo Source: Jasko Development – jaskogroup.com

# Silver Lane Redevelopment Area – Existing Conditions Assessment

## *The Silver Lane Redevelopment Plan*

### Conditions Overview

The Silver Lane Redevelopment Area is an eclectic area with a mix of residential, retail, office, industrial, and institutional uses (see map page 25). More important, the property conditions within the Redevelopment Area range widely from very distressed conditions to well-maintained. Therefore, overall, the Silver Lane Redevelopment Area sends mixed signals to the marketplace as to the strength and condition of market. Unfortunately, the mixed signals undermine predictability and confidence—undermine investment.

While conditions vary throughout the corridor, the most notable and visible signs of deteriorated and deteriorating conditions are at the Silver Lane Plaza (808-850 Silver Lane). The Plaza is mostly vacant, the building is poorly maintained, the parking lot is breaking apart, and the side and rear portions of the property are characterized by unsightly debris. Adjacent to the Silver Lane Place is the former elderly care facility on Applegate Lane, which is vacant. While slated for redevelopment, the project appears stalled and property conditions are declining. The private drive, providing access from the front of the Charter Oak Mall property to the former Cinema site is greatly deteriorated and a dumping ground for all kinds of trash, construction materials, and debris. In addition, a vacant lot remains at 755 Silver Lane, the former Friendly's site.

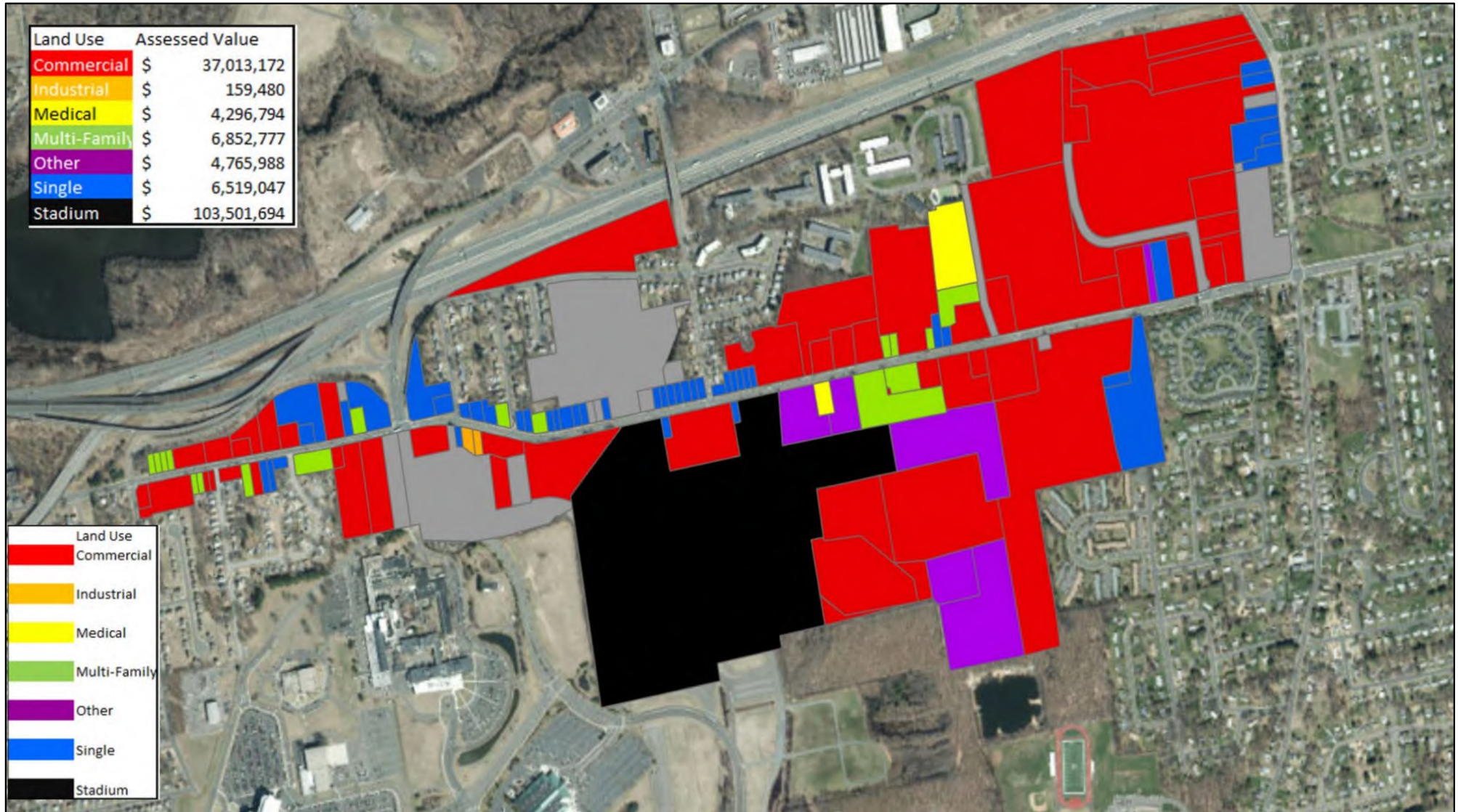
Moving west along the corridor, the conditions of residential properties vary greatly. While few properties, commercial and residential to the west are in distressed conditions, most properties show clear signs of deferred maintenance and little meaningful investment. While many sites in the Redevelopment Area have the potential for new investment, development, and redevelopment, there are substantial environmental (wetlands and floodplain) constraints that limit development potential and density yield (see map page 26).





# Silver Lane Parcel Value

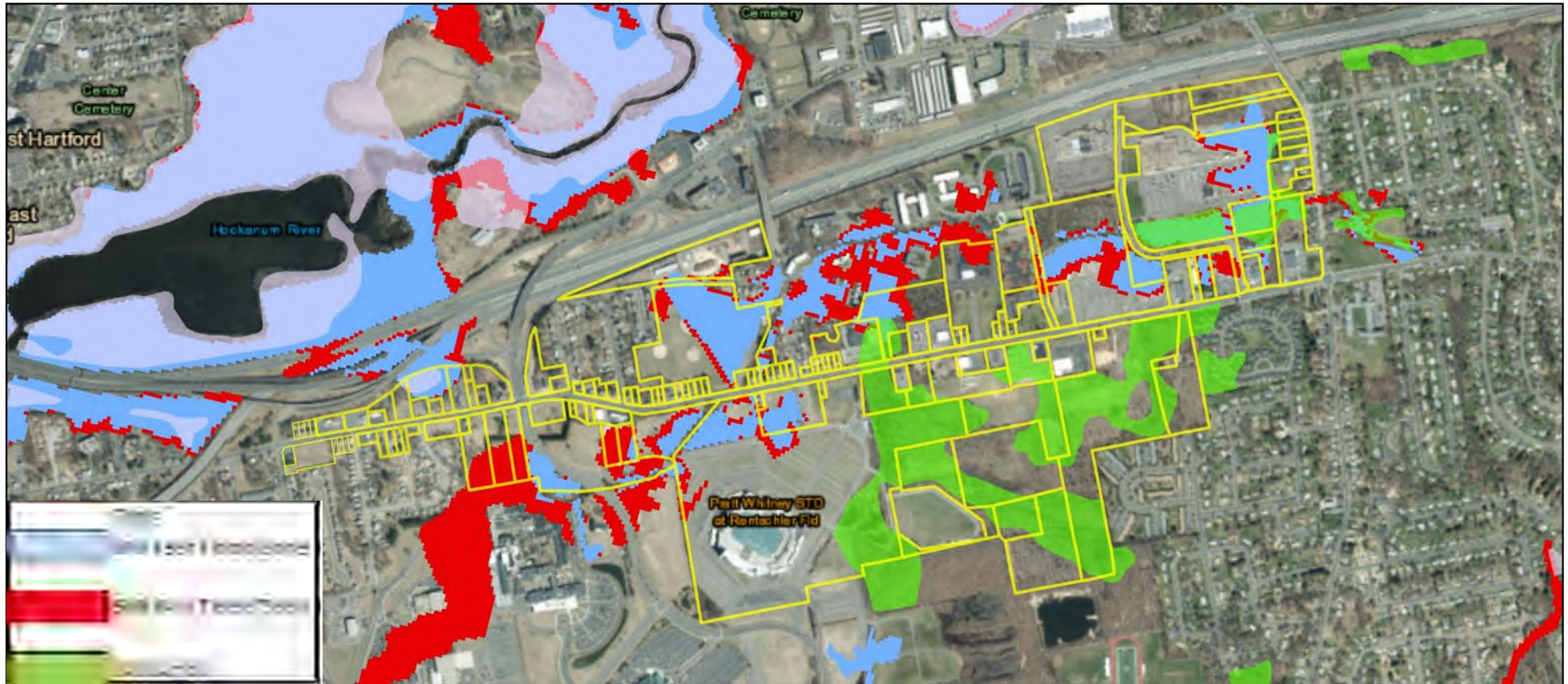
East Hartford, CT – Silver Lane Redevelopment Study Area





# Silver Lane Flood plain and Wetland Map

*East Hartford, CT – Silver Lane Redevelopment Study Area*



Environmental constraints, wetlands and floodplain, pose challenges to development and limit the build-out potential of the Redevelopment Area.

# Silver Lane Redevelopment Area – Existing Conditions Assessment

## *The Silver Lane Redevelopment Plan*

### **Deteriorated Conditions**

The deteriorated and deteriorating conditions send negative signals to the marketplace, undermining predictability and confidence. Confidence is the currency neighborhoods trade in. Without confidence (and predictability), investment does not flow. The distressed conditions of properties, especially large and visible properties such as the Silver Lane Plaza, negatively impact image, market, and conditions. Therefore, to determine the extent to which deteriorated and distressed property conditions may be impacting market conditions and investment in the commercial and retail strip area of the corridor, an analysis of property values and market rents was conducted and compared to Spencer Street area (a comparable retail strip) to measure market strength.

The analysis revealed that the Spencer Street property values and rents (including the asking price of rents) were higher, signaling greater market strength than in the Silver Lane Redevelopment Area. For example, the Burger King Property on Silver Lane is valued at \$247/square foot, while the McDonald's on Spencer Street is valued at \$290/square foot. The difference in value is likely influenced by property conditions—the deteriorated conditions on Silver Lane

negatively impact property values. This most evident when the Shop Rite Plaza (\$68/square foot) on Spencer Street is compared to the Silver Lane Plaza (\$22/square foot) and Charter Oak Mall (\$43/square foot). While the condition of the specific properties are evident in the Shop Rite Plaza comparison to the Silver Lane Plaza, it is the low value of the Charter Oak Mall to the Shop Rite Plaza that is very telling as to the negative impacts of deteriorated property conditions on the economic vitality of properties in the area.



# Spencer Street and Silver Lane Comparison

## East Hartford, CT – Silver Lane Redevelopment Study Area

### Spencer Street - Manchester Properties

Property	Address	Year Built	Building Square Feet	Land Acres	Appraised Value Total	Total Value per Sq Ft
Woodcraft of Manchester	249 Spencer St	1976	15,729.00	0.92	835,500.00	53
Pep Boys	205 Spencer St	1973	91,083.00	21.1	4,776,100.00	52
Ocean State Job Lot	205 Spencer St					
Popeyes	199 Spencer St	1982	3,837.00	0.84	849,900.00	221
Guntur Indian/ Dunkin	171 Spencer St	1987	20,383.00	2.15	1,624,000.00	79
Patel Foods	171 Spencer St					
Shell	252 Spencer St	1970	2,500.00	0.62	822,017.00	328
Shop Rite Plaza	214 Spencer St	1971	92,264.00	8.36	6,316,200.00	68
Irving Gas	196 Spencer St	1971	507.00	0.47	560,513.00	1105
Mcdonald's	184 Spencer St	2014	4,935.00	1.65	1,434,500.00	290
Sunshine Dental	185 Spencer St	1980	3,971.00	0.33	295,300.00	74

### Silver Lane- East Hartford Properties

Property	Address	Year Built	Building Square Feet	Land Acres	Appraised Value Total	Total Value per Sq Ft
Mobil Gas	483 Silver Ln	1987	912.00	0.61	475,000.00	520
Silver Lane Medical Center	677 Silver Ln	1968	3,214.00	0.69	287,910.00	89
Dollar General	735 Silver Ln	2017	7,550.00	1.16	916,870.00	121
Domino's Pizza Plaza	775 Silver Ln	1987	29,570.00	2.7	1,567,070.00	52
Town and Country Package Store	785 Silver Ln	1967	9,794.00	0.57	452,750.00	46
Aldi	801 Silver Ln	2008	17,781.00	3.2	1,986,850.00	111
Burger King	708 Silver Ln	1964	3,248.00	1.1	804,360.00	247
Aaron's Furniture	720 Silver Ln	1973	6,799.00	1.4	593,770.00	87
Silver Lane Plaza	820 Silver Ln	1958	107,148.00	20.5	2,407,410.00	22
Pho House Building, if separate from SL Plaza	834 Silver Ln					
Walgreens	922 Silver Ln	2003	13,566.00	1.88	2,717,150.00	200
Key Bank	950 Silver Ln	1980	5,517.00	1.08	792,050.00	143
CVS	972 Silver Ln	2012	14,544.00	5.29	2,913,030.00	200
Charter Oak Mall	940 Silver Ln	1976	217,820.00	29.67	9,489,290.00	43



# Ring Road (Driveway)

*Current Conditions – What's Not Working*





# 51 Applegate Lane – former Nursing Home

## *Current Conditions – What’s Not Working*

Vacant parcels and buildings have become dumping grounds, show signs of vandalism, and trespass.





# Silver Lane Plaza

## Current Conditions – What’s Not Working



***The problem is not that Silver Lane is overbuilt. The problem is that Silver Lane is under-demolished,*** and that high vacancy and deteriorating conditions are pulling the market down—a barrier to investment. The problem to solve is market.

Opportunities to reposition the small-scale service and locally-owned businesses in the area and to add to the tenant mix would benefit the local community and would be positive for the area in the long-term.

# Socio-Economics and Tapestry Segmentation

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# Silver Lane, East Hartford

3-minute drive time trade area

(Red Shaded Area)

Demographic Indicators	Silver Lane, East Hartford
Total Population	4,266
Households	1,580
Median Household Size	2.6
Median Age	38
College Degree	24%
Median Household Income	\$58,288
Median Net Worth	\$51,280

The 3-minute drive time market—the immediate neighborhood scale—is too small in the context of population and housing to support the existing size (in square feet) of commercial space, especially retail space. The Tapestry LifeMode Groups (next page) define a population whose discretionary spending does not match well with existing businesses in the Silver Lane Redevelopment Area.





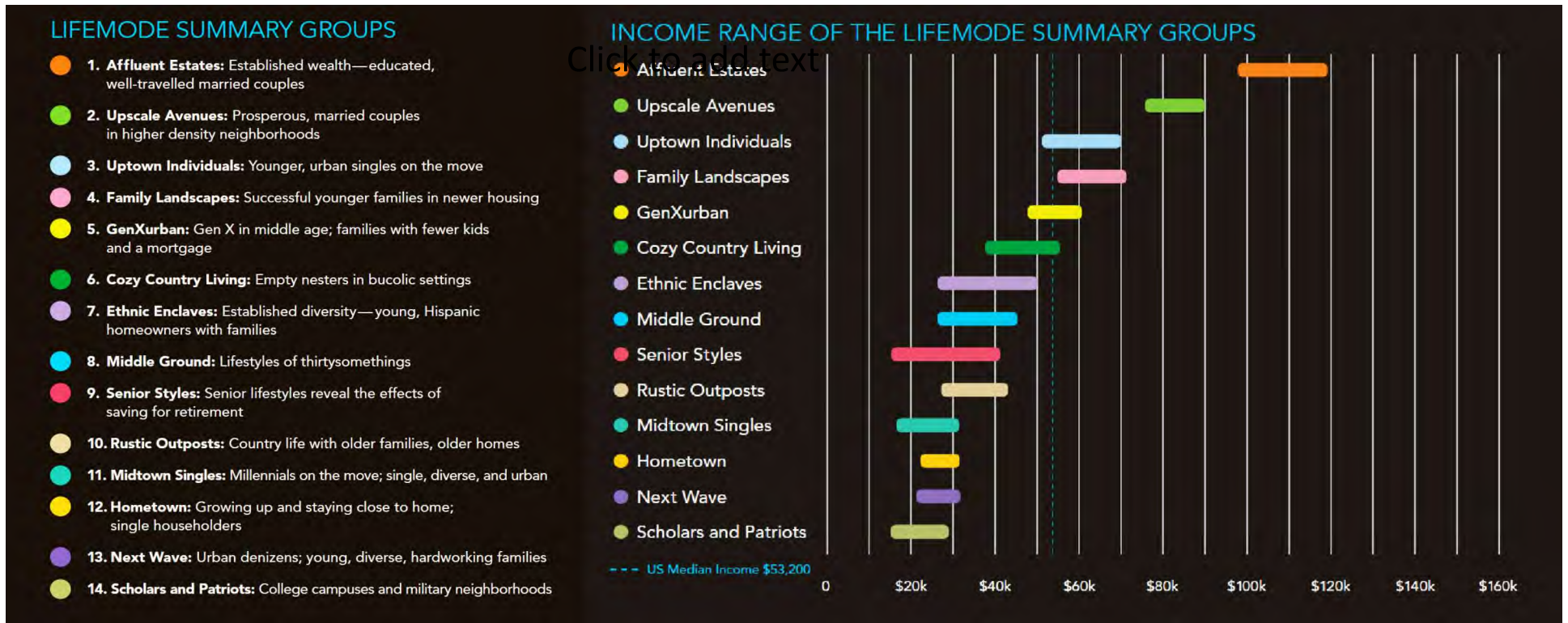
# Esri Tapestry LifeMode Groups (Lx)

Composition of households within 3-minute drive time from each subject site

Rank	Silver Lane, East Hartford
1	Senior Styles (L9) – 51.3%
2	Upscale Avenues (L2) – 24.1%
3	GenXurban (L5) – 14.9%
4	Middle Ground (L8) – 9.7%
5	NO OTHER LIFEMODE GROUP

## Senior Styles Tapestry Overview

- Senior lifestyles reveal the effects of saving for retirement.
- Households are commonly married empty nesters or singles living alone; homes are single family (including seasonal getaways), retirement communities, or high-rise apartments.
- More affluent seniors travel and relocate to warmer climates; less affluent, settled seniors are still working toward retirement.
- Cell phones are popular, but so are landlines.
- Many prefer print to digital media: avid readers of newspapers to stay current.
- Subscribe to cable television to watch channels such as Fox News, CNN, and The Weather Channel.
- Residents prefer vitamins and a regular exercise regimen.





# Silver Lane, East Hartford

5-minute drive time trade area

(Green Shaded Area)

The 5-minute drive time market is marginal in size and capacity—population, households, and income—to support the existing inventory of commercial/retail space, especially retail space. The Tapestry LifeMode Groups (next page) define a population with limited discretionary spending to the Silver Lane Redevelopment Area. In addition, 5-minute market area is bifurcated by I-84.

Demographic Indicators	Silver Lane, East Hartford
<b>Total Population</b>	16,316
<b>Households</b>	6,270
<b>Median Household Size</b>	2.6
<b>Median Age</b>	36.6
<b>College Degree</b>	17%
<b>Median Household Income</b>	\$51,324
<b>Median Net Worth</b>	\$34,080



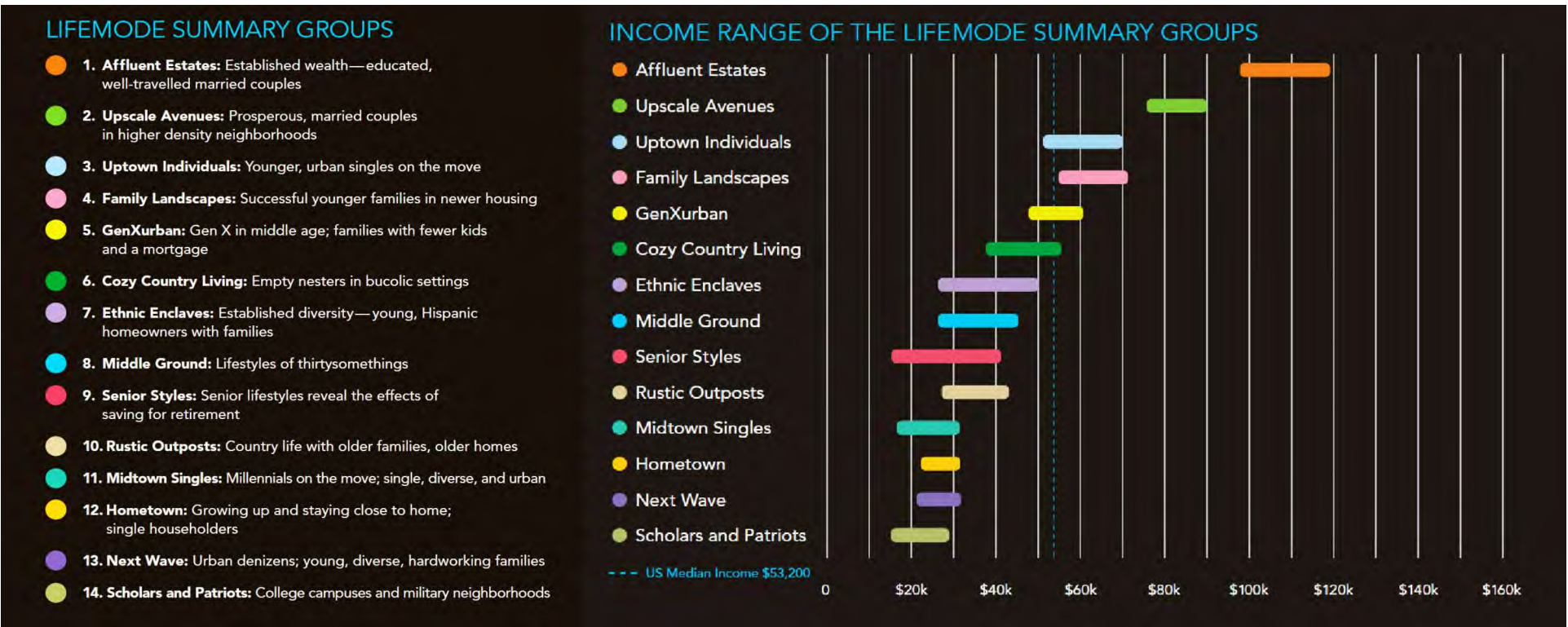
# Esri Tapestry LifeMode Groups (Lx)

Composition of households within 5-minute drive time from each subject site

Rank	363 New London Turnpike, Glastonbury
1	Midtown Singles (L11) – 35.8%
2	Middle Ground (L8) – 23.4%
3	GenXurban (L5) – 14.3%
4	Next Wave (L13) – 11.1%
5	Upscale Avenues (L2) – 10.1%

## Midtown Singles Tapestry Overview

- Millennials on the move—single, urban.
- Millennials seeking affordable rents in apartment buildings.
- Work in service and unskilled positions, usually close to home or public transportation.
- Single parents with very young children.
- Embrace the internet, for social networking and downloading content.
- From music and movies to soaps and sports, radio and television fill their lives.
- Brand-savvy shoppers select budget-friendly stores.



