

TOWN OF EAST HARTFORD

(860) 291-7207

OFFICE OF
THE TOWN COUNCIL

740 Main Street
East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV

COMMUNITY CULTURAL CENTER ROOM 111 / MICROSOFT "TEAMS"

TAX POLICY COMMITTEE

September 18, 2023

TO: Councillors Don Bell and Travis Simpson

FROM: Angie Parkinson, Chair

RE: Monday September 18, 2023 @ 6:00 pm

Pursuant to Governor Lamont's Executive Order No. 7B, this meeting will be accessible through "Microsoft Teams" 1-929-235-8441 Conference ID 750 110 343# or you may click on the following link. [Click here to join the meeting](#)

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. April 17, 2023
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
5. NEW BUSINESS
 - A. 61 Chipper Drive
6. ADJOURNMENT

c: Town Council
Mayor Walsh

CCC Meeting Room 111 / MICROSOFT "TEAMS"

TAX POLICY COMMITTEE

April 17, 2023

PRESENT Angie Parkinson, Chair, Councillors Travis Simpson and Don Bell

ABSENT

ALSO Melissa McCaw, Finance Director
PRESENT Eileen Buckheit, Development Director
Rich Kehoe, Town Council Chair
Awet Tsegai, Town Council
Robert Dicrecenzo, Updike, Kelly & Spellacy, P.C. (via Teams)

CALL TO ORDER

Chair Parkinson called the meeting to order at 6:05 pm

APPROVAL OF MINUTES

March 29, 2023

MOTION By Don Bell
seconded by Travis Simpson

to **approve** the minutes of the March 29, 2023 meeting

Motion carried 3/0

April 3, 2023 Combined Meeting with Fees Committee

MOTION By Don Bell
seconded by Travis Simpson

to **approve** the minutes of the April 3, 2023 Combined Meeting with the Fees Committee.

Motion carried 3/0

OPPORTUNITY FOR RESIDENTS TO SPEAK

No one came forward.

NEW BUSINESS

Tax Stabilization Agreement for 1-36 Jaidee Drive "Easton Place"

Director Buckheit stated that the Easton Place housing complex will receive a \$3.3 million renovation to upgrade various furnishings within the 50 units. The project is being financed by

to **adjourn** (6:26 pm)

Motion carried 3/0

cc: Town Council
Mayor Walsh



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: May 2, 2023
TO: Richard F. Kehoe, Chair 
FROM: Mayor Michael P. Walsh
RE: REFERRAL: Tax Policy Subcommittee – Properties Recommended for Tax Lien Sales

Attached please find a property that was inadvertently excluded from the list of properties recommended for the Town's annual tax lien sale in March of 2023.

Please place this item on the Town Council agenda for the May 16, 2023 meeting for referral to the Tax Policy Subcommittee.

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

To: Mayor Walsh
Temporary Town Hall
50 Chapman Place
East Hartford, Ct. 06108

From:
Reginald Thibault
42 Chester St.
East Hartford, Ct. 06108
860 289 3536
photolover_1@yahoo.com

4-17-2023

Hello Mayor Mike!

I am writing about 61 Chipper Drive, East Hartford, CT. 06108. Recently I tried to contact the owner of record of the above property.

My property , 42 Chester Street, abuts 61 Chipper Drive. I have learned that the property on Chipper Drive is probably abandoned as well as vacant. For several years the tax bills sent to the owner of record, Renee Estates, have been returned as undeliverable. I went to the address of record 281 Hartford Turnpike, Vernon, Ct. That address is an office building. I was unable to speak with anyone who was familiar with Renee Estates. My guess is that the company probably no longer exists.

From the Assessors GIS listing the property appears to have less than 75 feet of frontage which I believe to be non conforming. On the East of the property is a large drainage easement to the State of Connecticut. To the west of that easement, more or less in the middle of the property is a buried Sanitary Sewer. These things together with the property being all or in part in a flood plane would make the property hopelessly unsuitable for building. The above reasoning leads me to presume abandonment of that property.

If I am correct the Town has Tax Liens against that property but since it cannot be developed the Town has not posted it for sale or disposal.