# Silver Lane, East Hartford

10-minute drive time trade area

(Blue Shaded Area)

The 10-minute drive time market is large enough—population and households—to support the existing inventory of commercial/retail space. However, the size and geography of the 10-minute drive time market captures areas that compete with Silver Lane. The Tapestry LifeMode Groups (next page) define a population whose shopping habits will likely lead them to competitor locations.

Demographic Indicators	Silver Lane, East Hartford
Total Population	120,559
Households	49,394
Median Household Size	2.40
Median Age	36.7
College Degree	27%
Median Household Income	\$51,957
Median Net Worth	\$27,770





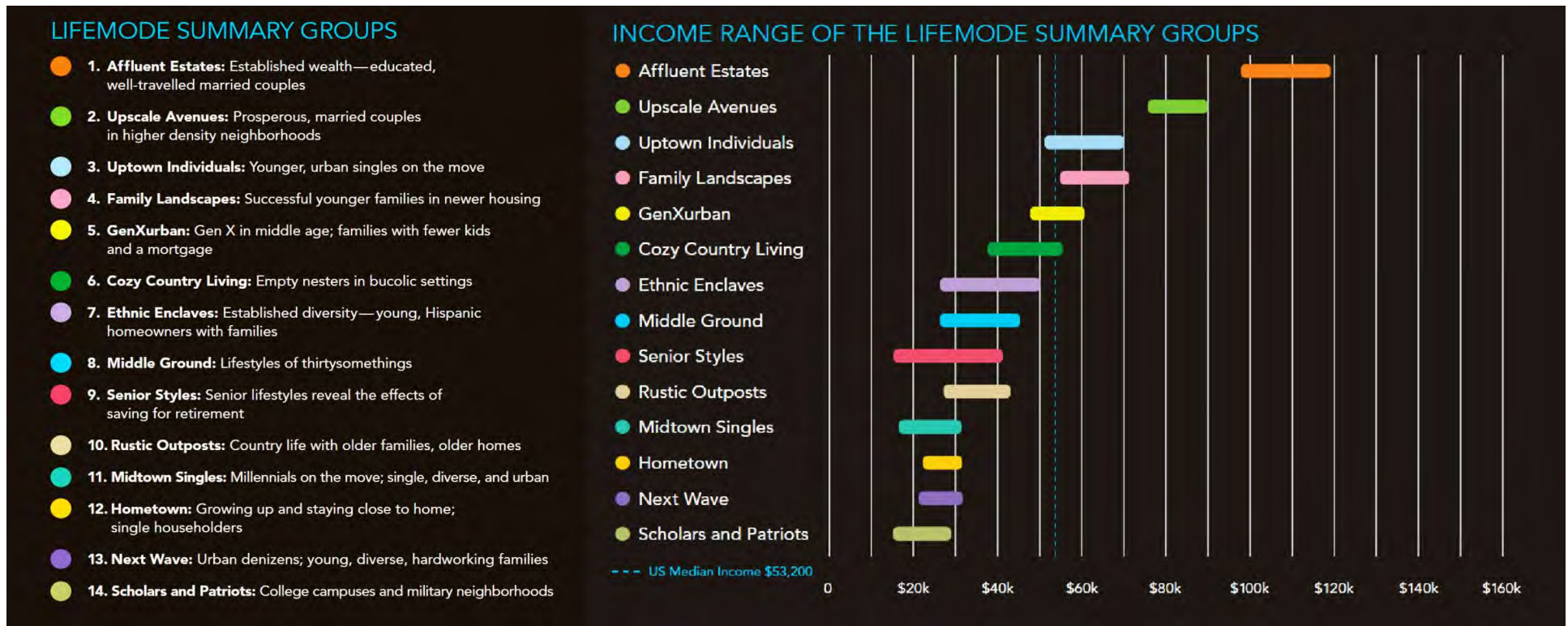
# Esri Tapestry LifeMode Groups (Lx)

Composition of households within 10-minute drive time from each subject site

Rank	Silver Lane, East Hartford
1	GenXurban (L5) – 20.7%
2	Next Wave (L13) – 19.9%
3	Middle Ground (L8) – 19.7%
4	Midtown Singles (L11) – 19.2%
5	Uptown Individuals (L3) – 10.0%

## GenXurban Tapestry Overview

- Gen X in middle age; families with fewer kids and a mortgage.
- Second-largest Tapestry group, composed of Gen X married couples, and a growing population of retirees.
- About a fifth of residents are 65 or older; about a fourth of households have retirement income.
- Own older single-family homes in urban areas, with 1 or 2 vehicles.
- Live and work in the same county, creating shorter commute times.
- Invest wisely, well insured, comfortable banking online or in person.
- News enthusiasts (read a daily newspaper, watch news on TV, and go online for news).
- Enjoy reading, renting movies, playing board games and cards, doing crossword puzzles, going to museums and rock concerts, dining out, and walking for exercise.



# Review of Previous Plans

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# Silver Lane Redevelopment Area – Prior Plans

## *The Silver Lane Redevelopment Plan*

### **Review of Prior Plans**

To start this Redevelopment Plan Planning Process, a comprehensive review of prior planning exercises and documents focused on the Silver Lane corridor was conducted. This includes the efforts of the Town of East Hartford, beginning in 2016, when \$3 million dollars was bonded for property acquisition and blight removal that resulted in the Town's purchase of the former Showcase Cinema site. The Cinema site is now an active application for the development of market-rate multi-family apartments. This is a significant first step in the redevelopment of the Silver Lane corridor in both eliminating deteriorated conditions and attracting new investment. It is this new investment that makes this Redevelopment Plan so timely and important—the Town of East Hartford must support this new investment to ensure its success.

In 2017, the Town secured a Brownfields Area Revitalization grant from the Connecticut Department of Economic and Community Development to comprehensively plan for the revitalization of the Silver Lane corridor. The Silver Lane Revitalization Plan was completed and adopted in 2018 and included a comprehensive Market Assessment that was completed in 2017. The 2018 Revitalization Plan is comprehensive in scope and captures an area larger than the Silver Lane corridor (and Redevelopment Area), including portions of Main Street and residential

neighborhoods south of Silver Lane. The Silver Lane Revitalization Plan was later adopted as an amendment to the Plan of Conservation and Development and is contained in Chapter 14 of the Plan of Conservation and Development. In 2020, the Capitol Region Council of Governments completed Silver Lane (SR 502) Corridor Study that focused on transportation and roadway improvements in the area.

The 2018 Silver Lane Revitalization Plan and Chapter 14 amendment to the Plan of Conservation and Development provide the foundation for this Chapter 130 Redevelopment Plan. Building upon the analysis, public participation, vision, opportunity sites, and master plan completed in the 2018 Revitalization Plan. Therefore, this Chapter 130 Redevelopment Plan is viewed as an extension of the 2018 and Chapter 14 planning documents as an actionable strategy for the Town of East Hartford to proactively and intentionally intervene in the deteriorated and distressed property conditions within the Silver Lane Redevelopment Area.

The following five pages of this Plan section provide conceptual developments from the 2018 Revitalization Plan of underutilized parcels in the Silver Lane Redevelopment Area that we believe provide a conceptual visualization of how these and other properties within the Redevelopment Area could be repositioned to compete for investment.



# Silver Lane at Mercer Ave. 241, 249-257

Revitalization Plan 2018



Photo Source: Milone & MacBroom Silver Lane Assessment

# Silver Lane at Warren Drive 351, 367-369 Silver Lane

*Revitalization Plan 2018*



Photo Source: Milone & MacBroom Silver Lane Assessment



# Rentschler Gateway West 320, 334, 346, 374 & 382 Silver Lane

Revitalization Plan 2018



Photo Source: Milone & MacBroom Silver Lane Assessment

# Undeveloped Land 825, 825A Silver Lane

*Revitalization Plan 2018*



Photo Source: Milone & MacBroom Silver Lane Assessment



# F. Futtner Farms (695, 709, 711 Silver Lane)

*Revitalization Plan 2018*



Photo Source: Milone & MacBroom Silver Lane Assessment

# Public Engagement and Discussion

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# Silver Lane Redevelopment Area – Public Engagement

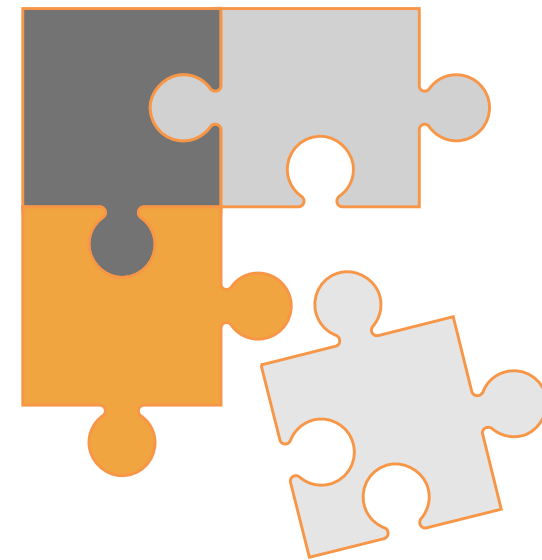
## *The Silver Lane Redevelopment Plan*

### **Public Engagement**

Building upon the extensive public engagement conducted in the creation of the 2018 Revitalization Plan, a series of public meetings and targeted public outreach was initiated as part of this Chapter 130 Redevelopment Plan. The aim of these meetings and work-sessions hosted by the East Hartford Redevelopment Agency was to confirm that the community still supported the findings and recommendations in the 2018 Revitalization Plan and the Chapter 14 amendment to the Plan of Conservation and Development. In addition, these meetings and work-sessions were designed to move from the conventional planning exercises and recommendations of the past planning efforts, to creating actionable strategies and interventions to be aimed at the deteriorated and deteriorating conditions within the Silver Lane Redevelopment Plan Area.

The following page provides a summary of the public workshop discussion held in April 2022 and hosted by the Redevelopment Agency. The workshop was a facilitated discussion conducted by Goman+York (the Redevelopment Plan consultants) that focused on What is Working and What is Not Working in the Silver Lane Redevelopment Area.

The aim of the discussion is to determine the conditions within the Redevelopment Area that need to be remediated and mitigated and the conditions, or strengths, in the Redevelopment Area that can be leveraged and built-upon to reposition the Silver Lane Redevelopment Area to compete for investment.



# Silver Lane Redevelopment Area – Public Engagement

*The Silver Lane Redevelopment Plan*

***What do you, the public and government officials, want the future of Silver Lane to be?***

## ***What's Not Working?***

- *Deteriorating conditions*
- *“Community feel” has declined*
- *Lack of ability to fulfill needs/wants from within corridor*
- *Market/Functional Obsolescence*
- *Strip Malls*
- *Change in consumer behavior*
- *The Silver Lane Corridor needs a reset*

## ***What's Working?***

- *Philips Farm*
- *New development-new, existing and in pipeline*
- *Cabela's Aldi, Dollar General, CVS, Dunkin, bowling alley*
- *Public investment in roadways – existing and planned*
- *Strong traffic levels on Silver Lane*

## ***What would Silver Lane be like when it is healthy, vibrant, and prosperous?***

- *Redevelop Silver Lane Plaza*
- *Bring in activity-focused businesses*
- *Create a pedestrian-scale, walkable, bikeable corridor*
- *Fast casual restaurants*
- *Business/Mixed-Use*

# Strategies for Improvement: The Levers of Change

**GOMAN+YORK**

# The Silver Lane Redevelopment Area – Strategies for Improvement

## *The Silver Lane Redevelopment Plan*

### **The Levers of Change**

As discussed previously, to reposition the Silver Lane Redevelopment Area to compete for investment, it is imperative to strategically intervene in the market to reposition the area for investment. At this time, the existing conditions (discussed above) are providing mixed-messages as to market predictability and investor confidence to attract the much-needed investment that is required to reposition the market and grow demand.

Therefore, the Levers of Change—image, market, conditions, connections, and capacity—inform use and can be utilized to frame the strategies for improvement and the specific interventions to be employed to influencing change. The following are the translations of image, market, conditions, connections, and capacity in terms of the existing conditions in the Silver Lane Redevelopment Area:

- **Image:** mixed messages of quality and level of investment and poor overall public perception of the area.
- **Market:** mixed-messages as to predictability and investment. It is uncertain, from an investment perspective if this area is good place to invest time, energy, and money.
- **Conditions:** mixed-messages as to the quality of product—properties—on display. While some properties are well-maintained, many are not, and a substantial portion of properties are deteriorated and deteriorating. The conditions of disinvestment, neglect, and blight are undermining market predictability and investor confidence.
- **Connections:** the connections, social, governance, and economic, are weak.
- **Capacity:** private sector capacity is weak and undermined by the weak and distressed market conditions. Public sector capacity is stronger, with a commitment to invest and proven track record of investment in the area.

Based on the current conditions in the Silver Lane Redevelopment Area, any strategy for improvement must begin with addressing the deteriorated and deteriorating conditions that are undermining market predictability and market confidence. So long as such deteriorated conditions continue to persist, meaningful private sector investment will not flow into the area without public sector participation that underwrites the risk.



# The Silver Lane Redevelopment Area – Strategies for Improvement

## *The Silver Lane Redevelopment Plan*

### The Levers of Change

To create change, grow demand, and reposition the Silver Lane Redevelopment Area to compete for investment, the following are the desired outcomes for the Levers of Change (image, market, conditions, connections, and capacity):

- **Image:** improve the image of the Silver Lane Redevelopment Area so that residents, property owners, businesses, and visitors believe this is a good place to invest their time, energy, and money.
- **Market:** create predictability and confidence with the aim of growing demand and attracting investment.
- **Conditions:** remove deteriorated and deteriorating conditions with the aim of improving the quality of properties and property maintenance on display.
- **Connections:** build better social, economic, and governance connections between residents, property owners, businesses, and local government.
- **Capacity:** leverage government investment to attract private investment. As conditions improve, decrease government financial investment, while providing economic development, design, and permitting assistance.

### Priority Properties - Acquisition

1. Silver Lane Plaza – 808-850 Silver Lane
2. Nursing Home – 51 Applegate Lane
3. Charter Oak Mall – 934-940 Silver Lane & Ring Road - Driveway
4. Futtner Farm - 711 Silver Lane
5. Pratt & Whitney Fields
6. 755 Silver Lane
7. 707 Silver Lane (UTC)
8. Five properties in 2018 Revitalization Plan (and noted earlier)

The above properties are ranked in order of priority for acquisition. 808-850 Silver Lane and 51 Applegate Lane, along with the "Ring Road" Driveway to the Charter Oak Mall, are the most deteriorated properties that pose threat to the general welfare. 711 Silver Lane is a willing seller, and 707 Silver Lane may add development value to 711 Silver Lane. 755 Silver Lane is a vacant lot and 934-940 will likely show signs of deterioration if new tenants are not secured.

# The Silver Lane Redevelopment Area – Strategies for Improvement

## *The Silver Lane Redevelopment Plan*

### **Strategies for Improvement**

To improve the Silver Lane Redevelopment Area market, growing demand, and position the area to compete for investment, the Redevelopment Agency and the Town of East Hartford should implement the following strategies aimed at improvement:

1. Eliminate deteriorated and deteriorating conditions through property acquisition.
2. Adopt a planned development zoning regulation for the area with the aim of creating a more predictable land use approval process with more flexible development standards to achieve better design.
3. Reduce the total square footage of retail space within the Redevelopment Area through the demolition of deteriorated and functionally obsolete retail space. The aim of acquisition and demolition of such space should be to improve the image of the area, remove deteriorated conditions that are harming the image and market, and contract or right-size the supply of retail space.
4. Invest in public infrastructure. Investing in public infrastructure, specifically sidewalks and roads should be done with the aim of leveraging public investments to improve physical conditions within the public realm and demonstrating to the private sector that the Town of East Hartford is committed to this area and is a partner in creating predictability, building confidence, and attracting private investment.
5. Redevelop acquired deteriorated properties as a means of attracting new investment into the area and improving the quality of buildings on display. The potential future uses for the redevelopment sites should remain flexible at this time—do not preordain the development outcomes, as the market should drive what is financially feasible and economically viable. That said, the preliminary market research indicates that multi-family residential apartments and community-scale retail in the form of free-standing residential and retail sites or combined as mixed-use developments are the most likely uses in the Redevelopment Area.
6. Provide façade improvement grants and/or loans for small businesses within the Redevelopment Area.
7. Acquire other available properties for infill development with the aim of increasing housing and the number of households in the Redevelopment Area. The more households within the Redevelopment Area, the greater the future demand will be for commercial development.

# The Silver Lane Redevelopment Area – 1. Silver Lane Plaza

*The Silver Lane Redevelopment Plan – 808-850 Silver Lane, East Hartford, CT*



This parcel provides an opportunity to eliminate blight and provide for new investment in the area through redevelopment. As a gateway to the proposed new apartments, this site is critical to the repositioning of the Redevelopment Area. The demolition of the large retail building would make way for community scale retail and/or residential. The two smaller buildings could be removed or renovated and incorporated into a new site design.



# The Silver Lane Redevelopment Area – 2. 51 Applegate Lane

*The Silver Lane Redevelopment Plan – 51 Applegate Lane, East Hartford, CT*

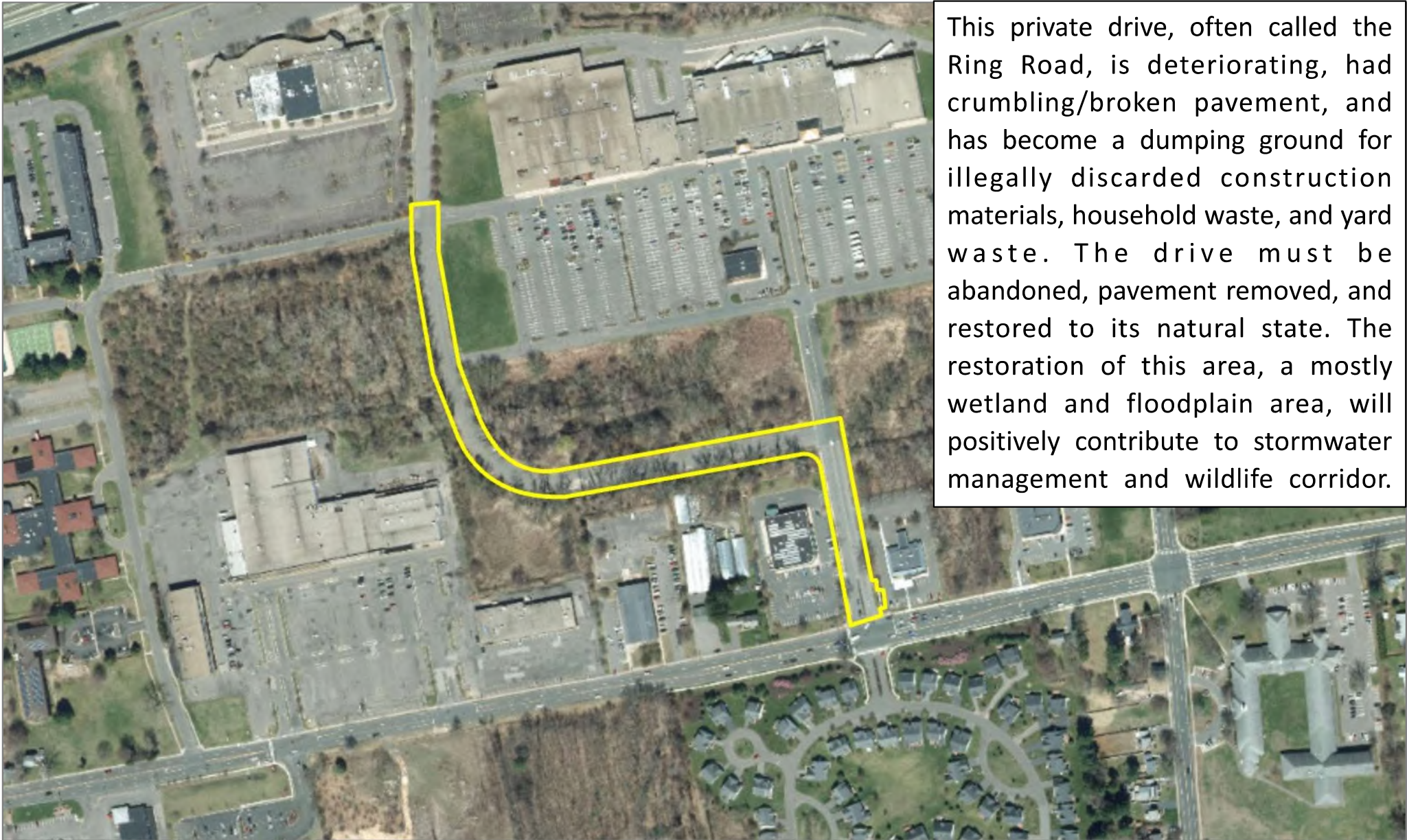


This parcel provides a unique opportunity for renovation into affordable elderly housing or for demolition and redevelopment. This site is also a gateway to the proposed new apartments and is equally important to the repositioning of the Redevelopment Area. If demolished, this site could be combined with the neighboring 808-850 site to create the potential for a larger scale redevelopment, likely mixed-use with residential and commercial space.



# The Silver Lane Redevelopment Area – 3. Ring Road

*The Silver Lane Redevelopment Plan – Ring Road, East Hartford, CT*

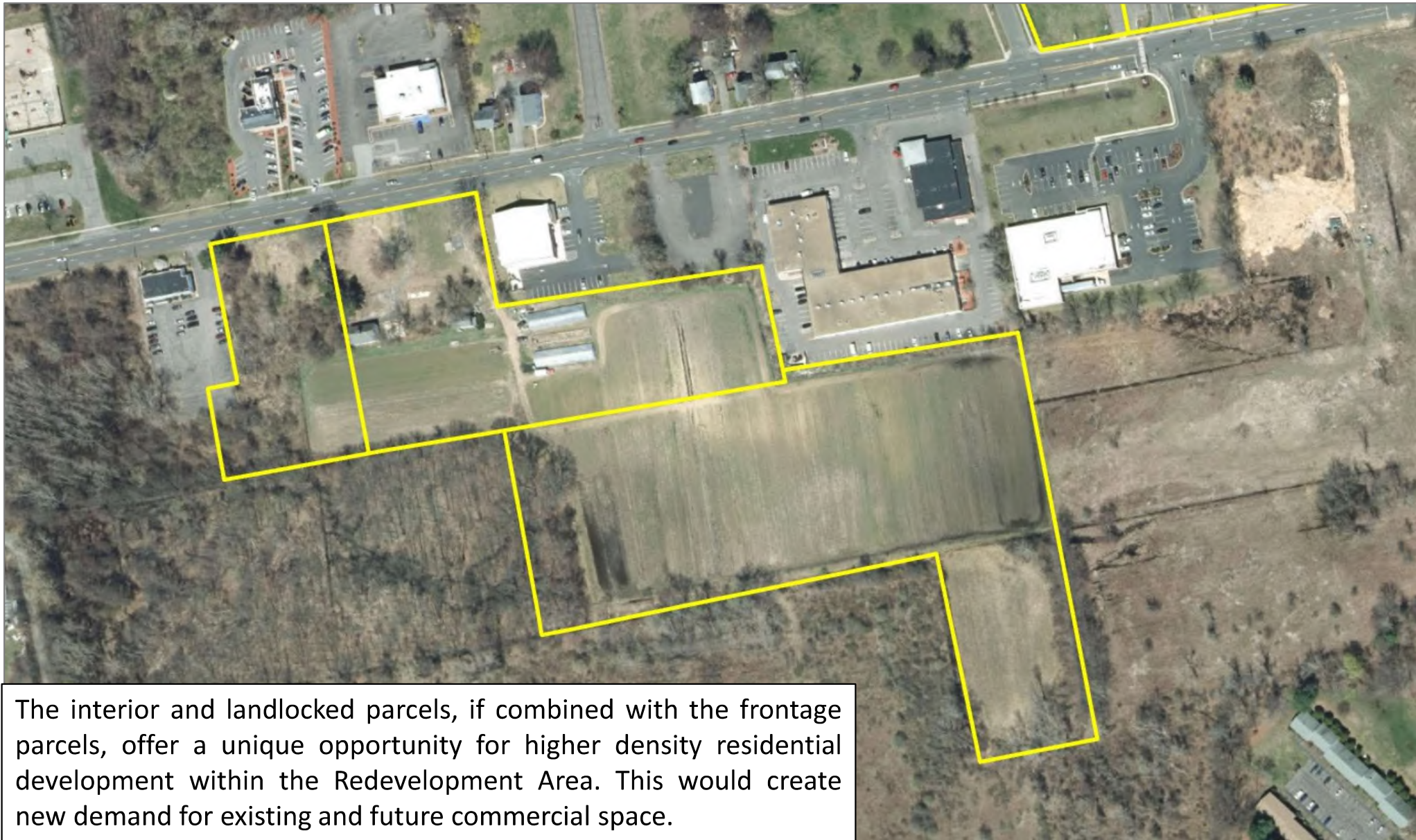


This private drive, often called the Ring Road, is deteriorating, had crumbling/broken pavement, and has become a dumping ground for illegally discarded construction materials, household waste, and yard waste. The drive must be abandoned, pavement removed, and restored to its natural state. The restoration of this area, a mostly wetland and floodplain area, will positively contribute to stormwater management and wildlife corridor.



# The Silver Lane Redevelopment Area – 4. Futtner Farm

*The Silver Lane Redevelopment Plan – 695, 709, 711 Silver Lane, East Hartford, CT*



The interior and landlocked parcels, if combined with the frontage parcels, offer a unique opportunity for higher density residential development within the Redevelopment Area. This would create new demand for existing and future commercial space.



# The Silver Lane Redevelopment Area – 5. 707 Silver Lane

*The Silver Lane Redevelopment Plan – 707 Silver Lane, East Hartford, CT*



This parcel, if combined with the parcels on the prior page, could provide an additional opportunity for residential development.



# The Silver Lane Redevelopment Area – 6. 755 Silver Lane

*The Silver Lane Redevelopment Plan – 755 Silver Lane, East Hartford, CT*



This parcel provides an opportunity for infill development and is well suited for a commercial retail unit. However, the redevelopment of this site will be challenging at best, if the deteriorated conditions in the area are not addressed and removed.



# The Silver Lane Redevelopment Area – 7. Charter Oak Mall

*The Silver Lane Redevelopment Plan – 940 Silver Lane, East Hartford, CT*



This property, until recently, has been stable. Unfortunately, increased vacancy now threatens this property's future. Therefore, it is imperative to plan for future reuse of the property. The size and location of the parcel is ideally suited for high-density multi-family development.

# Zoning: Existing and Future



# Silver Lane Redevelopment Area – Zoning

## *The Silver Lane Redevelopment Plan*

### **Existing Zoning**

Zoning regulations are a powerful tool to both shape the community and to encourage investment. However, the very nature of zoning regulations (government regulation of private property and the free-market) can also discourage development and create a barrier to investment. ***East Hartford must keep in mind that what the community desires and what the market can support and develop may be very different.*** Therefore, zoning must be designed to work within the context of market demand to foster investments, while shaping the site development to meet community desires, not to create barriers to investment.

The zoning in the Silver Lane Redevelopment Area is a mixture of residential, commercial, and industrial zones designed to meet the needs of eclectic mix of uses, forms, and densities within the area. For the most part, the existing zoning meets the needs of the Redevelopment Area. However, the B-6 Zone, which is located at the eastern end of the Redevelopment Area no longer serves the purpose that it was designed for or the current market conditions that drive demand in this location. Designed and established decades ago, the B-6 Zone was intended to facilitate large-scale retail uses and developments of the past. Today, it is those uses and developments that struggle the most, have

created a condition of oversupply and resulted in the deteriorated and deteriorating conditions that exist in the area.

### **Future Zoning – Master Plan Overlay Zone**

Zoning can be a barrier to investment. Therefore, when dealing with the weak- and distressed-market conditions of redevelopment, zoning must provide predictability, flexibility, and confidence. While it is common for communities, when dealing with deteriorated and deteriorating conditions to adopt restrictive zoning regulations as an attempt to gain control, doing so is the right approach at the wrong time. Restrictive regulations work best in strong markets, not weak- and distressed-markets. A flexible approach to zoning is required to reposition a distressed area, to grow demand, and attract investment. Therefore, it is recommended that East Hartford adopt a Planned Development or Master Plan approach, like a Design Development District approach that exists within the East Hartford Zoning Regulations.

The utilization of what can be called a Master Plan Overlay Zone (See Appendix 3) and approach provides an opportunity to offer flexibility in use, density, design, and permitting process—a more efficient and effective land use application review process.



# Silver Lane Redevelopment Area – Zoning

## *The Silver Lane Redevelopment Plan*

### **Future Zoning – Master Plan Overlay Zone (Cont.)**

This is achieved through crafting an overlay zone with both flexible standards and a *Swift, Simple, and Certain* application process. The application process typically begins with a pre-application meeting where the applicant and Planning and Commission can discuss the conceptual development in detail. Most important, the Commission can provide insights and direction before the applicant begins extensive design work.

The next step is the Master Plan application. This is an application for a Zone Change to place the overlay zone on the property. The applicant must provide a Master Plan that includes a general site plan (not including a full detailed and costly grading, drainage, infrastructure, etc.) with building locations, parking, and landscaping, buffers, architectural renderings and elevations, and other supportive material to assist the Commission in understanding the development plan.

The approval (or denial) is a legislative action on a zone change—the Commission has broad discretion. If approved, the applicant then must submit a full site plan application, designed to the detailed requirements for site plan and conforming to the approved Master Plan.

This process allows the Planning and Zoning Commission to provide input early in the process—pre-application—before extensive and expensive plans are designed.

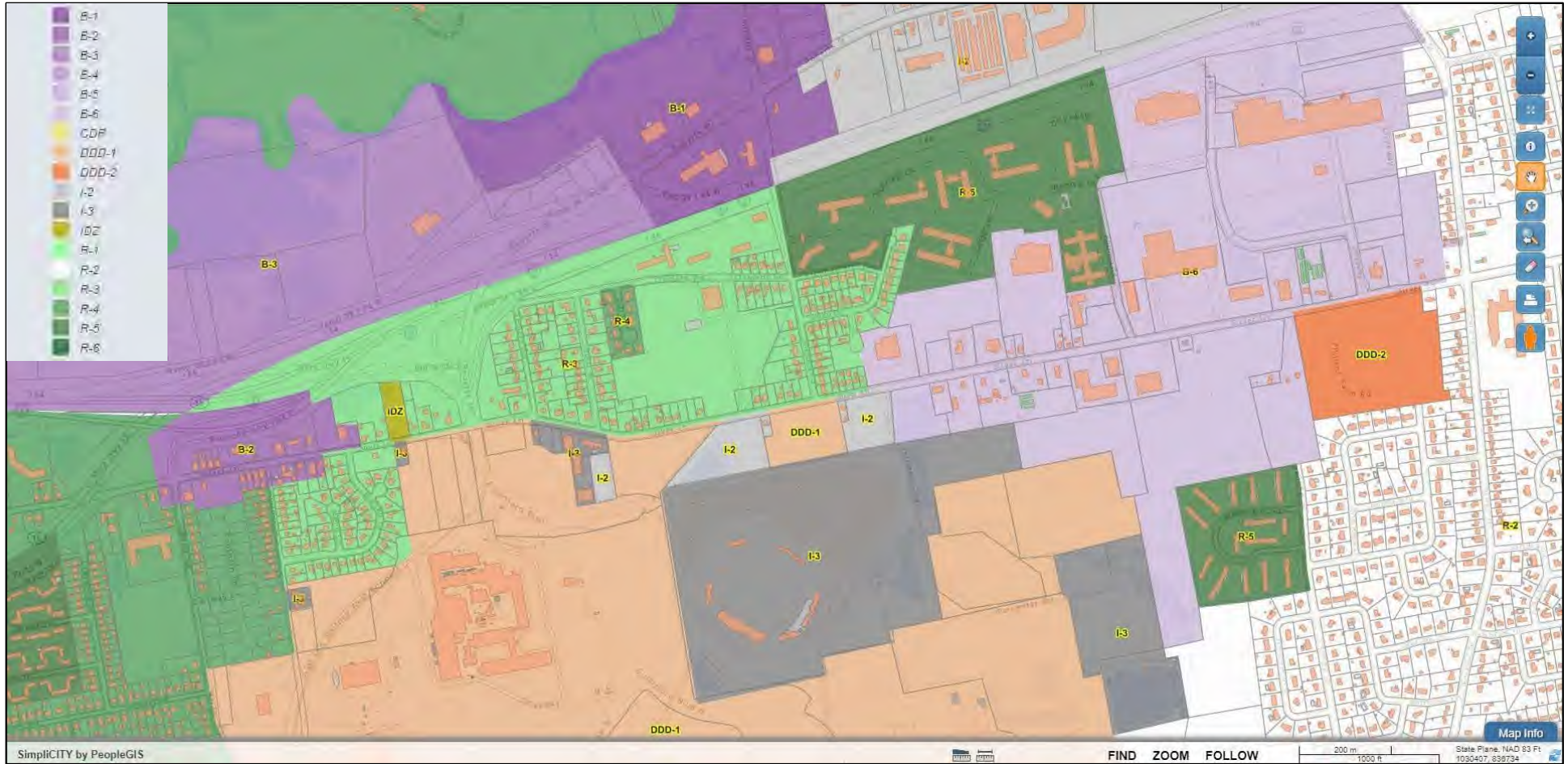
In addition, the Master Plan (the concept plan) provides the Commission with enough information to make an informed decision on the size, scale, massing, density, intensity, and design of the project, without the developer having to provide fully-engineered plans drawings—reducing financial risk for the developer.

Most important, the Master Plan regulation provides flexible site design standards aimed at resulting in the highest quality design that is best suited for the site.



# Silver Lane Current Zoning Map

East Hartford, CT – Silver Lane Redevelopment Study Area



# Residential Property and Resident Relocation Plan

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# Silver Lane Redevelopment Area – Resident Relocation Plan

*The Silver Lane Redevelopment Plan*

## **Relocation Plan**

As conceptualized in this Redevelopment Plan, the proposed strategies, specifically the proposed properties for acquisition, does not include any residential properties.

Therefore, we do anticipate that any residents will be displaced through the acquisition of property and there is no need to develop a resident relocation plan at this time. If this were to change, the plan would need to be amended to include the acquisition of residential properties that are occupied, then a relocation plan will be provided.

# Financing the Redevelopment

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# Silver Lane Redevelopment Area – Financing Plan

## *The Silver Lane Redevelopment Plan*

### **Financing the Redevelopment Plan**

The Town of East Hartford is committed to the removal of deteriorated conditions and repositioning the Silver Lane Corridor to compete for investment, prosperity, and vibrancy. The Town of East Hartford recognizes that weak-market and distressed properties conditions harm the overall market value of the area, creating an environment where high construction costs and risk work against returns. Therefore, it is unlikely that the private sector market will produce the investments required to reposition the Silver Lane Corridor. This is the foundational conditions and thinking that drove and drive this Chapter 130 Redevelopment Plan—the Silver Lane Redevelopment Area will not improve without government intervention and investment.

The Town of East Hartford is committed to investing—the time, energy, and public funding—in the Silver Lane

Redevelopment Area. Therefore, the Town of East Hartford is a willing public participant ready to partner with private sector property owners and investors to create improvement and change in this area. This means that the Town of East Hartford will continue to invest in public infrastructure improvements, is willing to utilize public funds, to secure the acquisition and demolition of deteriorated properties, and to explore reasonable public-private partnerships that will benefit the Silver Lane Corridor and result in improved property and market conditions. Depending on the priority, importance, scale, size, and scope of specific redevelopment sites and projects, the Town of East Hartford is open to exploring and utilizing any of the financial mechanisms, such as bonding and tax abatements, to execute this Redevelopment Plan. Specific redevelopment project budgets and financing plans will be developed on a case-by-case basis.

# Appendix

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# Appendix I. Spencer Street and Silver Lane Comparison

## East Hartford, CT – Silver Lane Redevelopment Study Area

<b>Spencer Street - Manchester Properties</b>							
<u>Property</u>	<u>Address</u>	<u>Year Built</u>	<u>Building Square Feet</u>	<u>Land Acres</u>	<u>Appraised Value Land</u>	<u>Appraised Value Buildings</u>	<u>Appraised Value Total</u>
Woodcraft of Manchester	249 Spencer St	1976	15,729.00	0.92	263,100.00	572,400.00	835,500.00
Pep Boys	205 Spencer St	1973	91,083.00	21.1	2,621,400.00	2,154,700.00	4,776,100.00
Ocean State Job Lot	205 Spencer St						
Popeyes	199 Spencer St	1982	3,837.00	0.84	178,000.00	595,600.00	849,900.00
Guntur Indian/ Dunkin	171 Spencer St	1987	20,383.00	2.15	464,400.00	1,159,600.00	1,624,000.00
Patel Foods	171 Spencer St						
Shell	252 Spencer St	1970	2,500.00	0.62	415,617.00	406,400.00	822,017.00
Shop Rite Plaza	214 Spencer St	1971	92,264.00	8.36	1,855,000.00	4,461,200.00	6,316,200.00
Irving Gas	196 Spencer St	1971	507.00	0.47	380,813.00	179,700.00	560,513.00
Mcdonald's	184 Spencer St	2014	4,935.00	1.65	356,400.00	1,078,100.00	1,434,500.00
Sunshine Dental	185 Spencer St	1980	3,971.00	0.33	133,600.00	161,700.00	295,300.00
<b>Silver Lane- East Hartford Properties</b>							
<u>Property</u>	<u>Address</u>	<u>Year Built</u>	<u>Building Square Feet</u>	<u>Land Acres</u>	<u>Appraised Value Land</u>	<u>Appraised Value Buildings</u>	<u>Appraised Value Total</u>
Mobil Gas	483 Silver Ln	1987	912.00	0.61	157,860.00	317,140.00	475,000.00
Silver Lane Medical Center	677 Silver Ln	1968	3,214.00	0.69	81,340.00	206,570.00	287,910.00
Dollar General	735 Silver Ln	2017	7,550.00	1.16	90,880.00	825,990.00	916,870.00
Domino's Pizza Plaza	775 Silver Ln	1987	29,570.00	2.7	143,160.00	1,423,910.00	1,567,070.00
Town and Country Package Store	785 Silver Ln	1967	9,794.00	0.57	77,710.00	375,040.00	452,750.00
Aldi	801 Silver Ln	2008	177,781.00	3.2	164,440.00	1,822,410.00	1,986,850.00
Burger King	708 Silver Ln	1964	3,248.00	1.1	192,770.00	611,590.00	804,360.00
Aaron's Furniture	720 Silver Ln	1973	6,799.00	1.4	102,050.00	491,720.00	593,770.00
Silver Lane Plaza	818-850 Silver Ln	1958	107,148.00	20.5	789,530.00	1,617,880.00	2,407,410.00
Walgreens	922 Silver Ln	2003	13,566.00	1.88	444,520.00	2,272,630.00	2,717,150.00
Key Bank	950 Silver Ln	1980	5,517.00	1.08	96,010.00	696,040.00	792,050.00
CVS	972 Silver Ln	2012	14,544.00	5.29	508,380.00	2,404,650.00	2,913,030.00
Charter Oak Mall	940 Silver Ln	1976	217,820.00	29.67	1,159,940.00	8,329,350.00	9,489,290.00
Taco Bell	268 Silver Ln	1992	1,974.00	0.87	88,610.00	2,890,101.00	377,620.00
Sunoco	295 Silver Ln	1970	1,932.00	0.41	214,560.00	239,650.00	454,210.00
Pizza Hut	300 Silver Ln	1986	2,775.00	0.78	84,530.00	518,530.00	603,060.00
Tire City LLC	306 Silver Ln	1948	2,436.00	0.44	145,760.00	138,620.00	284,380.00
Queen Pizza	310 Silver Ln	1930	1,800.00	0.78	84,530.00	97,180.00	181,710.00
Closed Comcast store	315 Silver Ln	1964	2,896.00	0.42	71,970.00	120,760.00	192,730.00
VCA Animal Hospital of East Hartford	334 Silver Ln	1988	5,568.00	0.53	76,500.00	353,080.00	429,580.00
Dunkin Donuts	364 Silver Ln	2009	2,432.00	1.38	96,590.00	500,150.00	596,740.00



# Appendix I. Silver Lane Lease Rates


East Hartford, CT – Silver Lane Redevelopment Study Area

Lease Comps														Analytics	Map	
	Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant		
<input type="checkbox"/>	Jan 2021	Jan 2021	<a href="#">940 Silver Ln</a>	East Hartford	1st	20,935	\$7.88	MG	Effective	Retail	Direct	10 yrs	Jan 2031	Citi Trends		
<input type="checkbox"/>	Jan 2021	Feb 2021	<a href="#">775 Silver Ln</a>	East Hartford	1st	1,500				Retail	Direct	3 yrs	Feb 2024			
<input type="checkbox"/>	Jan 2021	Feb 2021	<a href="#">775 Silver Ln</a>	East Hartford	1st	1,590	\$11.28	MG	Effective	Retail	Direct	3 yrs	Feb 2024	JJ Team LLC		
<input type="checkbox"/>	Mar 2018	Apr 2018	<a href="#">775 Silver Ln</a>	East Hartford	1st	3,770	\$8.00	NNN	Asking	Retail	Direct	4 yrs	Apr 2022			
<input type="checkbox"/>	Mar 2018	Apr 2018	<a href="#">775 Silver Ln</a>	East Hartford	1st	3,770	\$8.00	NNN	Asking	Retail	Direct	4 yrs	Apr 2022			
<input type="checkbox"/>	Mar 2018	Apr 2018	<a href="#">775 Silver Ln</a>	East Hartford	1st	1,590	\$8.00	NNN	Asking	Retail	Direct	1 yr	Mar 2019			
<input type="checkbox"/>	Jul 2017	Aug 2017	<a href="#">775 Silver Ln</a>	East Hartford	1st	3,534	\$8.00		Asking	Retail	Direct	1 yr	Aug 2018			
<input type="checkbox"/>	Jun 2017	Aug 2017	<a href="#">940 Silver Ln</a>	East Hartford	1st	6,000				Retail	Direct			Rainbow Apparel		
<input type="checkbox"/>	Jul 2016	Jul 2016	<a href="#">775 Silver Ln</a>	East Hartford	1st	960	\$8.00	NNN	Asking	Office/Retail	Direct	1 yr	Jul 2017			
<input type="checkbox"/>	Jul 2016	Jul 2016	<a href="#">775 Silver Ln</a>	East Hartford	1st	960	\$8.00	NNN	Asking	Office/Retail	Direct	1 yr	Jul 2017	Masis Staffing Solutions		
<input type="checkbox"/>	Mar 2015	Aug 2015	<a href="#">940 Silver Ln</a>	East Hartford	1st	72,774				Retail	Direct			Stop & Shop		
<input type="checkbox"/>	Jun 2014	Jul 2014	<a href="#">775 Silver Ln</a>	East Hartford	1st	2,070	\$10.00	NNN	Asking	Office/Retail	Direct	1 yr	Jul 2015			
<input type="checkbox"/>	Feb 2013	Mar 2013	<a href="#">818-830 Silver Ln</a>	East Hartford	1st	2,800	\$6.00	NNN	Asking	Retail	Direct					
<input type="checkbox"/>	Jan 2012	Feb 2012	<a href="#">775 Silver Ln</a>	East Hartford	1st	2,757	\$8.00	NNN	Asking	Retail	Direct	1 yr	Jan 2013			
<input type="checkbox"/>	Dec 2011	Jan 2012	<a href="#">775 Silver Ln</a>	East Hartford	1st	2,757	\$8.00	NNN	Effective	Retail	Direct	1 yr	Dec 2012			
<input type="checkbox"/>	Dec 2011	Jan 2012	<a href="#">775 Silver Ln</a>	East Hartford	1st	2,757	\$8.00	NNN	Effective	Retail	Direct	1 yr	Dec 2012			
<input type="checkbox"/>	Mar 2007	Apr 2007	<a href="#">832-852 Silver Ln</a>	East Hartford	1st	3,239	\$12.00	NNN	Asking	Retail	Direct	5 yrs	Apr 2012	Ck Nail Salon		