I would like to pay the delinquent taxes and purchase 61 Chipper Drive. How can this be done?

Reginald Thibault



42 Chester St.
East Hartford, Ct. 06108



MEMORANDUM

DATE: March 7, 2023 – Concluded on March 10, 2023
TO: Michael P Walsh, Mayor
FROM: Iris Laurenza - Collector of Revenue
RE: Referral to Tax Policy Committee
Property Recommended for Tax Lien Sale

Attached please find a property which was inadvertently excluded from the list of properties recommended for the town's annual tax lien sale. The list contains 1 property that should move forward in a tax lien sale totaling \$ 2,118.86. This amount represents over six years of delinquencies.

Please note the abutting property owner has expressed both written and verbal interest to several departments in town, in bidding on this parcel. Where all other town efforts have failed to secure payment, putting this out for lien sale lends itself to the potential to clear it off the tax rolls and begin fresh.

The policy criteria applied by the Tax Office that results in a property being selected for lien sale includes any real estate delinquency in excess of \$10,000 or any amount when the delinquency spans any portion of three or more grand list years.

As background information related to the process followed by the Tax Office, the collection process completed for each grand list year is summarized as follows:

- The tax bill first installment legal notice is published (3 times; before due date, after due and before it becomes delinquent)
- An individual tax bill is printed and mailed to the property address (mid-June)
- If full payment is not received, an individual delinquent letter is mailed (August)
- The tax bill second installment legal notice is published (3 times; before due date, after due and before it becomes delinquent)
- If full payment is not received, an individual demand letter is mailed (February)
- If amounts remain unpaid, a notice of Intent to Lien notice is mailed (April)
- If amounts remain unpaid, a lien is filed by the Tax Collector (May)

Based on the aforementioned, the town will issue a tax lien sale request for proposal (RFP). When the town has accepted bids in the past, the town was able to collect 100% of the tax due on the parcels when the lien was sold.

On some properties, the owner came forward and entered into an agreement with the town to deposit an initial payment of approximately 25% of the taxes due while

agreeing to retire remaining balance of eighteen months while keeping new taxes current.

As in the past lien sales, the town advertises these properties and requests sealed bids. The bids received by the town will be opened and analyzed by the Administration, who then will return to the Town Council with recommendations for the sale. The Finance Department, including the Tax Office, will work closely with Corporation Counsel to facilitate this sale by September 30, 2023 for tax receipt recording purposes.

In closing, while it is unfortunate that the town has to initiate this action, despite our best efforts, we have been unable to secure collection with this particular property. Accordingly, this process is encouraged to maintain a fair and equitable tax collections system and support town services upon which our town residents rely.

Should you have any questions or concerns regarding the above mentioned, please do not hesitate to contact me.

Thank you.

Town of East Hartford - 2023 Lien Sale - Interest through 8/31/23

BILL#	UNIQUE ID	NAME	PROPERTY LOCALITY	TAX	INTEREST	LIEN	FEE	TOTAL
2015-01-0016599	17199	RENE ESTATES	61 CHIPPER DR	136.2	175.7	24	50.39	386.29
2016-01-0016599	17199	RENE ESTATES	61 CHIPPER DR	139.74	155.11	24	47.83	366.68
2017-01-0016599	17199	RENE ESTATES	61 CHIPPER DR	141.55	131.64	24	44.58	341.77
2018-01-0016599	17199	RENE ESTATES	61 CHIPPER DR	145.86	109.4	24	41.89	321.15
2019-01-0016599	17199	RENE ESTATES	61 CHIPPER DR	148.26	84.51	24	0	256.77
2020-01-0011863	17199	RENE ESTATES	61 CHIPPER DR	146.57	57.16	24	0	227.73
2021-01-0011845	17199	RENE ESTATES	61 CHIPPER DR	160.72	33.75	24	0	218.47
TOTAL	7	17199	61 CHIPPER DR	1,018.90	747.27	168	184.69	2,118.86
GRAND TOTAL	7			1,018.90	747.27	168	184.69	2,118.86