# Appendix I. Spencer Street Lease Rates

East Hartford, CT – Silver Lane Redevelopment Study Area

	Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant
<input type="checkbox"/>	Aug 2021	Aug 2021	<a href="#">168 Spencer St</a>	Manchester	2nd	225	\$8.81	MG	Starting	Office	Direct	2 yrs	Aug 2023	Tenants
<input type="checkbox"/>	Aug 2021	Aug 2021	<a href="#">168 Spencer St</a>	Manchester	2nd	505	\$9.03	MG	Asking	Office	Direct	2 yrs	Aug 2023	Tenants
<input type="checkbox"/>	Aug 2021	Aug 2021	<a href="#">168 Spencer St</a>	Manchester	2nd	495	\$8.81	MG	Starting	Office	Direct	2 yrs	Aug 2023	Tenants
<input type="checkbox"/>	Nov 2018	Dec 2018	<a href="#">210-240 Spencer St</a>	Manchester	1st	2,900	\$18.00	N	Asking	Retail	Direct			GoHealth
<input type="checkbox"/>	Oct 2018	Nov 2018	<a href="#">112 Spencer St</a>	Manchester	1st	1,350	\$13.00	NNN	Asking	Office	Direct			
<input type="checkbox"/>	Oct 2018	Dec 2018	<a href="#">199 Spencer St</a>	Manchester	1st	1,000				Retail	Direct	10 yrs	Dec 2028	Subway
<input type="checkbox"/>	Mar 2018	Apr 2018	<a href="#">168 Spencer St</a>	Manchester	Unkwn	1,686		MG		Office	Direct			
<input type="checkbox"/>	Mar 2017	Mar 2017	<a href="#">112 Spencer St</a>	Manchester	3rd	450	\$13.00	NNN	Asking	Office	Direct			
<input type="checkbox"/>	Mar 2017	Mar 2017	<a href="#">112 Spencer St</a>	Manchester	3rd	700				Office	Direct			Erik Wofgang-Pinto
<input type="checkbox"/>	Aug 2016	Aug 2016	<a href="#">8 Spencer St</a>	Manchester	1st	4,180				Industrial				
<input type="checkbox"/>	Jun 2016	Jun 2016	<a href="#">191 Spencer St</a>	Manchester	1-2	21,120				Retail				Hawthorn Suites
<input type="checkbox"/>	Aug 2014	Nov 2014	<a href="#">210-240 Spencer St</a>	Manchester	1st	2,500	\$24.00	N	Effective	Retail	Direct	10 yrs	Oct 2024	Dr. Dental
<input type="checkbox"/>	Jul 2014	Oct 2014	<a href="#">184 Spencer St</a>	Manchester	1st	2,000				Retail	Direct	20 yrs	Sep 2034	McDonald's
<input type="checkbox"/>	Jul 2014	Aug 2014	<a href="#">112 Spencer St</a>	Manchester	3rd	3,000	\$12.86	FS	Asking	Office	Direct	3 yrs	Aug 2017	CHR
<input type="checkbox"/>	Jun 2014	Jul 2014	<a href="#">112 Spencer St</a>	Manchester	1st	350	\$12.86		Asking	Office	Direct			
<input type="checkbox"/>	May 2014	Jun 2014	<a href="#">112 Spencer St</a>	Manchester	1st	1,500	\$12.00	NNN	Asking	Office	Direct			CT Junior Republic
<input type="checkbox"/>	Nov 2013	Dec 2013	<a href="#">162 Spencer St</a>	Manchester	1st	1,971	\$7.31	N	Effective	Retail	Direct	1 yr	Dec 2014	
<input type="checkbox"/>	Nov 2012	Nov 2012	<a href="#">878 Hartford Rd</a>	Manchester	1st	4,455	\$8.15	+UTIL	Effective	Industrial	Direct	2 yrs	Oct 2014	John Treat Llc
<input type="checkbox"/>	Sep 2012	Sep 2012	<a href="#">162 Spencer St</a>	Manchester	1st	240	\$19.24	FS	Effective	Office	Direct	1 yr	Sep 2013	
<input type="checkbox"/>	Sep 2012	Sep 2012	<a href="#">878 Hartford Rd</a>	Manchester	1st	4,255	\$8.48	+UTIL	Effective	Industrial	Direct	1 yr	Aug 2013	
<input type="checkbox"/>	Aug 2012	Mar 2014	<a href="#">185 Spencer St</a>	Manchester	1st	1,917	\$56.07	NNN	Effective	Retail	Direct	10 yrs	Feb 2024	Starbucks
<input type="checkbox"/>	Jun 2012	Jul 2012	<a href="#">801-807 Hartford Rd</a>	Manchester	1st	800	\$15.00	+U&CH	Asking	Retail	Direct	2 yrs	Jun 2014	
<input type="checkbox"/>	Dec 2011	Jan 2012	<a href="#">112 Spencer St</a>	Manchester	1st	1,200	\$12.00	NNN	Asking	Office	Direct			Michaud Chiropractic
<input type="checkbox"/>	Sep 2011	Sep 2011	<a href="#">112 Spencer St</a>	Manchester	1st	310	\$14.00	N	Asking	Office	Direct			

# Appendix II: Literature Review

Link to East Hartford Redevelopment Agency Materials reviewed:

<https://www.easthartfordct.gov/redevelopment-agency/pages/rfp-additional-information>

- Town of East Hartford 2014 Plan of Conservation and Development, including Chapter 14 – Silver Lane Plan (Amended 2/19/20)
- Town of East Hartford Zoning Regulations
- Town of East Hartford Zoning Map
- Town of East Hartford Assessment Records (2022)
- Town of Manchester Assessment Records (2022)
- 2018 Silver Lane Revitalization Plan
- 2020 Silver Lane Corridor Study
- 2020 JCJ Architecture Residential/Retail/Commercial Vision for Silver Lane
- Map of the Vicinity of Silver Lane & Applegate Lane
- 2020 Capitol Region Council of Governments Silver Lane (SR 502) Corridor Study

# Appendix III: Sample Master Plan Zoning Regulations

## SAMPLE - MASTER PLAN OVERLAY ZONE

### 01.00 PURPOSE & INTENT

The intent and purpose of the Master Plan Overlay Zone (MPOZ) is to create a flexible zoning mechanism designed to enable the land area within the designated areas (zoning districts) to be developed in a responsible and efficient manner consistent with the Plan of Conservation and Development. The MPOZ requires the submission and approval of a conceptual master plan as part of the zone change application. The MPOZ can be utilized for any property or properties located within the Industrial 1 or Business 6 Zone. The MPOZ is proposed to create comprehensively designed site developments, including industrial, commercial, multi-family residential, and mixed-use developments. When the MPOZ is applied to a parcel or parcels of land, the underlying zoning designations remain intact and all existing properties are not required to utilize the MPOZ designation and related provisions and requirements, unless specifically stated.

### 01.01 GENERAL REQUIREMENTS

The following are general requirements for proposed MPOZ master plan development applications.

- A. It is the intent of these regulations that standards pertaining to the MPOZ shall be those specifically set forth in these MPOZ regulations and those which are a part of an approved Master Development Plan (MDP) and Site Plan hereunder. Accordingly, the provisions of these Zoning Regulations, including, without limitation, those set forth in the underlying zone shall continue to govern any MPOZ adopted by the Commission unless otherwise addressed by a specific standard contained in these MPOZ regulations or a standard approved by the Commission as a part of an approved MDP or Site Plan. If any provision of MDP or Site Plan for a MPOZ as approved by the Planning and Zoning Commission conflicts with other provisions of these Zoning Regulations, the provisions of the approved Master Development Plan and/or Site Plan shall govern.

## Appendix III: Sample Master Plan Zoning Regulations (cont.)

- B. The MDP as approved shall set forth the permitted uses of the specific MPOZ approved by the Commission and in approving the MDP, the Commission is authorized to regulate and promulgate standards to which an approved MDP shall be subject.
- C. All buildings, structures and site improvements in a MPOZ shall conform to all applicable dimensional standards proposed in the Master Development Plan, Site Plan, Parking Demand and Management Study, and should seek to achieve high quality site and architectural design standards.
- D. All site improvements, unless otherwise modified by the Commission as part of the MDP approval, shall comply with the requirements of Section 00 (Site Development Standards).
- E. All new utilities shall be installed underground, unless demonstrated as not feasible by the applicant, and so may be waived by the Commission due to physical constraints or other special circumstances. Utilities that are not customarily installed underground, such as transformer boxes and other facilities, are not required to be installed underground.

### 01.02 SUBMISSION REQUIREMENTS

The Master Development Plan for a parcel or combination of parcels within the proposed MPOZ shall include the submission requirements as set forth herein and shall be considered and approved as a Site Plan (see Sections 00). Each parcel or combination of parcels included in the Master Development Plan shall be developed in accordance with an approved Site Plan. The proposed Site Plan for any parcel or combination of parcels shall be in the level of detail necessary to demonstrate compliance with the Master Development Plan for the area submitted by the Applicant.



## Appendix III: Sample Master Plan Zoning Regulations (cont.)

The following are procedural requirements for development applications within the MPOZ(s).

### Applications

#### ***Pre-Application Conference:***

Applicants are required to initiate a pre-application conference with staff and/or the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan. All pre-application conferences are intended to be informal and consist of non-binding discussions that establish a dialogue about the proposed development aimed at creating high quality design and investment that meet the needs of community and applicant.

#### ***Application for Master Development Plan (GDP):***

For any development proposing to establish an MPOZ, the applicant shall submit a Zone Change application in accordance with Section 00 of the Zoning Regulations. The application for Zone Change shall include a Master Development Plan in accordance with the requirements set forth in Section 01.03 below. The MDP, when approved, will supersede any provision of the underlying zones and regulations where the MDP describes or delineates their subject matter. If the MDP does not delineate or describe the subject matter of the regulations for the MPOZ, the provisions of the underlying Zone shall apply.

#### ***Site Plan Approval:***

If the application establishing the MPOZ and Master Development Plan are approved, the applicant may proceed to the submission of a Site Plan application in accordance with Section 00. The Site Plan shall provide, in greater detail, the specific development and uses approved in the MDP. After the approval of the MPOZ and MDP, no permits shall be issued for uses permitted therein until the Commission has approved a Site Plan for the uses and development approved in the MDP.

# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## *Special Permit Uses:*

A Master Development Plan (MDP) can be approved for general use categories (i.e. commercial, residential, mixed-use, etc.) without any specific uses based on permitted uses and permit type. However, if specific uses are known, they should be included in the MDP. Any special permit uses will require an application for special permit accordance with Section 00. Once an MPOZ and MDP are approved, any subsequent use requiring a Special Permit in the underlying Zone or the MPOZ zone, shall require a Special Permit application in accordance with Section 00 of these Regulations.

## **01.03 MASTER DEVELOPMENT PLAN**

The purpose of the Master Development Plan submission is to determine whether the proposed uses and site design conform to the intent and requirements of the MPOZ and to the Plan of Conservation and Development. The Master Development Plan, once adopted, shall establish the dimensional requirements of MODZ and its uses.

The MDP shall consist of one or more maps (conceptual plans) at a scale of not less than 1" = 100', prepared by a State certified design professional, and supportive documents, and shall show or indicate:

- A. Existing structures, existing topography at ten-foot contours, existing roads and paths, major topographic features, slopes of greater than ten percent grade, the location points of scenic interest, and wooded and open areas.
- B. The location of adjoining properties, the names of the owners of such properties as these appear on the latest records in the office of the Assessor, and the existing structures and land uses within 300 feet of the boundaries of the proposed development.
- C. Present and proposed land uses within the boundaries of the entire proposed MPOZ zone/development, whether residential, commercial, industrial, mixed-use, open space, or other, and the acreage assigned to each. Proposed square footage of building or floor area for all proposed uses shall be shown and described in sufficient detail to clearly indicate the nature and scale of the proposed uses. The proposed square footage as shown shall establish the maximum building sizes and the areas within which it will be permissible to construct such buildings. As part of the site plan application, minor modifications of not more than 10% increases in building sizes and areas may be approved by the Commission.

## Appendix III: Sample Master Plan Zoning Regulations (cont.)

- D. Architectural renderings of the proposed development and buildings. Renderings should include three dimensional images that provide context to massing and form.
- E. The location of proposed public and private road, proposed vehicular and pedestrian circulation patterns, including location and dimension of private and public streets, and proposals for linkage of roads within the zone to the Town and State Highway system, accompanied by a traffic impact and access analysis study.
- F. Dimensional requirements of the underlying zones shall be shown on the MDP and a zoning table including existing and proposed dimensional requirements shall be provided. This comparison shall include all parking, loading and signage requirements.
- G. Whether property within the entire zone is to be developed in phases, and if it is to be so developed the anticipated location and acreage of such phases; and a proposed timetable for development.
- H. The intended means of providing utility services to the development, including domestic water supply and fire protection, stormwater drainage management (including area for detention, if applicable), sanitary sewage disposal, and solid waste disposal.
- I. All site design shall be consistent with Section (Site Development Standards). This does not mean that such designs shall be done to the scale or completeness of the Site Plan requirements in Section 00.
- J. The location of any “flood zone” as defined and regulated in these Regulations.
- K. A statement regarding anticipated municipal fiscal impacts to the Town of the proposed land uses and development.
- L. Such other relevant information as the applicant may wish to submit or may be requested by the Commission.

# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## 01.04 SITE DESIGN REQUIREMENTS

### *Site Design*

The site plan requirements shall govern the design of the Master Development Plan and Site Plan (Section 00).

### *Dimensional Requirements*

The following standard shall apply to MPOZ:

	<b>Master Plan Overlay Zone</b>
Minimum lot area:	To be Established
Minimum lot frontage:	
Minimum front yard setback:	
Maximum lot coverage:	
Minimum side yard setback:	
Minimum rear yard setback:	
Minimum Building Separation:	
Minimum Distance to Residential:	
Minimum building floor area:	
Retail Maximum:	
Maximum building height:	



# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## ***Building Height Adjustments***

Buildings may not exceed a height of the underlying zone. At the request of the applicant and the sole discretion of the Planning and Zoning Commission, where unique features of the site and location (such as topographical considerations) permit a modification to this requirement and negative impacts on surrounding properties can be mitigate, the Commission may authorize an increase in the building height, but in no case may the height of any building, from the ground to top of construction measurement exceed 00 feet. In those instances where an increase in building height is requested, the applicant shall provide a corresponding reduction in lot coverage.

## ***Permitted Uses***

The Master Plan Overlay Zone is established to provide for more uses to be permitted than is already permissible in the underlying zone and that are in harmony with the natural features of the land, economic conditions, and the needs of the community, both present and future. Any uses permitted in the underlying zone, as a permitted use, a special permitted use, or otherwise as specified herein, shall be permitted to continue, and shall not be considered non-conforming regarding the MPOZ requirements. All new development and redevelopment in MPOZ shall comply with the uses established as part of the Master Development Plan and Site Plan approval process.

Single family residential uses are not permitted in the MPOZ unless they are part of a mixed-use development and account for no more the 10% of total residential units. Mixed-use developments are strongly encouraged and favored for proposed MPOZ development but are not required. Proposed uses within the MPOZ shall be located with consideration for compatibility and reasonable transition between such uses and other uses existing in areas adjacent to or in the immediate vicinity of the proposed MPOZ.

Any use not expressly permitted by these Regulations shall be prohibited unless the Commission, upon request by an applicant, decides that the use is like (similar) a use expressly permitted in underlying zone. Customary and incidental accessory uses are permitted. The following are uses specifically allowed in the MPOZ district:

# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## Use to Be Established

### ***Circulation***

No interior street or drive shall be less than 20 feet in width. The Commission may, where in its judgment traffic circumstances merit, require primary streets to be designed and constructed in conformance with the Town of East Hartford road specifications. Sidewalks are required if the Commission deems them necessary.

### ***Utilities and Public Improvements.***

Public water and sewage shall be provided, except that alternate water and sewage disposal systems may be permitted by the Commission upon favorable recommendation of the Health District.

Public improvements, such as traffic improvements, drainage improvements, water and sewer improvements, utility installation and similar improvements shall be designed in accordance with the provisions of Section 00 (Site Development Standards). Such improvements may be phased in as distinct phases of an approved Master Development Plan are implemented. Each Site Plan submitted pursuant to an approved Master Development Plan shall state specifically what, if any, portion of the public improvements are to be constructed in connection with such Site Plan and shall contain such information necessary to confirm that the improvements to be constructed will be adequate to support the development set forth in the site plan.

### **Subdivision into Lots.**

1. A MPOZ may be subdivided or re-subdivided into lots by an applicant in accordance with the requirements of the East Hartford subdivision regulations.
2. Nothing in the subdivision regulations or process shall restrict or prevent the lot from being developed in accordance with the intent of MPOZ.

# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## 01.05 ACTION ON MASTER DEVELOPMENT PLAN

The Commission shall approve, modify and approve, or deny the MPOZ and MDP. No permits shall be issued, nor shall any construction activity of any kind commence, for any work depicted on an approved MDP until such time as a Site Plan has been approved.

The Commission may approve, approve with minor changes or modifications, or deny any Site Plan required as part of an approved MDP within the MPOZ. In considering any site plan approval within the MPOZ, the Commission shall make a finding that the MDP, Site Plan, and Parking Demand and Management Study are consistent with the intent of the MPOZ Regulations and are adequate to ensure safe and appropriate implementation of permitted uses.

The Commission may impose conditions on the MDP, as deemed necessary, to achieve the purpose and intent of the MPOZ and to protect the public health, safety, and welfare of the community.

## 01.06 SITE PLAN APPROVAL REQUIRED

In addition to and as a part of MDP approval, no building shall be constructed or altered and no land shall be used prior to approval of a Site Plan which shall be consistent with the approved MDP and shall comply with Section 00 of these regulations and, without duplication, the following:

- A. Architectural renderings and perspectives of all proposed structures and their interaction with existing on and off-site structures;
- B. Proposed use categories of all proposed buildings. When multiple uses are proposed, percentages of floor area for each use shall be shown;
- C. Concept building plans, including schematic floor plans and exterior elevations;
- D. Traffic impact report of the area as it may be affected by the proposed development, including present and anticipated traffic counts, flow patterns, and capacity analysis of present and proposed interchanges, intersections and entrances serving the development shall be analyzed by a professional traffic engineer licensed to practice in the State of Connecticut;

## Appendix III: Sample Master Plan Zoning Regulations (cont.)

- E. Identification of vehicular and pedestrian circulation patterns, including location and dimension of private and public streets and common drives;
- F. Location of proposed on and off-street parking areas with dimensions, including location, size and number of parking spaces, access routes, and walkways;
- G. Proposed pedestrian walks, malls, and other paths, public and private;
- H. Priority schedule of construction of the building's landscaping, infrastructure, and other elements of the plan;
- I. A proposed utility service concept plan including electric, telephone, sanitary sewage disposal system, storm drainage, potable water supply, and water supplies for fire protection.
- J. Landscaping (including the number, sizes and species of proposed trees and/or shrubs, lawn and other groundcover, and other landscape features and natural terrain not to be disturbed). Existing tree growth shall be shown on the plan and preserved to the maximum extent possible.
- K. All other requirements for Site Plans in accordance with Section 00.

### **01.07 PARKING DEMAND & MANAGEMENT STUDY**

A statement, prepared by a professional with expertise in parking and parking demand, shall be provided demonstrating the need for required parking and reasonable consistency with the following documents that are to be considered as part of the site plan approval process:

- A. Parking Demand and Management Study developed in accordance with the standards set forth in the following documents: (a) the Urban Land Institute, Shared Parking; 2<sup>nd</sup> Edition, as amended; (b) the Urban Land Institute, the Dimensions of Parking, 4<sup>th</sup> Edition, as amended; or (c) Institute of Transportation Engineers, Parking Generation Manual, 4<sup>th</sup> Edition, as amended, (or) other standard reference agreed to and approved by the Town Engineer.



## Appendix III: Sample Master Plan Zoning Regulations (cont.)

- A. Such a study and proposed parking, if specifically requested and approved by the Commission, may establish the required parking at levels above or below those required in Section 00, Off-street Parking and Loading.
- B. On-street parking may account for up to 15% of required parking.
- C. Parking structures are permitted, provided they are included in Parking Demand and Management Study.

### 01.08 GENERAL REVIEW CRITERIA

#### *Site Appropriateness*

In considering the appropriateness of development within the MPOZ, the Commission shall consider the following:

1. The proposed use, density, and intensity of development and that the designs are reasonably compatible with the character of the area, adjacent properties, and purpose and intent of the MPOZ regulation.
2. That all development exhibits a high standard of quality in construction detail materials, design, and appearance. That development reflects accepted professional standards of architecture and site design.
3. That quality site planning is an essential criterion of the MPOZ. Sites developed in the MPOZ(s) are intended to be carefully planned, both within the site's own boundaries and in relation to surrounding properties.
4. That all development be sensitive to environmentally regulated areas within the MPOZ. That effort be made to retain and integrate significant natural features into the development proposal wherever possible.
5. The Commission may impose conditions on the Site Plan, as deemed necessary, to achieve the purpose and intent of the MPOZ and to protect the public health, safety, and welfare of the community.

# Appendix III: Sample Master Plan Zoning Regulations (cont.)

## ***Site Appearance***

Development proposals for the MPOZ will be reviewed for appearance and compatibility with surrounding areas. The following are general guidelines:

1. Development is strongly encouraged (when appropriate) to conform to the principles of traditional neighborhood design (higher density, mixed use, and pedestrian friendly).
2. Relationships to land uses in abutting zones and adjacent developments within the zone (compatibility) are important considerations that will be critically reviewed by the Commission. Concerns in this regard will include buffers (vegetative, topographic, and architectural), building scale/massing/configuration/ height, light spill, emissions (noise), use intensity/frequency, and signage.
3. Building height, size, and scale shall be considered as part of the overall design and should be designed in such a way that is compatible with the site and general area, even if the buildings are taller than those of the surrounding properties.

## ***Recording the Master Development Plan***

The applicant shall, within sixty (60) days of approval of MDP, record notice thereof in the East Hartford under the name of the record owner of land affected thereby giving a legal description of the land and giving specific reference to the approved plan(s) and map(s); and, further, the applicant shall comply with all other applicable requirements of the East Hartford Zoning Regulations and Connecticut General Statutes regarding the filing of approved applications. The Commission may grant an extension up to sixty (60) days for the filing.

## Appendix III: Sample Master Plan Zoning Regulations (cont.)

### *Changes to the Master Development Plan*

An approved MDP may be changed subject to the approval of the Commission. Material changes to any plan shall require a Special Permit in accordance with Section 00. A material change shall be (a) a 15% or more change in land use types or (b) a 10% or more increase in floor area, or (c) a 10% increase in parking. Non-material changes shall include changes in the location of buildings, parking areas, landscaped areas, or open space areas provided the area, height and bulk criteria of the regulations and the approved plan are not exceeded. Non-material changes may be permitted by the Commission or staff as an administrative matter provided the general intent and scope of the MDP has not been changed.



# Thank You!



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MICHAEL P. WALSH  
MAYOR



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DEVELOPMENT  
DEPARTMENT

## TOWN OF EAST HARTFORD

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

### **SPECIAL MEETING EAST HARTFORD REDEVELOPMENT AGENCY Wednesday, July 20, 2022**

#### **Resolution to Approve the Silver Lane Redevelopment Plan**

**Whereas**, the East Hartford Redevelopment Agency ("Agency") has been presented the Silver Lane Redevelopment Plan: CGS Chapter 130 Redevelopment, prepared for the Town of East Hartford, CT dated May 25, 2022 ("Plan"), by planning consultants Goman and York Advisory Services("Goman");

**Whereas**, the Agency has reviewed and discussed the Plan with the guidance of their planning consultants from Goman;

**Whereas**, the Agency has sent the Plan to the Planning and Zoning Commission of the Town for its review, including, inter alia, consistency with the Town's Plan of Conservation and Development and the Agency has received and reviewed the written opinion from the Planning and Zoning Commission as required by CGS §8-127(a);

**Whereas**, the Agency has held a public hearing on the Plan and has heard comment from Town citizens and interested parties;

**Whereas**, the Agency has reviewed the Silver Lane Redevelopment Plan Findings Memorandum from Goman, dated July 19, 2022, and based on those findings from the Plan, as well as observation and conclusion of the Agency members, the Agency hereby makes the following specific findings, as required by CGS §8-127(b):

- (1) The area in which the proposed redevelopment is to be located is a redevelopment area;

The proposed Redevelopment Plan identifies various parcels within the Redevelopment Area that are deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community including the Priority Properties for acquisition.

(2) The carrying out of the redevelopment plan will result in materially improving conditions in such area;

The Redevelopment Plan identifies the deteriorated and deteriorating conditions associated with the Priority Properties (and others) and demonstrated the importance of improving image, market, conditions, connections, and capacity (The Levers of Change) to materially improve conditions in the Redevelopment Area. The deteriorated and deteriorating conditions of the Priority Properties (and others) are detrimental to the image, market, and conditions of the Redevelopment Area, undermining community pride, predictability, and confidence—conditions that undermine investment in real property.

(3) Sufficient living accommodations are available within a reasonable distance of such area or are provided for in the redevelopment plan for families displaced by the proposed improvement, at prices or rentals within the financial reach of such families;

As stated in the Redevelopment Plan, the Priority Properties for acquisition do not include residential uses, nor are they occupied by residents/families. Therefore, the implementation of the Redevelopment Plan and acquisition of properties will not result in the displacement of residential households or families. If, in the future, the Redevelopment Plan is amended to include residential properties, a residential displacement study will be completed and a residential displacement plan will be implemented.

(4) The redevelopment plan is satisfactory as to site planning, relation to the plan of conservation and development of the municipality adopted under CGS section 8-23 and, except when the redevelopment agency has prepared the redevelopment plan, the construction and financial ability of the redeveloper to carry it out;

The Redevelopment Plan is a macro-scale plan to reposition the Redevelopment Area to compete for investment. The Silver Lane Redevelopment Plan builds upon and incorporates the 2018 Revitalization Plan and Chapter 14 of the Plan of Conservation and Development, both of which included conceptual site development plans. Based on the market research conducted as part of the Silver Lane Redevelopment Plan, we find that the redevelopment and development of the Priority Properties (and others) are feasible through both market forces and public-private partnerships.

(5) The planning agency has issued a written opinion in accordance with subsection (a) of this section that the redevelopment plan is consistent with the plan of conservation and development of the municipality adopted under CGS section 8-23; and

On June 8, 2022, the East Hartford Planning and Zoning Commission held a public hearing on the proposed Silver Lane Redevelopment Plan. At the conclusion of the hearing, the Commission voted to approve the Redevelopment Plan and found that the proposed Silver Lane Redevelopment Plan was consistent with the priority goals and recommendations (Chapter 14) of the Plan of Conservation and Development. To satisfy the requirements of CGS Section 8-127, a written opinion by the Planning and Zoning Commission, in the form of the minutes of that meeting, are attached hereto and made part of the record of this July 20, 2022 Redevelopment Agency meeting.

(6) (A) public benefits resulting from the redevelopment plan will outweigh any private benefits; (B) existing use of the real property cannot be feasibly integrated into the overall redevelopment plan for the project; (C) acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of such redevelopment plan; and (D) the redevelopment plan is not for the primary purpose of increasing local tax revenues.

A. As stated in the Silver Lane Redevelopment Plan, arresting the deteriorated and deteriorating conditions within the Redevelopment Area will stabilize the real estate market, create predictability and confidence, allowing for investment to flow into the Redevelopment Area—by improving the image, market, conditions, connections, and capacity (The Levers of Change). Arresting the deteriorated and deteriorating conditions within the Redevelopment Area serves the public interest, creates public benefits that outweigh private benefits, and meets the standard for public use regarding blight and abandonment.

B. The existing use of the Priority Properties, because of their deteriorated and deteriorating conditions and functional obsolescence, as discussed in the Redevelopment Plan, cannot be feasibly integrated into the overall Redevelopment Plan in their current condition. Therefore, acquisition, demolition, and redevelopment are required.

C. Good faith efforts have been made from time to time prior to the creation of the Redevelopment Plan to acquire various parcels within the Redevelopment Area for fair market value. Unfortunately, such efforts have not always been successful. In other instances, various parcels were not available for purchase. As a result of these circumstances, acquisition of some or all of the parcels may only be possible through the exercise of eminent domain in order to implement the Redevelopment Plan. Therefore, we find that acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of such redevelopment plan.

D. The Silver Lane Redevelopment Plan is aimed at creating improvement, arresting deteriorated and deteriorating conditions, moving the market, and attracting much needed investment into the Redevelopment Area. The Redevelopment Plan is not for the primary purpose of increasing local tax revenues.

**Now Therefore Be It Resolved**, based on the foregoing findings and facts, the Agency having heard, discussed, held a public hearing on, reviewed comments, and made the above-referenced findings pursuant to CGS §8-127(b) hereby approves the Plan (Silver Lane Redevelopment Plan: CGS Chapter 130 Redevelopment, prepared for the Town of East Hartford, CT dated May 25, 2022 by planning consultants Goman and York Advisory Services), and moves said Plan to the agenda of the Town Council for its review and vote.





## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: July 21, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh  
RE: BID WAIVER: Repairs to Ladder 1

A handwritten signature in black ink, appearing to be "M Walsh", is written over the "TO:" and "FROM:" lines of the memo.

---

Please see the attached request from Fire Chief Kevin Munson for a bid waiver under the Town of East Hartford's Code of Ordinances Section 10-7(c) to repair the aerial components of Ladder 1. The cost of repair is estimated at \$35,987.52.

Please place this information on the Town Council agenda for the August 2, 2022 meeting. I recommend that the Town Council approve the bid waivers as submitted.

C: K. Munson, Fire Chief  
M. McCaw, Finance Director

MICHAEL P. WALSH  
MAYOR

# TOWN OF EAST HARTFORD

(860) 291-7200

KEVIN MUNSON  
FIRE CHIEF

740 Main Street  
East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV

July 18, 2022

TO: Mayor Michael P. Walsh  
FROM: Kevin W. Munson, Fire Chief  
RE: Request for waiver of bidding requirements

In accordance with Section 10-7 (c) of the Town of East Hartford Code of Ordinances, I respectfully request a bid waiver to repair the aerial components of Ladder 1.

Ladder 1 is a 2008 Seagrave Aerialscope with an elevating platform. The aerial boom has a 20-year structural warranty. A hydraulic leak was discovered in the main elevating boom and will require factory repair. The repair needs to be completed at the factory otherwise; we void the 20-year structural warranty on the boom. Seagrave is a sole source manufacturer and the truck will be repaired at their facility in New Jersey.

Also, the spare vehicle that is used to replace Ladder 1 is 22 years old and was slated for replacement in 2020. The vehicle has far exceeded its useful service life so timely repairs are imperative to keep our fleet sustainable. Lastly, Ladder 1 is the vehicle to be replaced if the department is successful with the fire equipment bond question on the November ballot.

I request a bid waiver for all emergency repairs, including but not limited to, a currently needed repair to the hydraulic system estimated to be \$35,987.52. Timely repairs are necessary to maintain adequate levels of fire protection for the community. The cost of repairs will be absorbed in to the fire department budget.

I appreciate your consideration of this request. Please let me know if you need additional information or clarification.

Respectfully Submitted,



Kevin Munson  
Fire Chief



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: July 26, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh  
RE: BID WAIVER: 1030 Tolland Street

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Please see the attached request from the Office of Corporation Counsel for a bid waiver under the Town of East Hartford's Code of Ordinances Section 10-7(c) to demolish the structure at 1030 Tolland Street 1. The demolition costs are estimated at \$30,000.

Please place this information on the Town Council agenda for the August 2, 2022 meeting. I recommend that the Town Council approve the bid waivers as submitted.

C: R. Gentile, Assistant Corporation Counsel  
M. McCaw, Finance Director

## OFFICE OF CORPORATION COUNSEL

**DATE:** July 26, 2022  
**TO:** Michael P. Walsh, Mayor  
**FROM:** Robert P. Fitzgerald, Part-Time Assistant Corporation Counsel  
*Robert P. Fitzgerald*  
**RE:** **Bid Waiver Regarding the Demolition of 1030 Tolland Street, East Hartford, CT 06108.**

The Department of Building & Inspection is requesting a waiver of the Bidding Procedures as outlined in Town of East Hartford Code of Ordinances, Sec. 10-7 *Et. Seq.* for the demolition of the structure located at 1030 Tolland Street, East Hartford, CT 06108. The waiver is necessary to permit J and J Brothers, LLC to begin the expeditious demolition of the blighted structure. By way of background, the Town of East Hartford has previously contracted with J and J Brothers, LLC through the Bidding Procedures for the demolition of four (4) separate properties. It later became evident that two (2) of the aforementioned four (4) properties would not need to be demolished. J and J Brothers, LLC has proposed that it can demolish the structure located at 1030 Tolland Street for Thirty-Thousand 0/100 And No Cents (\$30,000.00), in lieu of one (1) of the four (4) properties originally contracted for.

The structure located at 1030 Tolland Street has a collapsed roof, and has been damaged by fire for years. On June 18, 2018, after public hearing, the Department of Inspections and Permits issued the demolition order regarding the structure. Notwithstanding the order, the various owners have failed to cause the structure to be demolished.

Section 10-7 (c) of the Code of Ordinances establishes the Town Council's authority to waive the requirements for the Bidding Procedure when such waiver is in the best interests of the Town.

**If the Council determines that the bidding requirement should be waived in this instance, the following motion should be adopted by the Town Council:**

**MOVE THAT** pursuant to Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council **wave** the bidding requirements of Section 10-7(a) of the Town of East Hartford Code of Ordinances to authorize the Town to enter into a contract with J and J Brothers, LLC for the demolition of 1030 Tolland Street, in the amount of



Thirty-Thousand 0/100 And No Cents (\$30,000.00), which is in the best interest of the Town as it will allow the Town to utilize a demolition contractor that has done previous work for the Town and will lead to an expedited demolition of a substantially fire damaged building that various owners through the years have failed to demolish pursuant to orders of the Town's Building Official.

## COMMUNICATIONS AND PETITIONS

### Presentation Re: Bond Referendum Questions by Public Works, Fire Department and Finance Departments

The Chair shared that the town typically will propose a bond referendum every two years. In the upcoming presentations this evening, administration will present a list of prioritized needs that require funding from bond money. The council will revisit the discussion in August where a Public Hearing will be scheduled and then the council will vote on what referendum questions will be placed on the November ballot.

Mayor Walsh shared with Councillors the proposed bond referendum issues are focused on road improvements (\$15 million) and Fire Department equipment (\$3M).

Marilyn Cruz-Aponte, Director of Public Works introduce the team who will present on behalf of the department. Anthony Garro, Senior Vice President of the Beta Group, detailed an assessment and management program that has been used to evaluate town road conditions and plan improvements. 152 road miles were inspected and prioritized for repairs.

Allyn Tarbell, Associate Director of Highway and Doug Wilson, Town Engineer, presented a number of recommendations on Public Works improvements, including (1) Continued VIP (vendor in place) improvements such as milling and paving of roads in poor condition (\$4.5M per year); (2) Engineered Road Improvements (\$2.0M per year) which include projects that need full depth repair and drainage upgrades; (3) Sidewalk assessment and improvements (\$500K per year) and (4) Stormwater system improvements to address drainage concerns. The total cost annually for the proposed programs is \$7.5M..

Kevin Munson, Fire Chief, detailed recommendations for (1) the replacement for two fire engines, Ladder 1 (approximate cost \$1.6M) and Engine 2 (approx. \$800K); (2) 15 Self Contained Breathing Apparatus (\$135K), and technical rescue equipment specifically designed for rescues of parties below grade or at elevation; including ropes and other equipment that is nearing its life expectancy (\$150K). The Chief estimates that the potential cost of these items will increase in the coming months due to supply chain challenges.

Mayor Walsh spoke on behalf of the Finance Department and a presentation prepared by Melissa McCaw, Finance Director which detailed bonding procedure and anticipated annual tax impact on residents from what has been proposed.

The Council will consider the two items in August.

### Resignation from Economic Development Commission

The Chair disclosed that Victor Rosas-Granda has resigned from his position as a member of the Economic Development Commission as he is moving out of state. The Council thanks Mr. Rosas-Granda for his service to the community.

## OLD BUSINESS

### Transfer of Ownership re: Waste Vehicles from Department of Public Works to All

# Public Works

## ROAD BOND PRESENTATION

### 2023-2024



# RECOMMENDED ITEM – 1

## CONTINUED VIP ROAD IMPROVEMENTS - \$4.5M PER YR

Mill and Pave Efforts on the Worst Rated Roads

Drainage Structure Improvements (Tops or Whole Structures)

Curb Replacement (as required)

Sidewalk Ramp Improvement (as required)

Line Striping and Stop Bars (limited)

Replacing Traffic Signal Loops

Preventative Maintenance (Crack Seal and/or Full-Width Seal)





# RECOMMENDED ITEM – 2

## ENGINEERED ROAD IMPROVEMENTS - \$2.0M PER YR

Design, Bid, Build Projects for Roads Needing Full Depth Repair

Drainage Improvement Projects (with adjacent road replacement)

Project Areas could include:

- Forest Street Pavement Replacement
- Gilman Street Drainage Improvement
- Yale Road Culvert Improvement
- Forbes Street Culvert Replacements (2)



# RECOMMENDED ITEM – 3

## SIDEWALK PROGRAM - \$500K PER YR

NEW Program to repair and/or replace existing sidewalk sections

Locations based on Town-wide Asset Inventory

Project Assistance by a Newly Hired Sidewalk Inspector

Focus will be on the worst sections of sidewalk

Repair can consist of grinding trip hazards or slab leveling



# RECOMMENDED ITEM – 4

## STORMWATER PROGRAM - \$500K PER YR

NEW Program to improve stormwater systems

Locations based on list of drainage concern areas (10-15)

Focus will be on the worst areas of stormwater backup







# SUMMARY

CONTINUED VIP	\$4.5M per yr
ENGINEERED IMPROVEMENTS	\$2.0M per yr
SIDEWALK PROGRAM	\$500K per yr
<u>STORMWATER PROGRAM</u>	<u>\$500K per yr</u>
ANNUAL TOTAL	\$7.5M

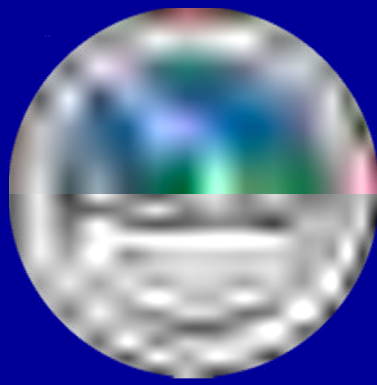
**BOND REQUEST \$15M FOR 2023 & 2024 WORK**







**THANK YOU!**



# Fire Department Bond Referendum Presentation

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**JUNE 7, 2022**

# Areas of Concern

- Fleet
  - Ladder 1 and Engine 2
- Self Contained Breathing Apparatus (SCBA)
- Technical Rescue Equipment



# LADDER 1

- 2008 Seagrave 95' Elevated "Tower Ladder"
- Has been out of service in excess of 300 days over the last three years.
- Recently required significant overhaul at the factory.
- Still a serviceable spare.





# Ladder 1



- Manufacturer recently indicated the lead time from contract signing to delivery is 600 days.
- Manufacturer has indicated an approximate 15% cost increase to take effect in the next year.
- Currently purchased through the HGAC purchase agreement.
- That agreement expires December 31, 2022.

# Engine 2



- Engine 2, a 2001 Seagrave pumper, was removed from service permanently in 2019 due to a frame crack.
- A reserve pumper, Engine 7 a 2005 Seagrave, was pressed into permanent service.
- In 2020, a used pumper (a 2007 Seagrave with low miles) was purchased from the State airport authority as a temporary measure.

# Engine 2

- Similar financial details to Ladder 1.
- The estimated delivery time for a new pumper is 525 days.
- Pumpers are also purchased under the HGAC purchase cooperative.



# Fleet

- The approximate cost for Ladder 1 replacement is \$1.6 million.
- The approximate cost for Engine 2 replacement is \$800,000.
- Of note:
  - The department is awaiting the arrival of two new pumpers purchased in October of 2021.
  - The original delivery date was December 1, 2022 and that has been pushed back to April 1, 2023.
  - These pumpers will replace Engine 3 and Engine 6 and give the department the ability to have serviceable spares.



# Self Contained Breathing Apparatus

- In 2015, the department received a federal grant to replace 46 of the 61 self contained breathing apparatus.
- 15 did not qualify for funding.
- A federal grant was applied for the remaining 15 for the 22-23 grant cycle.
- Awards should begin in June/July.



# SCBA



- The current SCBA have become obsolete and are no longer supported by the manufacturer.
- The 15 to be replaced were purchased in 2007 and built to the 2002 standard.
  - FEMA considers an SCBA obsolete after 10 years or 2 certification cycles.

# SCBA



- The cost for an SCBA is presently \$9,000.
- The cost is expected to rise over the next 12-14 months.

# Rapid Intervention Air Supply

- Designed to bring an emergency air supply to a downed firefighter in a hostile environment.
- Used by a specialized team of firefighters standing by to rescue trapped or incapacitated firefighters.
- The department has 5 of these units geographically dispersed throughout the community.





# Rapid Intervention Air Supply

- Approximate cost per unit is \$3500.
- A federal grant was applied for in 2022-2023 for replacement.

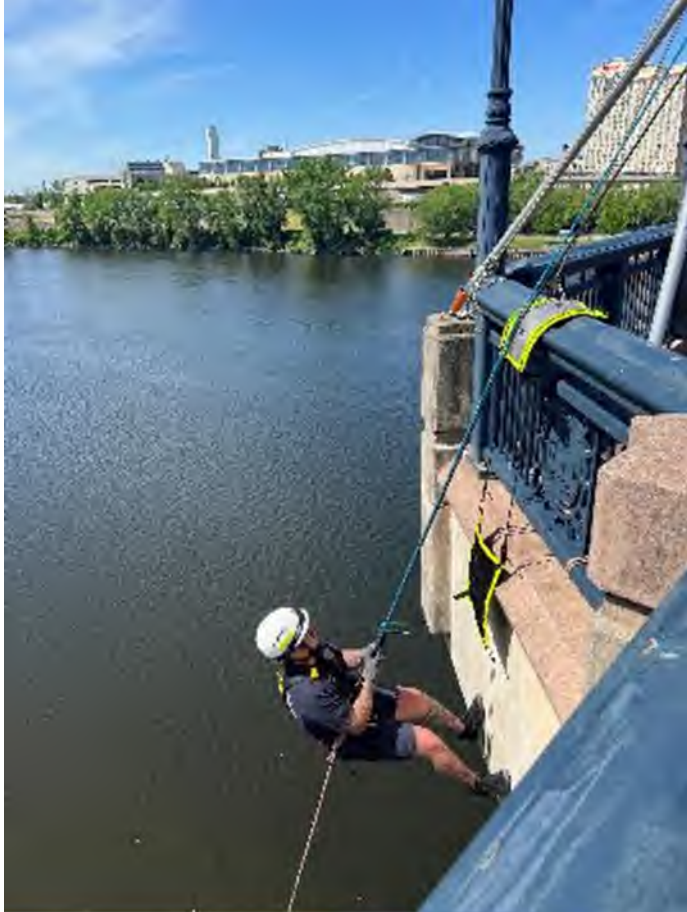


# Technical Rescue Equipment

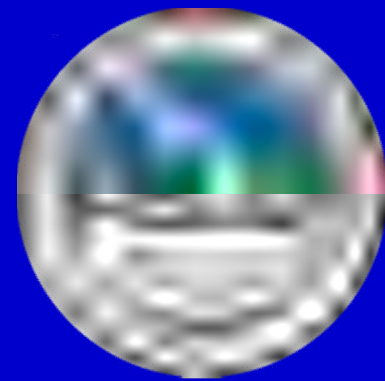
- Rescue Company 1 carries specialty equipment for the rescue of parties trapped below grade, above grade, or at elevation.
- The equipment is regulated by a National Standard, NFPA 1983.
- The standard requires the replacement of all software at ten years.



# Rope Rescue Equipment



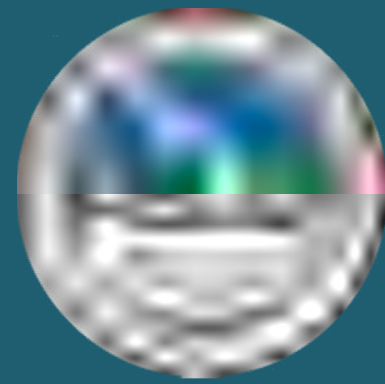
- The equipment on Rescue 1 will expire in December of 2022.
- This will impact our ability to perform certain rescue activities.
- Absent this funding we will replace the equipment within our budget constraints.
- Cost to replace all of the software is approximately \$150,000.



**THANK YOU!**

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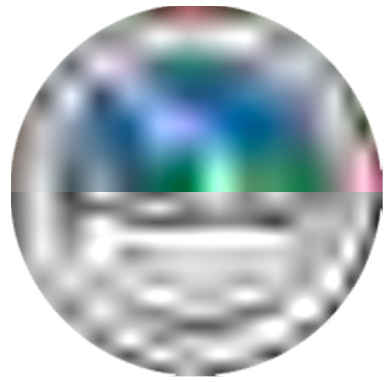
# Town of East Hartford Bond Referendum & Debt Proforma Presentation

Melissa McCaw, Finance Director

June 7, 2022

\*Analysis by Munistat Services, Inc.

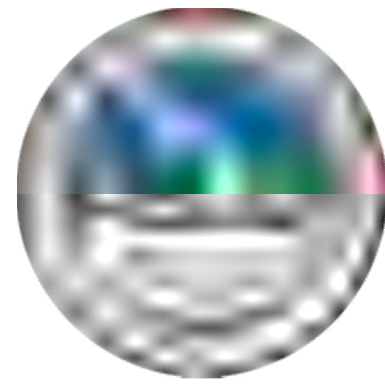
# ➤ Bond Referendum Questions



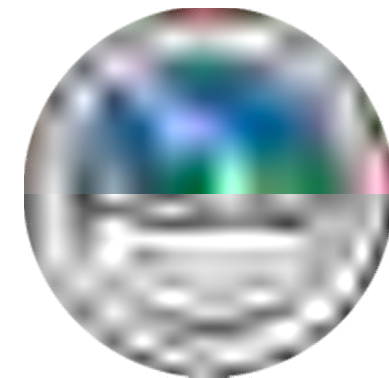
## Proposed 2022 Referendum Question Projects

Project	Amount
2022 Roads	\$15,000,000
2022 Fire Truck & Equipment	\$3,000,000
<b>Total</b>	<b>\$18,000,000</b>

# ➤ Bond Referendum Debt Proforma



(B)	(C)	(D)	
<b>2022 Fire Truck &amp; Equipment</b>	<b>2022 Roads</b>	<b>Total Proposed 2022 Projects Debt Service (B+C)</b>	<b>Annual Change in Debt Service (Bond Ref Items)</b>
<b>\$3,000,000</b>	<b>\$15,000,000</b>		
<b>Dated: 9/1/23</b>	<b>Dated: 9/1/31</b>		
<b>Due: 9/15/24-33</b>	<b>Due: 9/1/32-41</b>		
<b>Interest: 5.05%</b>	<b>Interest: 6.80%</b>		
<b>P &amp; I</b>	<b>P &amp; I</b>	<b>P &amp; I</b>	
\$ -	\$ -	\$ -	
-	-	-	-
96,000	240,000	336,000	336,000
482,438	1,449,844	1,932,281	1,596,281
463,313	2,371,406	2,834,719	902,438
444,188	2,274,844	2,719,031	(115,688)
425,063	2,178,281	2,603,344	(115,688)
405,938	2,081,719	2,487,656	(115,688)
386,813	1,985,156	2,371,969	(115,688)
367,688	1,888,594	2,256,281	(115,688)
348,563	1,792,031	2,140,594	(115,688)
329,250	1,695,000	2,024,250	(116,344)
309,750	1,597,500	1,907,250	(117,000)
-	774,375	774,375	(1,132,875)
\$ 4,059,000	\$ 20,328,750	\$ 24,387,750	



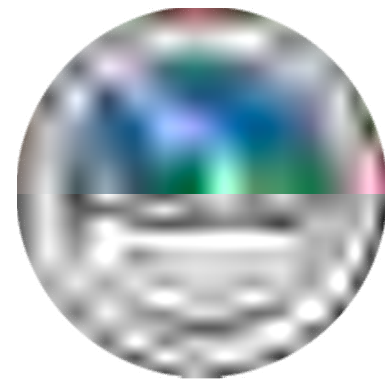
# ➤ Bond Referendum Items – Tax Impact

Proposed Projects Debt Service	Projected Mill Rate Proposed Projects	Tax Impact Average Household	
		Market Value = \$142,860 AV = \$100,000@41.0 Mills	
P & I	Mills <sup>2</sup>	Total Taxes <sup>3</sup>	Taxes for New Debt <sup>4</sup>
\$ -	0.00	\$4,100	\$0
-	0.00	\$4,232	\$0
336,000	0.10	\$4,367	\$10
1,932,281	0.55	\$4,531	\$55
2,834,719	0.81	\$4,660	\$81
2,719,031	0.78	\$4,686	\$78
2,603,344	0.74	\$4,752	\$74
2,487,656	0.71	\$4,786	\$71
2,371,969	0.68	\$4,868	\$68
2,256,281	0.65	\$4,953	\$65
2,140,594	0.61	\$4,975	\$61
2,024,250	0.58	\$5,064	\$58
1,907,250	0.55	\$5,076	\$55
774,375	0.22	\$5,117	\$22
<b>\$ 24,387,750</b>	<b>Avg. 0.54</b>	<b>Avg.</b>	<b>\$54</b>

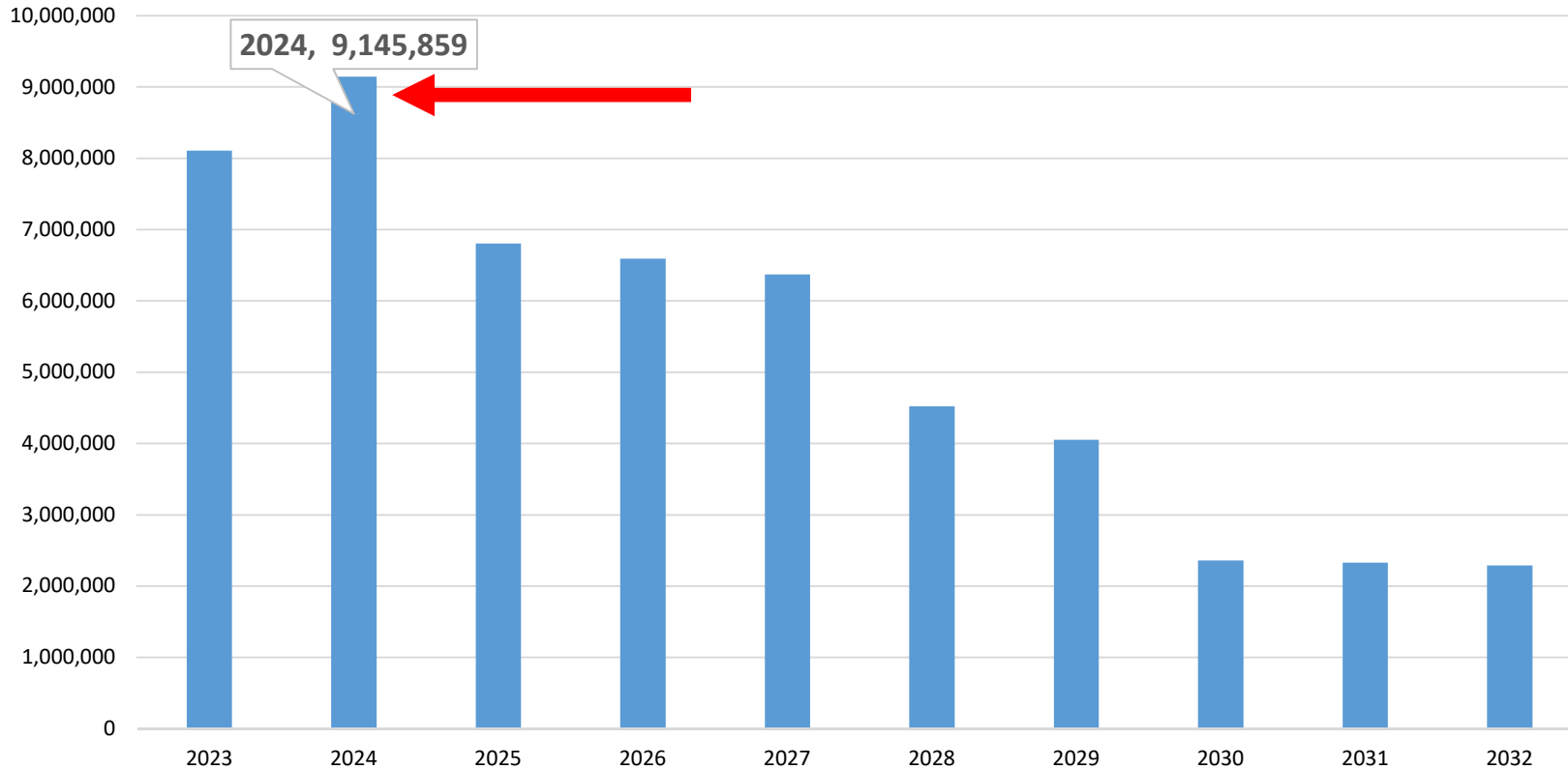
- Based on a Grand List of \$3.495B
- Represents taxes for proposed deck only. Does not include taxes for debt service on existing or previously approved projects.



# ➤ Current Debt Service Profile

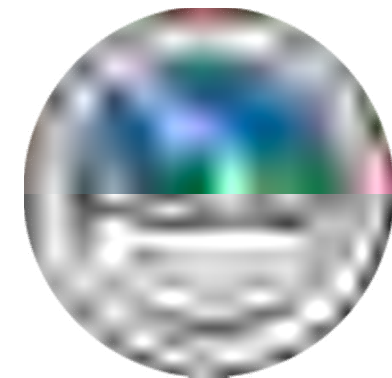


Town of East Hartford:  
Outstanding Indebtedness - \$52.569M



FY	Annual D/S	YoY Change
2023	\$ 8,105,179	
2024	9,145,859	1,040,680
2025	6,804,163	(2,341,696)
2026	6,592,619	(211,544)
2027	6,368,963	(223,656)
2028	4,521,863	(1,847,100)
2029	4,051,075	(470,788)
2030	2,359,125	(1,691,950)
2031	2,328,000	(31,125)
2032	2,292,700	(35,300)
2033	-	(2,292,700)
2034	-	-
<b>\$ 52,569,544</b>		

- The Town of East Hartford has \$52.5 million in debt outstanding – that will fully be retired in 2032.
- Currently issue debt on a 10 year amortization schedule with level principal.



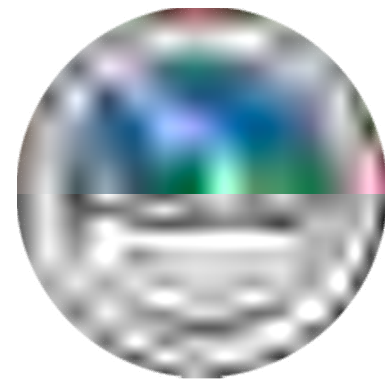
# ➤ Authorized But Unissued

AUTHORIZED BUT UNISSUED / REFERENDUM			
<u>Authorization</u>	<u>Bond Issue</u>	<u>Amount</u>	
2016 Roads/Levees	2023 Bond Issue	1,500,000	
2016 Silver Lane	2023 Bond Issue	3,000,000	
2018 Roads	2023 Bond Issue	6,000,000	
2018 Town Hall HVAC	2023 Bond Issue	2,900,000	
2020 Roads	2023 Bond Issue	15,000,000	<b>28,400,000</b>
2020 Town Buildings	2024 Bond Issue	5,000,000	
2016 Roads/Levees	2024 Bond Issue	750,000	
2020 HS & MS Roofs	2024 Bond Issue	2,318,000	
2020 HS & MS Roofs	2024 Bond Issue	1,682,000	
2022 Roads	2024 Bond Issue	7,500,000	
2022 Fire Equipment	2024 Bond Issue	3,000,000	<b>20,250,000</b>
2016 Roads/Levees	2026 Bond Issue	2,750,000	
2020 Town Buildings	2026 Bond Issue	5,000,000	
2022 Roads	2026 Bond Issue	7,500,000	<b>15,250,000</b>
<b>Total Authorizations with 2022 Referendum Projects</b>		<b>63,900,000</b>	

- DPW projects remaining Road Bonds to be expended in 2023.
- **Approximately \$4.3M of the projected 2023 Bond Issue authorizations have been already been expended.**
- Expenditures (borrowed from pooled cash/General Fund) will continue to grow until next bond issuance replenishment (projected need for June/July 2023).
- Timing of issuances must be in sync with rate of spend.
- Table includes the \$18M of Referendum items.

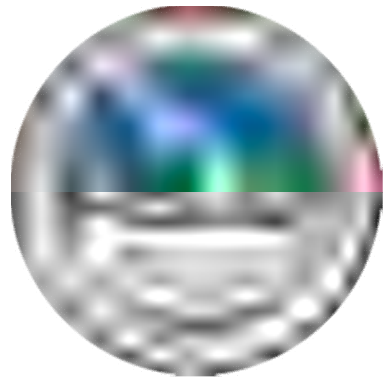
- East Hartford typically issues \$20 million every two years. Our last bond issuance was in December 2021.

# ➤ 2023 Bond Issuance

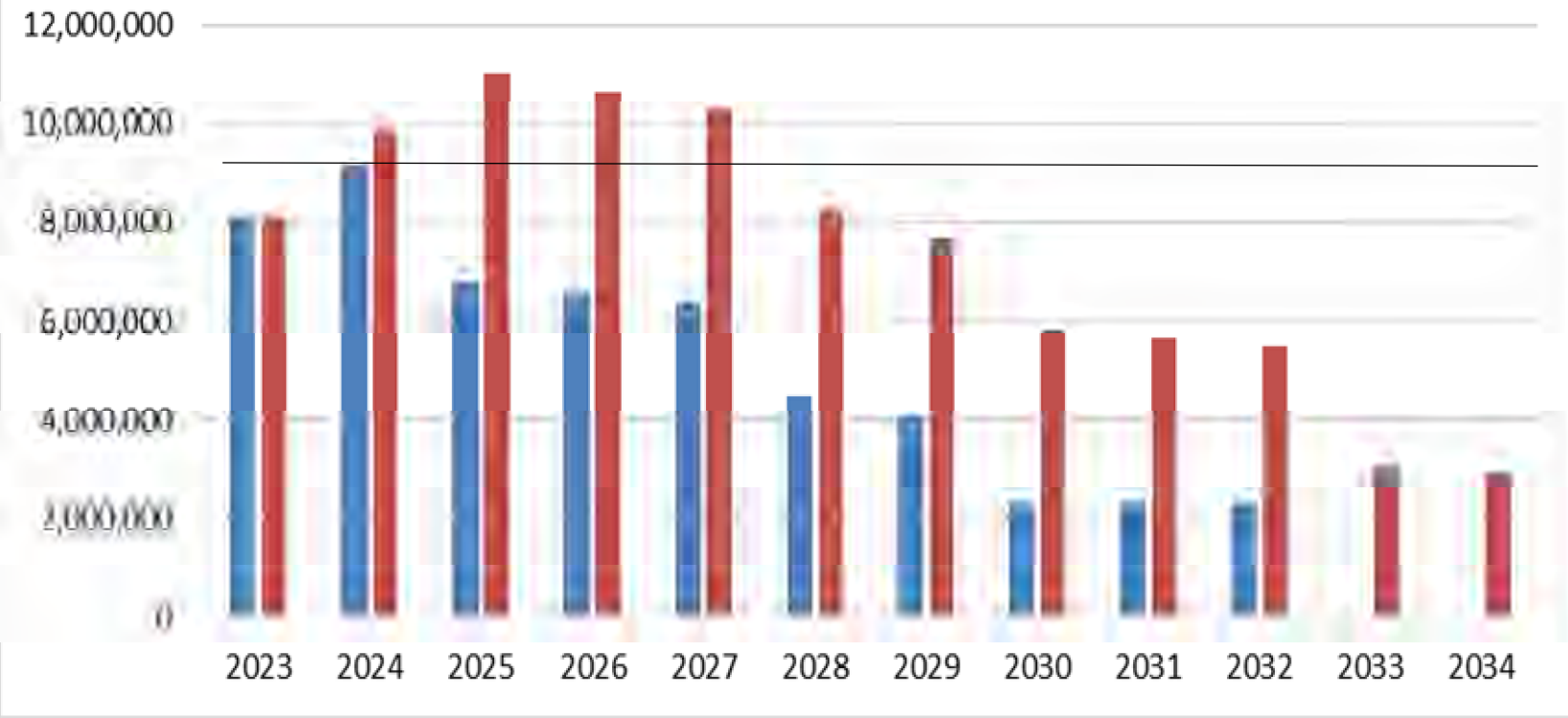


Fiscal Year	(A)	(B)	(C)	(D)	(E)
	Existing Debt Service	2023 Bond Issue	Combined Debt Service (A+B)	Annual Change in Debt Service	Amount Above Existing FY2024 Debt Service (\$9.145M)
		\$28,400,000			
		Dated: 9/1/23			
		Due: 9/1/24-33			
Interest: 5.05%					
P & I	P & I	P & I	P & I	P & I	
2023	\$ 8,105,179	\$ -	\$ 8,105,179		
2024	9,145,859	717,100	9,862,959	\$ 1,757,780	\$ 717,100
➔ 2025	6,804,163	4,203,200	11,007,363	1,144,404	1,861,504
2026	6,592,619	4,061,200	10,653,819	(353,544)	1,507,960
2027	6,368,963	3,919,200	10,288,163	(365,656)	1,142,304
➔ 2028	4,521,863	3,777,200	8,299,063	(1,989,100)	(846,796)
2029	4,051,075	3,635,200	7,686,275	(612,788)	(1,459,584)
2030	2,359,125	3,493,200	5,852,325	(1,833,950)	(3,293,534)
2031	2,328,000	3,351,200	5,679,200	(173,125)	(3,466,659)
2032	2,292,700	3,209,200	5,501,900	(177,300)	(3,643,959)
2033	-	3,063,650	3,063,650	(2,438,250)	(6,082,209)
2034	-	2,914,550	2,914,550	(149,100)	(6,231,309)
	\$ 52,569,544	\$ 36,344,900	\$ 88,914,444		

# ➤ 2023 Bond Issuance



**Town of East Hartford:  
Current Debt Profile with 2023 Bond Issue**



FY	Annual D/S	Incr > \$9.1M
2023	\$ 8,105,179	\$ -
2024	9,862,959	717,100
2025	11,007,363	1,861,504
2026	10,653,819	1,507,960
2027	10,288,163	1,142,304
2028	8,299,063	(846,796)
2029	7,686,275	(1,459,584)
2030	5,852,325	(3,293,534)
2031	5,679,200	(3,466,659)
2032	5,501,900	(3,643,959)
2033	3,063,650	(6,082,209)
2034	2,914,550	(6,231,309)
<b>Total</b>	<b>\$ 88,914,444</b>	

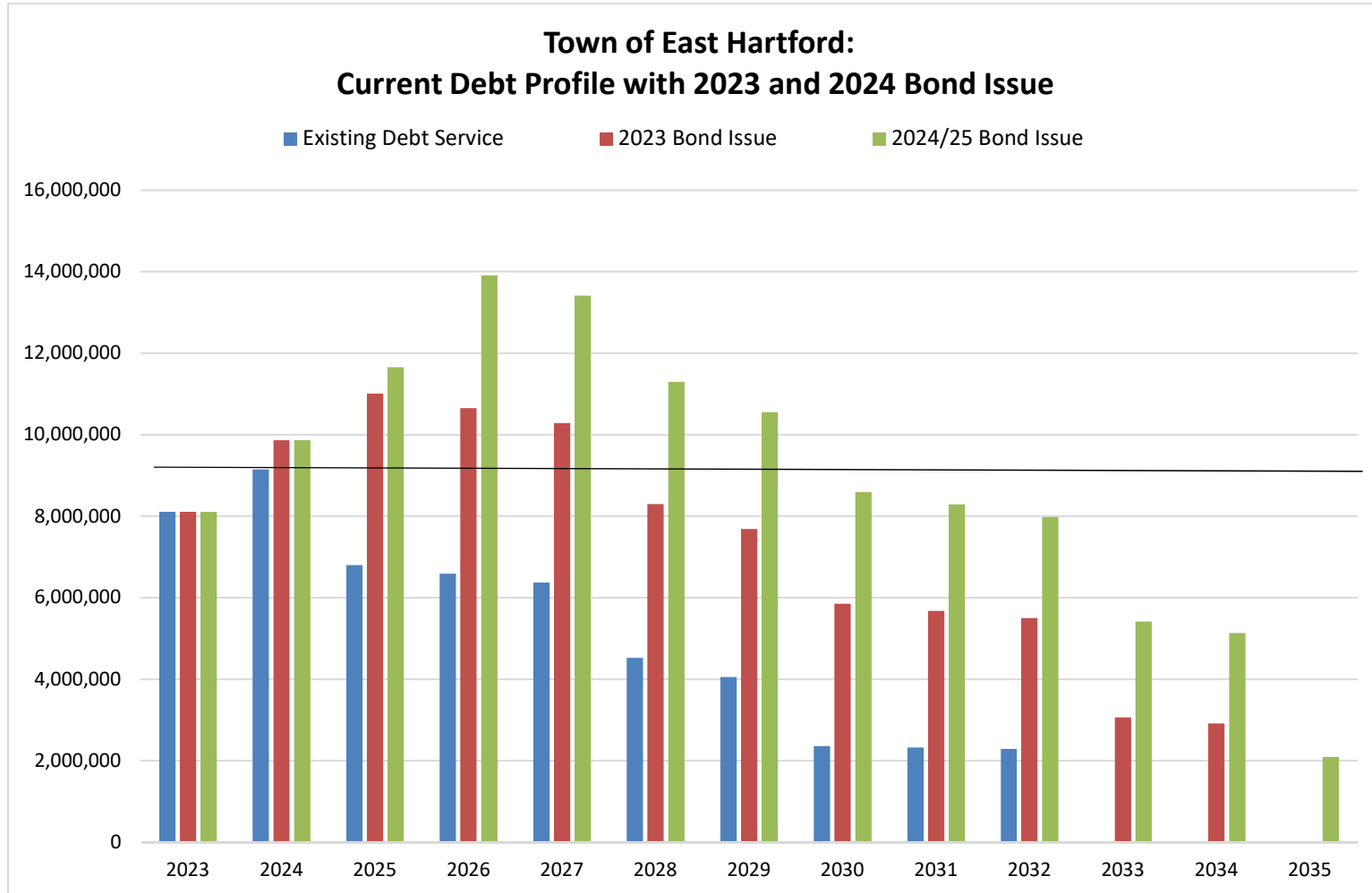
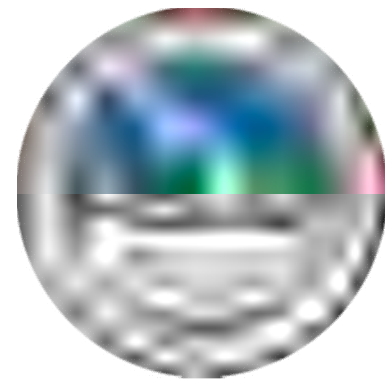


# ➤ 2024 Bond Issuance



Fiscal Year	(A)	(B)	(C)	(D)	(E)
	New Debt Service	2024 Bond Issue	Combined Debt Service (A+B)	Annual Change in Debt Service	Amount Above Existing FY2024 Debt Service (\$9.145M)
		\$20,250,000			
		Dated: 9/1/24			
		Due: 9/1/25-34			
Interest: 6.40%					
P & I	P & I	P & I	P & I	P & I	
2023	\$ 8,105,179	\$ -	\$ 8,105,179		
2024	9,862,959	-	9,862,959	\$ 1,757,780	\$ 717,100
2025	11,007,363	648,000	11,655,363	1,792,404	2,509,504
2026	10,653,819	3,256,453	13,910,272	2,254,909	4,764,413
2027	10,288,163	3,127,359	13,415,522	(494,750)	4,269,663
2028	8,299,063	2,998,266	11,297,328	(2,118,194)	2,151,469
2029	7,686,275	2,869,172	10,555,447	(741,881)	1,409,588
2030	5,852,325	2,740,078	8,592,403	(1,963,044)	(553,456)
2031	5,679,200	2,610,984	8,290,184	(302,219)	(855,674)
2032	5,501,900	2,481,891	7,983,791	(306,394)	(1,162,068)
2033	3,063,650	2,352,797	5,416,447	(2,567,344)	(3,729,412)
2034	2,914,550	2,222,438	5,136,988	(279,459)	(4,008,871)
2035	-	2,090,813	2,090,813	(3,046,175)	(7,055,046)
	\$ 88,914,444	\$ 27,398,250	\$ 116,312,694		

# ➤ 2024 Bond Issuance



FY	Annual D/S	Incr > \$9.1M
2023	\$ 8,105,179	\$ -
2024	9,862,959	717,100
2025	11,655,363	2,509,504
2026	13,910,272	4,764,413
2027	13,415,522	4,269,663
2028	11,297,328	2,151,469
2029	10,555,447	1,409,588
2030	8,592,403	(553,456)
2031	8,290,184	(855,674)
2032	7,983,791	(1,162,068)
2033	5,416,447	(3,729,412)
2034	5,136,988	(4,008,871)
2035	2,090,813	(7,055,046)
<b>\$ 116,312,694</b>		

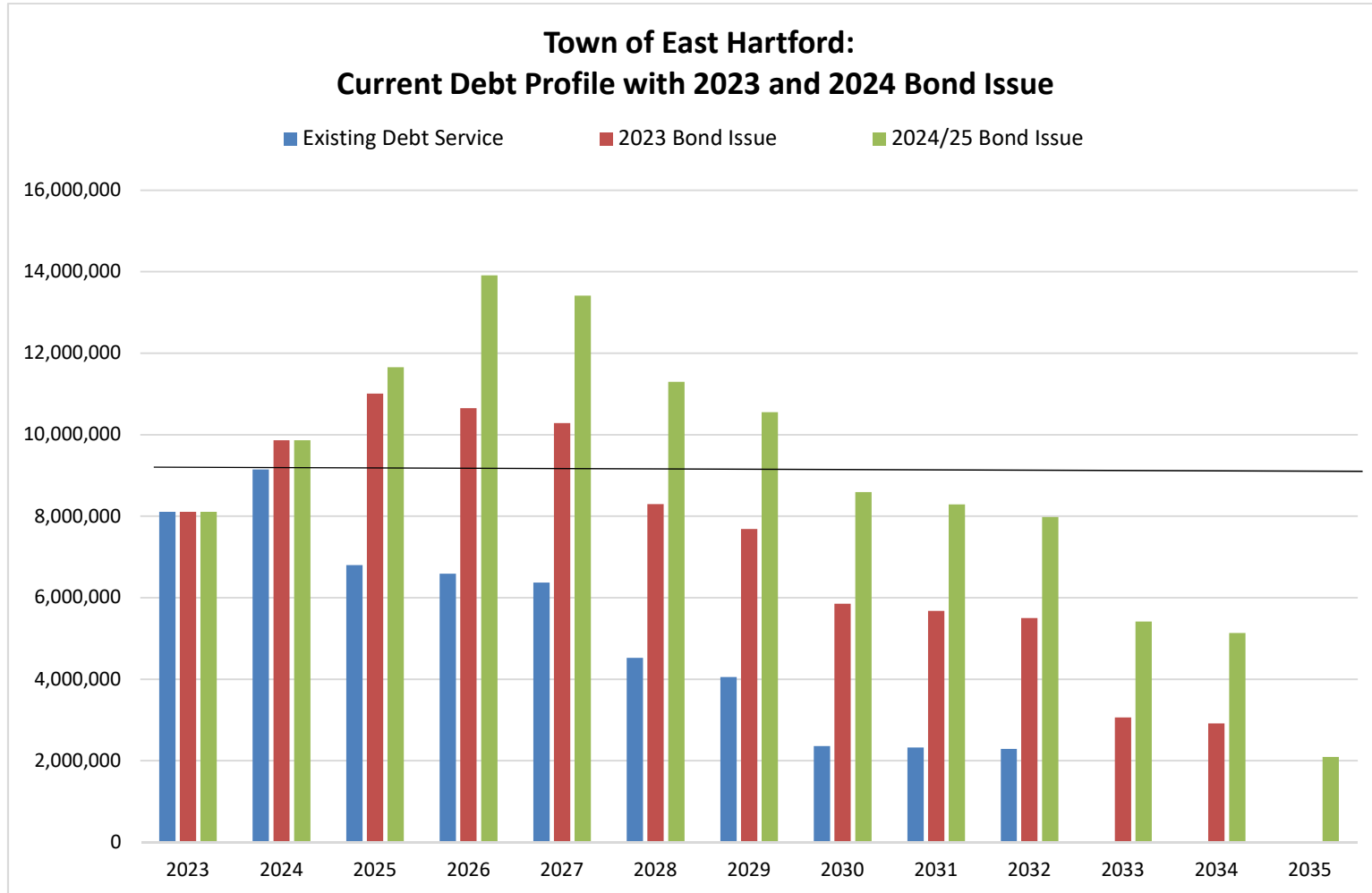
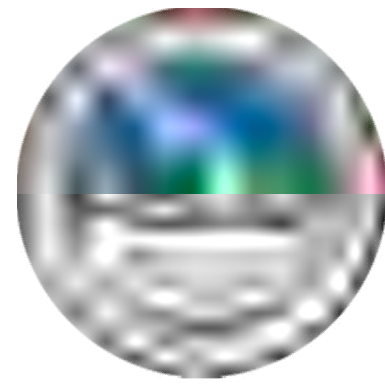
- 2023 Bond Issue \$28.5M / Interest Rate of 5.05%
- 2024 Bond Issue \$20.25M Issuance / Interest Rate 6.41%

# ➤ 2026 Bond Issuance



Fiscal Year	(A)	(B)	(C)	(D)	(E)
	New Debt Service	2026 Bond Issue	Combined Debt Service (A+B)	Annual Change in Debt Service	Amount Above Existing FY2024 Debt Service (\$9.1M)
		\$15,250,000			
		Dated: 9/1/26			
		Due: 9/1/27-36			
Interest: 6.43%					
P & I	P & I	P & I	P & I	P & I	
2023	\$ 8,105,179	\$ -	\$ 8,105,179		
2024	9,862,959	-	9,862,959	1,757,780	\$ 717,100
2025	11,655,363	-	11,655,363	1,792,404	2,509,504
2026	13,910,272	495,625	14,405,897	2,750,534	5,260,038
2027	13,415,522	2,466,688	15,882,209	1,476,312	6,736,351
2028	11,297,328	2,367,563	13,664,891	(2,217,319)	4,519,032
2029	10,555,447	2,268,438	12,823,884	(841,006)	3,678,026
2030	8,592,403	2,169,313	10,761,716	(2,062,169)	1,615,857
2031	8,290,184	2,070,188	10,360,372	(401,344)	1,214,513
2032	7,983,791	1,971,063	9,954,853	(405,519)	808,994
2033	5,416,447	1,871,938	7,288,384	(2,666,469)	(1,857,474)
2034	5,136,988	1,772,813	6,909,800	(378,584)	(2,236,059)
2035	2,090,813	1,673,688	3,764,500	(3,145,300)	(5,381,359)
2036	-	1,574,563	1,574,563	(2,189,938)	(7,571,296)
	\$ 116,312,694	\$ 20,701,875	\$ 137,014,569		

# ➤ 2026 Bond Issuance



FY	Annual D/S	Incr > \$9.1M
2023	\$ 8,105,179	\$ -
2024	9,862,959	717,100
2025	11,655,363	2,509,504
2026	14,405,897	5,260,038
2027	15,882,209	6,736,351
2028	13,664,891	4,519,032
2029	12,823,884	3,678,026
2030	10,761,716	1,615,857
2031	10,360,372	1,214,513
2032	9,954,853	808,994
2033	7,288,384	(1,857,474)
2034	6,909,800	(2,236,059)
2035	3,764,500	(5,381,359)
2036	1,574,563	(7,571,296)
<b>\$ 137,014,569</b>		

- 2023 Bond Issue \$28.5M / Interest Rate of 5.05%
- 2024 Bond Issue \$20.25M Issuance / Interest Rate 6.41%
- 2026 Bond Issue \$15.25M Issuance / Interest Rate 6.43%





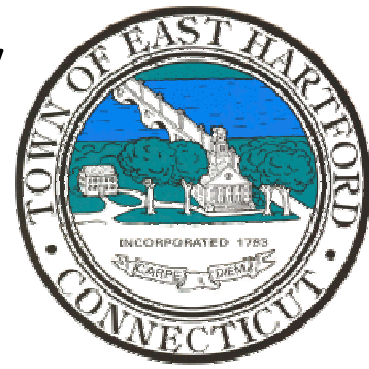
# Other Considerations and Conclusion



- Use of a hybrid pay-as-you-go and bonding funding source in peak years.
- 15 year amortization schedule for Roads in 2023 or 2024 issuance given the useful life of the asset. Not a permanent change.
- Consider rate of spend and adjust if necessary.
- Increasing interest rate environment – consistent interest rate increases expected by the federal reserve and reflected in projections.
- 2023 Issuance is an opportunity to leverage lower interest rate. Maximize lower cost of debt service on our community.



# Alternative Scenario: 15 Year Road Bonds Only in 2023



Fiscal Year	2023 Bond Issue 15 Year Rd Bonds		2023 Bond Issue 10 Year Rd Bonds		Variance
2023	\$ -	\$ 8,105,179	\$ -	\$ 8,105,179	\$ -
2024	\$ 726,725	\$ 9,872,584	\$ 717,100	\$ 9,862,959	\$ 9,625
2025	\$ 3,539,950	\$ 10,344,113	\$ 4,203,200	\$ 11,007,363	\$ (663,250)
2026	\$ 3,432,950	\$ 10,025,569	\$ 4,061,200	\$ 10,653,819	\$ (628,250)
2027	\$ 3,325,950	\$ 9,694,913	\$ 3,919,200	\$ 10,288,163	\$ (593,250)
2028	\$ 3,218,950	\$ 7,740,813	\$ 3,777,200	\$ 8,299,063	\$ (558,250)
2029	\$ 3,111,950	\$ 7,163,025	\$ 3,635,200	\$ 7,686,275	\$ (523,250)
2030	\$ 3,004,950	\$ 5,364,075	\$ 3,493,200	\$ 5,852,325	\$ (488,250)
2031	\$ 2,897,950	\$ 5,225,950	\$ 3,351,200	\$ 5,679,200	\$ (453,250)
2032	\$ 2,790,950	\$ 5,083,650	\$ 3,209,200	\$ 5,501,900	\$ (418,250)
2033	\$ 2,681,275	\$ 2,681,275	\$ 3,063,650	\$ 3,063,650	\$ (382,375)
2034	\$ 2,568,925	\$ 2,568,925	\$ 2,914,550	\$ 2,914,550	\$ (345,625)
2035	\$ 1,736,000	\$ 1,736,000			\$ 1,736,000
2036	\$ 1,662,500	\$ 1,662,500			\$ 1,662,500
2037	\$ 1,588,125	\$ 1,588,125			\$ 1,588,125
2038	\$ 1,512,875	\$ 1,512,875			\$ 1,512,875
2039	\$ 1,437,625	\$ 1,437,625			\$ 1,437,625
	<b>\$ 39,237,650</b>	<b>\$ 91,807,194</b>	<b>\$ 36,344,900</b>	<b>\$ 88,914,444</b>	<b>\$ 2,892,750</b>

- Tradeoff: Increases overall debt service cost but provides a smoother debt schedule to soften mill rate impact.



# Conclusion



- The two Bond Referendum questions are time-sensitive to ensure adequate authorization to maintain roads and procure vehicles/equipment for Fire.
- The increased investments in Roads, Town Hall and other assets will likely yield a faster rate of spend.
- Important to recognize that the necessary timing of debt issuances may not align to when East Hartford is experiencing debt service schedule decreases.
- Recognizing spending timing, planning strategically and maximizing options for the increased debt service requirements provides a pathway for building a sustainable budget with desirable community outcomes.




**THANK YOU!**





## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: July 21, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh   
RE: APPOINTMENT: Boards and Commissions

---

At the July 12, 2022 Town Council meeting, the council appointed Gary Vollinger as a full member on the Inlands and Wetlands Commission due to a clerical error. Currently, there is only an alternate Democratic vacancy available on this commission. Per the advice from Assistant Corporation Counsel Richard Gentile, this item is back on the agenda to clarify the below appointment of an alternate member:

### Appointments

#### **Inlands Wetland Commission – Alternate Member**

- D - Gary Vollinger – 36 Brookfield Dr. - term to expire 12/23

Please place this item on the Town Council agenda for the August 2, 2022 meeting.

C: R. Pasek, Town Clerk  
R. Gentile, Assistant Corporation Counsel



Town of East Hartford
Boards and Commissions
Application

Date: 9/21/2021

Name: Gary Vollinger
Your name exactly as it appears on the E. Htfd. Voter Registration List

Address: 36 Brookfield Dr, East Hartford Apt.# Zip: 06118

Home Phone: 8605685038 Email: createlearning@aol.com

Cell Phone: 8608746798 Years as an E.Hartford Resident: 45

Occupation: engineer Employer: self emp
Employer/Work Address

Formal Education/Certifications: msme, mals

Party Affiliation: Unaffiliated [ ] Democrat [x] Republican [ ] Minority Party [ ]
As it appears on the E. Htfd. Voter Registration List

Name of board or commission you wish to serve on: commision of arts inland wetlands

Interest statement:

Your reason for being interested in serving our Town in this capacity

I have an ongoing interest in the arts as a writer and poet, and part time artist, I have an MA in the arts from Wesleyan, and I have an ongoing interest in the environment as a member of the Sierra club, and an outdoorsman/enthusiast.
thankyou

List of qullfications that you believe will be an asset to the board/commission on which you wish to serve:
advanced degrees in arts and science, experience working with Sierra club, many years of experience as a writer, artist, outdoors person

In accordance with the Boards and Commissions Appointment Policy and Procedures Ordinances please initial your acknowledgment of the following statements;

- [x] understand the commitment required for this appointment and have attended at least one meeting of the board/commission I am applying to serve on, and i understand that members who are absent for 30% or more of regular meetings will be presumed to have resigned from such board or commission.
[x] understand that I may be required to complete training and/or continuing education.
[x] understand that I must be a resident of the Town of East Hartford, have no criminal record considered by the town to be so serious that it should be a disqualification, not be an adversary party to pending litigation against the town, not be in arrears on any town taxes, fines, or other obligations owed to the town.

By submitting this Expression of Interest form and any accompanying resume or other information, you agree to the release of this information to the Mayor, Town Council, the Board or Commission to which you are applying, and to all appropriate Town administrative staff.

Signature: [Handwritten Signature] Date:
Please return completed and signed form to: BCpost@easthartfordct.gov or mail to: Town of East Hartford Office of the Mayor 740 Main Street East Hartford CT 06108

For internal use only:

Mandatory Qualifications:
Resident [x] T/O [ ] C/R [ ] T/C [ ]





**East Hartford Housing Authority**  
546 Burnside Ave, East Hartford, CT 06108

Main Office  
860-290-8301

Maintenance\24 Hour Emergency  
860-290-8300

TDD 1-800-545-1833 ext 216

Finance Dept Fax  
860-290-8308

Leasing Dept Fax  
860-289-1688

[www.ehhousing.org](http://www.ehhousing.org)

July 28, 2022

Mr. Richard Kehoe  
Town Council Chairman  
Town of East Hartford  
740 Main Street  
East Hartford, CT 06108

Dear Chairman Kehoe:

I am writing to inform you that the Housing Authority sent out notices to all residents and Section 8 participants regarding the Tenant Election process. In order to hold an election, the Housing Authority needed at least seventy-five (75) petitions from the residents and participants within thirty (30) days of the notice in order for an election to move forward. However, the Housing Authority did not receive the required amount of petitions to run the election.

Therefore, after interviewing interested parties I am requesting the appointment of Debra K. Crockett-Hatzidakis as the Tenant Commissioner to the East Hartford Housing Authority Board of Commissioners. Her term should run from August 1, 2022 through July 31, 2027.

Please feel free to contact me if you have any questions. I can be reached at 860-748-6112.

Sincerely,

James L. Kate  
Board Chairman  
East Hartford Housing Authority

cc: Members of the Town Council

JAMES KATE  
CHAIRMAN

PRESCILLE YAMAMOTO  
VICE CHAIRMAN

JOHN CARELLA  
TREASURER

HAZELANN COOK  
COMMISSIONER

KATHLEEN STEPHENS  
COMMISSIONER

DEBRA BOUCHARD  
EXECUTIVE DIRECTOR

RALPH J. ALEXANDER  
LEGAL COUNSEL

EQUAL HOUSING OPPORTUNITY



EQUAL OPPORTUNITY EMPLOYER



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: July 26, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Michael P. Walsh  
RE: AMUSEMENT PERMIT APPLICATIONS

---

The following Amusement Permit are before you due to the East Hartford Code of Ordinances, Chapter 5, Amusements, Section 5-3 (e), passed by the Town Council:

Sec. 5-3 (e):

(e) If the application is submitted pursuant to subsection (b) of section 5-1 of the Town Ordinances, within one week of receipt of written comments from the Directors, the Chief of Police shall forward those comments to the Town Council. The Chief of Police shall also forward to the Town Council written comments pertaining to the impact the proposed amusement would have on the areas under the purview of the Police Department and any recommended changes in the planned operations, as well as a statement as to whether the Police Department can supply adequate police protection.

Please add the following amusement permits to the Town Council agenda for the June 7<sup>th</sup>, 2022 meeting.

- Hartford Harley-Davidson Bike Night
  - Thursday, August 11, 2022; 5 PM to 9 PM at 221 Governor St (rain or shine).

C: S. Sansom, Chief of Police  
C. Martin, Chief of Staff



MICHAEL P. WALSH  
MAYOR

**TOWN OF EAST HARTFORD**  
**Police Department**

TELEPHONE  
(860) 528-4401

FAX (860) 289-1249

[www.easthartfordct.gov](http://www.easthartfordct.gov)

SCOTT M. SANSOM  
CHIEF OF POLICE

31 School Street  
East Hartford, Connecticut 06108-2638

To: Mayor Walsh

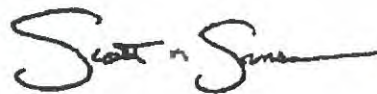
From: Chief Scott M. Sansom

Date: July 26, 2022

Re: **Amusement Permit Application**  
**"Hartford Harley-Davidson Bike Night"**

Pursuant to the East Hartford Code of Ordinances, Chapter 5, Amusements, Section 5-3(e), the attached Amusement Permit Application should be forwarded to the Town Council for appropriate action.

If you require any further information, please contact me at your convenience.



Scott M. Sansom  
Chief of Police

*AC msd 7/26/22*

MICHAEL P. WALSH  
MAYOR

**TOWN OF EAST HARTFORD**  
**Police Department**

TELEPHONE  
(860) 528-4401

FAX (860) 289-1249

SCOTT M. SANSOM  
CHIEF OF POLICE

31 School Street  
East Hartford, Connecticut 06108-2638

[www.easthartfordct.gov](http://www.easthartfordct.gov)

July 26, 2022

Richard F. Kehoe, Chairman  
East Hartford Town Council  
740 Main Street  
East Hartford, CT 06108

**Re: Outdoor Amusement Permit Application  
"Hartford Harley-Davidson Bike Night"**

Dear Chairman Kehoe:

Attached please find the amusement permit application by the **Hartford Riders, LLC dba Hartford Harley-Davidson** by **Emilee Traiongo, Marketing Director**. The applicant seeks to conduct the **Hartford Harley-Davidson Bike Night** on their premises at **221 Governor Street** on **Thursday, August 11, 2022**, from **5:00 pm – 9:00 pm** with live entertainment, vendors and food. This event is rain or shine.

Pursuant to Town Ordinance (TO) 5-3, a review of the application was completed by the Directors of the Fire, Health, Parks & Recreation, Public Works Departments and the Offices of the Corporation Counsel and Finance.

**The Risk Management and Office of Corporation Counsel approve the application as submitted.**

**The Fire Department approves the application as submitted and indicates the anticipated costs to their Department will be \$299.96.**


**The Health, Parks & Recreation and Public Works Departments approve the application as submitted and state there are no anticipated costs to their Departments.**

**The Police Department conducted a review of the application and the following comments/recommendations are made:**

- The Police Department can provide adequate police protection for the event. The site is suitable for the outdoor amusement, the expected crowds are of small to moderate size, and the area has sufficient parking available.
- This event can be conducted with a minimal impact upon the surrounding neighborhoods and a near-normal flow of traffic on the streets adjacent to the site can be maintained.
- There are no anticipated costs to the Department for this event.

Respectfully submitted for your information.

Sincerely,



ACMSB #202

Scott M. Sansom  
Chief of Police

Cc: Applicant



Rivera, Augustina

---

**From:** Sasen, Christine  
**Sent:** Thursday, July 21, 2022 2:23 PM  
**To:** Rivera, Augustina  
**Cc:** Gentile, Richard  
**Subject:** RE: Outdoor Amusement Permit Application-Hartford Harley-Davidson Bike Permit -

ok

**From:** Rivera, Augustina <ARivera@easthartfordct.gov>  
**Sent:** Tuesday, July 19, 2022 2:09 PM  
**To:** Sasen, Christine <CSasen@easthartfordct.gov>; Gentile, Richard <RPGentile@easthartfordct.gov>  
**Subject:** FW: Outdoor Amusement Permit Application-Hartford Harley-Davidson Bike Permit -

Hi. I just received the COI for Hartford Harley Davidson, I just attached it.

Tina

**From:** Rivera, Augustina  
**Sent:** Tuesday, July 19, 2022 12:42 PM  
**To:** Burnsed, Laurence <[lburnsed@easthartfordct.gov](mailto:lburnsed@easthartfordct.gov)>; Cruz-Aponte, Marilyn <[mcruzaponte@easthartfordct.gov](mailto:mcruzaponte@easthartfordct.gov)>; Fravel, Theodore <[tfravel@easthartfordct.gov](mailto:tfravel@easthartfordct.gov)>; Munson, Kevin <[KMunson@easthartfordct.gov](mailto:KMunson@easthartfordct.gov)>  
**Cc:** Alsup, Steve <[SAlsup@easthartfordct.gov](mailto:SAlsup@easthartfordct.gov)>; Browning, Craig <[CBrowning@easthartfordct.gov](mailto:CBrowning@easthartfordct.gov)>; Cohen, Bruce <[BCohen@easthartfordct.gov](mailto:BCohen@easthartfordct.gov)>; Cummings, Kim <[kcummings@easthartfordct.gov](mailto:kcummings@easthartfordct.gov)>; Davis, Robert <[RDavis@easthartfordct.gov](mailto:RDavis@easthartfordct.gov)>; Drouin, Darrell <[Ddrouin@easthartfordct.gov](mailto:Ddrouin@easthartfordct.gov)>; Dwyer, Sean <[SDwyer@easthartfordct.gov](mailto:SDwyer@easthartfordct.gov)>; Gentile, Richard <[RPGentile@easthartfordct.gov](mailto:RPGentile@easthartfordct.gov)>; Grew, Greg <[mggrew@easthartfordct.gov](mailto:mggrew@easthartfordct.gov)>; Hawkins, Mack <[MHawkins@easthartfordct.gov](mailto:MHawkins@easthartfordct.gov)>; McCaw, Melissa <[mmccaw@easthartfordct.gov](mailto:mmccaw@easthartfordct.gov)>; Neves, Paul <[Pneves@easthartfordct.gov](mailto:Pneves@easthartfordct.gov)>; O'Connell, Michael <[Moconnell@easthartfordct.gov](mailto:Moconnell@easthartfordct.gov)>; Sansom, Scott <[SSansom@easthartfordct.gov](mailto:SSansom@easthartfordct.gov)>; Sasen, Christine <[CSasen@easthartfordct.gov](mailto:CSasen@easthartfordct.gov)>; Wagner, Justin <[Jwagner@easthartfordct.gov](mailto:Jwagner@easthartfordct.gov)>  
**Subject:** Outdoor Amusement Permit Application-Hartford Harley-Davidson Bike Permit

Good afternoon,

Attached is the Directors' Review & Notice and the outdoor amusement permit application for "The Hartford Harley-Davidson Bike Night" taking place on Thursday, August 11.

This needs to make it to the August 2<sup>nd</sup> Town Council meeting, therefore please review and submit comments back to me by this Friday, July 22<sup>nd</sup>. Due to the time constraints, if you have any questions or concerns, please contact Emilee Traiongo, the Marketing Director directly at 860-748-4607. They are working on submitting their Certificate of Insurance.

Tina

Augustina Rivera  
Administrative Clerk 3  
Support Services Bureau  
East Hartford Police Department  
31 School Street



**Rivera, Augustina**

---

**From:** Gentile, Richard  
**Sent:** Thursday, July 21, 2022 3:01 PM  
**To:** Rivera, Augustina  
**Subject:** RE: 2nd Revision to Hartford Harley-Davidson

Yes. Rich

**From:** Rivera, Augustina <ARivera@easthartfordct.gov>  
**Sent:** Thursday, July 21, 2022 2:36 PM  
**To:** Gentile, Richard <RPGentile@easthartfordct.gov>  
**Subject:** 2nd Revision to Hartford Harley-Davidson

Attached is the latest revision. Let me know if it is approved.

Thanks.

Augustina Rivera  
Administrative Clerk 3  
Support Services Bureau  
East Hartford Police Department  
31 School Street  
East Hartford, CT 06108  
Office: 860-291-7631 Fax: 860-610-6290  
[arivera@easthartfordct.gov](mailto:arivera@easthartfordct.gov)  
[www.easthartfordct.gov/police-department](http://www.easthartfordct.gov/police-department)



Scott Sansom  
Chief of Police

TOWN OF EAST HARTFORD  
POLICE DEPARTMENT  
SUPPORT SERVICES BUREAU  
Outdoor Amusement Permits  
31 School Street  
East Hartford, CT 06108  
(860) 528-4401



Michael P. Walsh  
Mayor

### Administrative Review of Amusement Permit

Event Date: **Thursday, August 11, 2022**

Event: **"Hartford Harley-Davidson Bike Night"**

Applicant: **Emilie Traiongo, Hartford Harley-Davidson Marketing Director**

Pursuant to Town Ordinance (TO) 5-3, a review of the application was completed and the following recommendation is made:

- 1. the application be approved as submitted.
- 2. the application be revised, approved subject to the condition(s) set forth in the attached comments.
- 3. the application be disapproved for the reason(s) set forth in the attached comments.

- Fire Department
- Health Department
- Parks & Recreation Department
- Public Works Department
- Corporation Counsel

Anticipated Cost(s) if known \$ 299.96

Signature Stephen Alsup, Assistant Fire Chief Date 7/21/22

Comments:

Food Truck safety inspection performed by Fire Marshal prior to event as usual practice.

**TOWN OF EAST HARTFORD  
FIRE MARSHAL'S OFFICE  
ADMINISTRATIVE REVIEW  
Amusement Permit**

**DATE: 07-21-2022**

**APPLICATION FOR:  
Hartford Harley Davidson Bike Night**

**APPLICANT:  
Emilee Tralongo**

**ADDRESS:  
221 Governor St  
East Hartford**

**DATE(S) OF EVENT:  
August 11, 2022**

Pursuant to your request, a review of the above application was completed and the following recommendation is made:

- The application is approved as submitted.
- The application be revised. Approved conditionally.
- The application is disapproved.
- No application to the Connecticut Fire Safety Code

**COMMENTS:**

Food trucks will require FMO inspection prior to beginning of event. The email regarding the event requested I contact the organizer directly to convey any concerns, I have made two attempts without response.

**E. WILLIAM CINK  
ACTING FIRE MARSHAL  
TOWN OF EAST HARTFORD**



Scott Sansom  
Chief of Police

TOWN OF EAST HARTFORD  
POLICE DEPARTMENT  
SUPPORT SERVICES BUREAU  
Outdoor Amusement Permits  
31 School Street  
East Hartford, CT 06108  
(860) 528-4401

Health Dept



Michael P. Walsh  
Mayor

## Administrative Review of Amusement Permit

Event Date: **Thursday, August 11, 2022**

Event: **"Hartford Harley-Davidson Bike Night"**

Applicant: **Emilie Traiongo, Hartford Harley-Davidson Marketing Director**

Pursuant to Town Ordinance (TO) 5-3, a review of the application was completed and the following recommendation is made:

- 1. the application be approved as submitted.
- 2. the application be revised, approved subject to the condition(s) set forth in the attached comments.
- 3. the application be disapproved for the reason(s) set forth in the attached comments.

- Fire Department
- Health Department
- Parks & Recreation Department
- Public Works Department
- Corporation Counsel

Anticipated Cost(s) if known \$ \_\_\_\_\_

Laurence Burnsed, MPH, MBA  
Signature

July 25, 2022  
Date

### Comments:

Health Department communicated with organizer about food service requirements; vendor in process of obtaining required food service license. Approved as submitted.





Scott Sansom  
Chief of Police

TOWN OF EAST HARTFORD  
POLICE DEPARTMENT  
SUPPORT SERVICES BUREAU  
Outdoor Amusement Permits  
31 School Street  
East Hartford, CT 06108  
(860) 528-4401



Michael P. Walsh  
Mayor

Administrative Review of Amusement Permit

Event Date: Thursday, August 11, 2022

Event: "Hartford Harley-Davidson Bike Night"

Applicant: Emilie Traiongo, Hartford Harley-Davidson Marketing Director

Pursuant to Town Ordinance (TO) 5-3, a review of the application was completed and the following recommendation is made:

- 1. the application be approved as submitted.
- 2. the application be revised, approved subject to the condition(s) set forth in the attached comments.
- 3. the application be disapproved for the reason(s) set forth in the attached comments.

- Fire Department
- Health Department
- Parks & Recreation Department
- Public Works Department
- Corporation Counsel

Anticipated Cost(s) if known \$ NONE

Sean W. [Signature] 7/25/22  
Signature Date

Comments:



Scott Sansom  
Chief of Police

TOWN OF EAST HARTFORD  
POLICE DEPARTMENT  
SUPPORT SERVICES BUREAU  
Outdoor Amusement Permits  
31 School Street  
East Hartford, CT 06108  
(860) 528-4401



Michael P. Walsh  
Mayor

## Administrative Review of Amusement Permit

Event Date: **Thursday, August 11, 2022**

Event: **"Hartford Harley-Davidson Bike Night"**

Applicant: **Emilie Traiongo, Hartford Harley-Davidson Marketing Director**

Pursuant to Town Ordinance (TO) 5-3, a review of the application was completed and the following recommendation is made:

- 1. the application be approved as submitted.
- 2. the application be revised, approved subject to the condition(s) set forth in the attached comments.
- 3. the application be disapproved for the reason(s) set forth in the attached comments.

- Fire Department
- Health Department
- Parks & Recreation Department
- Public Works Department
- Corporation Counsel

Anticipated Cost(s) if known \$ 0

Marilynn Cruz-Aponte Director of Public Works  
Signature

7-25-2022

Date

Comments:

**Rivera, Augustina**

---

**From:** Hawkins, Mack  
**Sent:** Monday, July 25, 2022 8:40 AM  
**To:** Rivera, Augustina  
**Subject:** RE: Outdoor Amusement Permit Application-Hartford Harley-Davidson Bike Permit

Tina,

I have reviewed the Outdoor Amusement Permit Application for "Hartford Harley-Davidson Bike Permit" for 2022. I approve the application as submitted. Please mark the worksheet "*Extra Attention*" for the day of the event.

Thank you,

*Mack S. Hawkins*

Assistant Chief of Police  
East Hartford Police Department  
31 School St.  
East Hartford, CT 06108  
Office 860 291-7597

*Serving Our Community with Pride and Integrity*



**From:** Rivera, Augustina <ARivera@easthartfordct.gov>  
**Sent:** Monday, July 25, 2022 8:12 AM  
**To:** Burnsed, Laurence <lburnsed@easthartfordct.gov>; Cruz-Aponte, Marilyn <mcruzaponte@easthartfordct.gov>; Fravel, Theodore <tfravel@easthartfordct.gov>; Hawkins, Mack <MHawkins@easthartfordct.gov>  
**Cc:** Alsup, Steve <SAlsup@easthartfordct.gov>; Cink, William <Wcink@easthartfordct.gov>; Cohen, Bruce <BCohen@easthartfordct.gov>; Dwyer, Sean <SDwyer@easthartfordct.gov>; O'Connell, Michael <Moconnell@easthartfordct.gov>  
**Subject:** FW: Outdoor Amusement Permit Application-Hartford Harley-Davidson Bike Permit

Good morning,

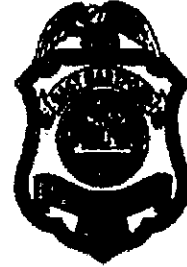
# TOWN OF EAST HARTFORD POLICE DEPARTMENT



Michael P. Walsh  
Mayor

OUTDOOR AMUSEMENT PERMITS  
31 SCHOOL STREET  
EAST HARTFORD, CT 06108-2638  
(860) 528-4401

## OUTDOOR AMUSEMENT PERMIT APPLICATION



Scott M. Sansom  
Chief of Police

THIS APPLICATION IS DUE NOT LESS THAN 30 DAYS PRIOR TO THE EVENT APPLIED FOR

1. Name of Event: Hartford Harley-Davidson Bike Night
2. Date(s) of Event: Thursday August 11, 2022 rain or shine
3. Applicant's name, home & work phone numbers, home address, and e-mail address (NOTE: If applicant is a partnership, corporation, limited liability company, club or association give the full legal name of the Applicant). Hartford Riders LLC dba Hartford Harley-Davidson  
Hartford Harley-Davidson  
221 Governor St. East Hartford, Ct 06108  
860-748-4607  
marketing@hartfordharley.com
4. If Applicant is a partnership, corporation, limited liability company (LLC), club, or association, list the names of all partners, members, directors and officers AND provide their business address.  
Chad Raymond - Director of Operations (Sheldons HD 914 Southbridge St. Auburn, MA)  
Bryan Coster  
+  
Chad Clark } owners (Old School HD 398 Somers Rd. Ellington, CT)
5. List the location of the proposed amusement: (Name of facility and address)  
Hartford Harley-Davidson  
221 Governor St. East Hartford, CT
6. List the dates and hours of operation for each day (if location changes on a particular day, please list):  
Thursday August 11, 2022 5:00pm - 9:00pm
7. Provide a detailed description of the proposed amusement:  
Live Music by Aquanett. No tents up. Vendors are Dics Knives + Marlene's Custom Leather Works, The Beer Guy LLC + Patrunos Place



8. Will music or other entertainment be provided wholly or partially outdoors?

Yes

No

a. If 'YES,' during what days and hours will music or entertainment be provided (note: this is different from hours of operation)?

5:30 PM - 9:00 PM

9. What is the expected age group(s) of participants?

30 - 60 yrs

10. What is the expected attendance at the proposed amusement:

(If more than one performance, indicate time / day / date and anticipated attendance for each.)

250

11. Provide a detailed description of the proposed amusement's anticipated impact on the surrounding community. Please comment on each topic below:

a. Crowd size impact:

main parking lot closed for event

b. Traffic control and flow plan at site & impact on surrounding / supporting streets:

bikes entering on Governor St. cars entering on opposing St.

c. Parking plan on site & impact on surrounding / supporting streets:

Back lot is bikes. Side lot near warehouse is cars

Ash St

d. Noise impact on neighborhood:

None

e. Trash & litter control plan for the amusement site and surrounding community during and immediately after the proposed amusement:

Trash cans around perimeter + trash clean up @ end of night

f. List expected general disruption to neighborhood's normal life and activities:

None

g. Other expected influence on surrounding neighborhood:

None

12. Provide a detailed plan for the following:

a. Accessibility of amusement site to emergency, police, fire & medical personnel and vehicles:

Both entrances

b. Provisions for notification of proper authorities in the case of an emergency:

c. Any provision for on-site emergency medical services:

d. Crowd control plan:

close parking areas when full

e. If on town property, the plan for the return of the amusement site to pre-amusement condition:

end of night clean up, removal of cones + tents

f. Provision of sanitary facilities:

4 Porta Potties

13. Will food be provided, served, or sold on site:

a. Food available:  Yes No AND

b. Contact has been made with the East Hartford Health Department  Yes No.

14. Does the proposed amusement involve the sale and / or provision of alcoholic beverages to amusement attendees,

Yes No Alcoholic beverages will be served / provided.

If 'YES', describe, in detail, any and all arrangements and what procedures shall be employed:

a. For such sale or provision,

3rd Party has liquor licence, insurance + TIPS certified

b. To ensure that alcohol is not sold or provided to minors or intoxicated persons.

3 drink max, ID check, wristbands

Check if copy of the liquor permit, as required by State law, is included with application.

15. Include any other information which the applicant deems relevant (ie: time waivers and fee waiver requests should go here):

CGS Sec. 53a-157. False Statement: Class A Misdemeanor.

A person is guilty of False Statement when he intentionally makes a false written statement under oath or pursuant to a form bearing notice, authorized by law, to the effect that false statements made therein are punishable, which he does not believe to be true and which statement is intended to mislead a public servant in the performance of his official duties.

a. False Statement is a Class A Misdemeanor.

b. The penalty for a Class A Misdemeanor is imprisonment for a term not to exceed one (1) year, or a fine not to exceed \$1,000, or both a fine and imprisonment.

I declare, under the penalties of False Statement, that the information provided in this application is true and correct to the best of my knowledge:

~~Hartford Rivers, LLC~~ dba Hartford Rivers - Davidson  
(Legal Name of Applicant)

Emilee Truong  
(Applicant Signature)

Emilee Truong  
(Printed Name)

7/20/22  
(Date Signed)

Marketing Director  
(Capacity in which signing)

• (Click button to send application electronically to [chpdpermits@easthartfordct.gov](mailto:chpdpermits@easthartfordct.gov))

**FOR OFFICE USE**

Insurance Certificate Included: YES  
Liquor Permit Included: YES  
Certificate of Alcohol Liability Included: YES  
Time Waiver Request Included: YES  
Fee Waiver Request Included: YES

NO  
NO  
NO  
NO  
NO

**Outdoor Amusement Permit Fees:**

Sport, athletic contest, musical, operatic, dramatic,  
theatrical or pictorial performance or other exhibitions \$ 10/performance §5-6  
Parades \$ 25/each parade §5-6  
Fireworks display or air show \$ 25/performance §5-6  
Carnival, rodeo, circus, or tent show \$ 100/day §5-6

**Total Assessed Amusement Permit Fee**

Received By: Augustina Rivera

Employee Number: 9099

Date & Time Signed: 7/19/22 12 : 09 AM (PM)

Time remaining before event: 24 days.

If roads or sidewalks will be closed to public use as a result of this event the applicant must comply with signage requirements per Section 5-4 and present a signed affidavit attesting to this at the Town Council meeting.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
**07/19/22**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>THORNE INSURANCE GROUP</b> 319 Cherry Street Bridgewater, MA 02324 License #:		<b>CONTACT NAME:</b> Bruce Thorne <b>PHONE (A/C, No, Ext):</b> (508)279-4454 <b>FAX (A/C, No):</b> (888)427-4454 <b>E-MAIL ADDRESS:</b> bruce@thorneinsurancegroup.com	
<b>INSURED</b>  Hartford Riders, LLC dba Hartford Harley Davidson 221 Governor Street East Hartford, CT 06108 CT 06108		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> NATIONAL CASUALTY COMPANY <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 11991	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL (INSR) / SUBR (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	KKO0000026583500	05/15/22	05/15/23	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> DPD <input checked="" type="checkbox"/> GK	X	KKO0000026583400	05/15/22	05/15/23	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	X	XKO0000026583600	05/15/22	05/15/23	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE   OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	BPP Garage Keepers - direct primary DPD		KKO0000026583400	05/15/22	05/15/23	1,000,000 1,000,000 2,267,500

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
  
The Town of East Hartford and the East Hartford Board of Education, its officials, employees, volunteers, boards and commissions are included as an Additional Insured on automobile, general liability and umbrella/excess liability policies.

<b>CERTIFICATE HOLDER</b>  The Town of East Hartford and East Hartford Board of Education 740 Main Street East Hartford, CT 06108	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  <i>Bruce Thorne</i>
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Carry it with you as proof of your TIPS certification.

ID#: 54866524 Name: DAVID J CAPRIATI  
Exam Date: 6/7/2021 Expiration Date: 6/7/2024



On Premise

CERTIFIED

Issued: 6/9/2021

Expires: 5/7/2024

ID#: 54866524

DAVID J CAPRIATI  
21 Mountain View St  
South Hadley, MA 01075-2133

For service visit us online at [www.gettips.com](http://www.gettips.com)  
TIPS Trainer: Michael Zucco, 32510



**TOWN OF EAST HARTFORD OFFICE OF THE MAYOR**

DATE: July 21, 2022  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Michael P. Walsh *MPW*  
RE: REFERRAL: Refund of Taxes

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I recommend that the Town Council approve a total refund of taxes in the amount of \$18,978.95 as detailed in the attached listing from our Assistant Collector of Revenue.

Please place on the Town Council Agenda for the August 2<sup>nd</sup>, 2022 Town Council meeting.

Thank you.

C: I. Laurenza, Tax Collector  
M. McCaw, Finance Director



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**INTEROFFICE MEMORANDUM**

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**TO:** MICHAEL P WALSH, MAYOR ✓  
MELISSA MCCAWE, DIRECTOR OF FINANCE

**FROM:** KRISTY FORAN, ASSISTANT COLLECTOR OF REVENUE



**SUBJECT:** REFUND OF TAXES

**DATE:** 7/13/2022

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Under the provisions of Section 12-129 of the Connecticut General Statutes, the following persons are entitled to the refunds as requested. The total amount to be refunded is \$18,978.95. Please see attached listing. Please place this item on the Town Council agenda for August 2<sup>nd</sup> 2022.

Bill	Name	Address	City/State/Zip	Prop Loc/Vehicle Info.	Over Paid
2021-03-0051319	ANDERSON BILLY A	21 SUNNYDALE RD	EAST HARTFORD, CT 06118-3146	2020/1UBI0BK3L1J20202	-170.55
2021-03-0055390	CARIGNAN TONYA L	50 CHAPMAN PL APT 217	EAST HARTFORD, CT 06108-2177	2013/1HGCR2F52DA114990	-78.78
2019-03-0056969	CLAUDIO MIGUEL A	129 WOODLAND DR	HARTFORD, CT 06105-1204	2001/4T3ZF13G61U382906	-92.23
2021-03-0058858	DEBLOIS JOHN A	170 JEFFERSON LN	EAST HARTFORD, CT 06118-2109	2012/4YMUU0815CV034428	-104.19
2020-03-0061138	ENTERPRISE FM TRUST	600 CORPORATE PARK DR	SAINT LOUIS, MO 63105-4204	2017/1FDXE4F5SHDC23179	-760.96
2020-03-0061140	ENTERPRISE FM TRUST	600 CORPORATE PARK DR	SAINT LOUIS, MO 63105-4204	2018/1FTEX1EP1JFA75348	-372.38
2021-03-0069938	LEWIN KEVIN A	505 BURNSIDE AVE APT B15	EAST HARTFORD, CT 06108-3563	1997/2HGEL6679VH583022	-10.71
2020-04-0085598	MARTINEZ FELIX A	48 ELMHURST CIR	WEST HARTFORD, CT 06110-1411	2009/JH4CU26629C018325	-32.31
2021-03-0072261	MCKELVEY WILMA V	81 COPPER BEECH WAY	EAST HARTFORD, CT 06118-1762	2001/JHLRD18431C020948	-14.87
2021-03-0075053	NUNEZ LUIS G	251 TOLLAND ST	EAST HARTFORD, CT 06108-2417	2010/2C3CASC3VAH125736	-44.48
2018-03-0078363	PORSCHE LEASING LTD	1 PORSCHE DR	ATLANTA, GA 30354-1654	2018/WP1AA2A52LUB10926	-762.30
2021-03-0079085	RIVERA JANICE	731 OAK ST	EAST HARTFORD, CT 06118-3046	2014/KMHDH4AE3EU201737	-219.60
2021-03-0080038	ROJAS-GUARDADO YENNY G	505 BURNSIDE AVE APT A19	EAST HARTFORD, CT 06108	2003/1HGES16513L021422	-22.89
2021-03-0081275	SANTIAGO JOSE R	PO BOX 1413	HARTFORD, CT 06143-1413	2013/1HGCR2F75DA005960	-78.56
2021-03-0082573	SMILEY LEONARD A	50 BIDWELL AVE	EAST HARTFORD, CT 06108-2401	2002/1GYEK63N42R280220	-89.31
2021-02-0041499	STOP & SHOP SUPERMARKET CO	1149 HARRISBURG PIKE	CARLISLE, PA 17013	940 SILVER LN	-15,708.15
2019-03-0086038	TINSLEY WOODROW F 3RD	112 CAMP MEETING	BOLTON, CT 06049	2010/1J4AA2D16AL203310	-217.35
2021-01-0014422	TOMANY SHIRLEY M L/U TOMANY KIMBERLY	72 BRANCH DR	EAST HARTFORD, CT 06118	72 BRANCH DR	-148.04
2021-03-0086707	WASHINGTON JAVIAN M	22 MITCHELL CT	EAST HARTFORD, CT 06118	2011/5XKUDA20BG179089	-51.29
<b>TOTAL</b>					<b>\$ (18,978.95)</b>