

Robert J. Paet

TOWN COUNCIL AGENDA
TOWN COUNCIL CHAMBERS
740 MAIN STREET
EAST HARTFORD, CONNECTICUT
NOVEMBER 20, 2018

2018 NOV 15 A 10:08
TOWN CLERK
EAST HARTFORD

6:00PM Executive Session

=====

Announcement of Exit Locations (C.G.S. § 29-381)

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. November 7, 2018 Regular Meeting
6. COMMUNICATIONS AND PETITIONS
 - A. East Hartford CONNects – East Hartford's Working Cities Initiative
7. OLD BUSINESS
 - A. Review of the Town's Possible Purchase of 936,942,944 & 960 Silver Lane and 285 Forbes Street Rear & 291 Forbes Street, a.k.a. Showcase Cinemas – **tabled** at the November 7th meeting
8. NEW BUSINESS
 - A. Justice Assistance Grant Program: Violent Crime Prevention
 - B. Recommendation from Tax Policy Committee re: Freightliner Industries, 178-182 Roberts Street
 - C. 2019 Town Council Meeting Schedule
 - D. 2019 Town Council Budget Workshop Schedule
9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION
10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS
 - A. Workers' Compensation Claim of former Board of Education employee, Mary Vaughan
 - B. Law Enforcement Liability Claim of Jaylon Cotto
 - C. David Associates 111, LLC v Town of East Hartford, Docket HHB-CV-18-6044895-S, tax appeal
11. OPPORTUNITY FOR RESIDENTS TO SPEAK
 - A. Other Elected Officials
 - B. Other Residents
 - C. Mayor
12. ADJOURNMENT (next meeting: December 11th)

Robert J. Paset

EAST HARTFORD TOWN COUNCIL

2018 NOV 13 A 8:46

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

NOVEMBER 7, 2018

PRESENT Chair Richard F. Kehoe, Vice Chair Linda A. Russo, Majority Leader Ram Aberasturia, Minority Leader Esther B. Clarke, Councillors Marc Weinberg, Joseph R. Carlson, Patricia Harmon and Caroline Torres

ABSENT Councillor Shelby J. Brown

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:38p.m. 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.

The Chair called for a moment of silence to recognize the passing of Todney Harris, a Town Selectman and member of the Library Commission. Mr. Harris was also very active in the Democratic Party and was always ready to volunteer to get the job done. He will be missed.

AMENDMENTS TO THE AGENDA

MOTION By Ram Aberasturia
seconded by Linda Russo
to **amend** the agenda as follows:

item 8.H., under New Business, delete the words "Referral to Real Estate Acquisition & Disposition Committee".

Motion carried 8/0.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc (1) announced that the referenda for the continuation of the town's road program and for repairs to Town Hall were passed in at yesterday's election; (2) stated that the leaf collection program has begun; (3) recognized Police Lt. Josh Litwin, who received the Community Policing Award from the State's Attorney's Office; (4) stated that the EHPD is participating in "No Shave" November – a concept to grow awareness of men's health issues, especially cancer; (5) thanked the people who volunteered to place flags at gravesites and also thanked the members of the Veterans Commission for their service to the town; (6) congratulated the staff of the Parks & Recreation Department for the success of the Boo-Bash, which had over 600 attendees; (7) supports the appointment of Frank Collins to the Central Regional Tourism District; and (8) stated that the town is moving ahead on the Showcase Cinemas property and will provide the Council with additional information.

APPROVAL OF MINUTES

October 16, 2018 Executive Session

MOTION By Ram Aberasturia
seconded by Pat Harmon
to **approve** the minutes of the October 16, 2018 Executive Session.
Motion carried 6/0. **Abstain:** Russo, Torres

October 16, 2018 Regular Meeting

MOTION By Ram Aberasturia
seconded by Pat Harmon
to **approve** the minutes of the October 16, 2018 Regular Meeting.
Motion carried 6/0. **Abstain:** Russo, Torres

COMMUNICATIONS AND PETITIONS

East Hartford Education Association: Stipulated Arbitration Award

Chair Kehoe explained that this award was entered into as an agreement that is part of arbitration negotiations on the union contract between the Board of Education and the East Hartford Education Association (Teachers' union) for 2019-2022. Therefore, Town Council action is not required.

Disposal of Equipment: 1986 Caterpillar Loader

In accordance with Section 10-3(c) of the East Hartford Code of Ordinances, the Town Council is being notified that a 1986 Caterpillar loader has been rendered unsuitable for town use and will be disposed of for salvage value.

NEW BUSINESS

Referral to Tax Policy Committee re: 178-182 Roberts Street

MOTION By Ram Aberasturia
seconded by Esther Clarke
to **refer** to the Tax Policy Committee the possible abatement of the increase in taxes that will be assessed on the new building to be constructed at 178-182 Roberts Street with instructions to review the issue and report back to the Town Council with its recommendations.
Motion carried 8/0.

Outdoor Amusement Permit Application: Holiday Fest 2018

MOTION By Marc Weinberg
seconded by Linda Russo
to **approve** the outdoor amusement permit application entitled
Holiday Fest 2018, as submitted by Patricia Sirois, Event Chair for the East
Hartford Beautification Commission, to conduct the Annual Holiday Fest,
starting on Friday, December 7th through Monday, December 10th with
activities as follows:

- Tree-lighting ceremony with music and a Carol sing with Santa to be held on the lawn of the Town Green on Friday, December 7th, between the hours of 6:30PM and 7:30PM;
- Miscellaneous activities including horse drawn wagon and a snowman building contest to be held on the Town Green on Sunday, December 9th, between the hours of 1:00PM and 3:30PM; and
- Tree of Lights ceremony with a Carol sing to be held on the small green in front of 886 Main Street – Hartford East Apartments – on Monday, December 10th, between the hours of 5:30PM and 6:00PM

subject to compliance with adopted codes and regulations of the State of Connecticut, the Town of East Hartford, and any other stipulations required by the Town of East Hartford or its agencies.

Motion carried 8/0.

Appointment of Frank Collins to the Central Regional Tourism District

MOTION By Esther Clarke
seconded by Ram Aberasturia
to **approve** the reappointment of Frank Collins, Jr., 64 Philips Farm Road,
to the Central Regional Tourism District, Inc.; whose term shall expire
December 2019.
Motion carried 8/0.

CT Department of Transportation: Click It or Ticket Grant Program

MOTION By Joe Carlson
seconded by Pat Harmon
to **adopt** the following resolution:

WHEREAS the Highway Safety Office of the state Department of Transportation (DOT) annually provides funding for the "Click-It or Ticket" seat belt enforcement program; and

WHEREAS the "Click-It or Ticket" enforcement campaign is a key tool in public awareness and enforcement of safety belt use.

NOW THEREFORE LET IT BE RESOLVED That Marcia A. Leclerc, 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 Department of Transportation as they pertain to this "Click-It or Ticket" program.

On call of the vote, motion carried 8/0.

Greater Hartford Transit District: Dial-A-Ride Operating Systems Grant

MOTION By Linda Russo
seconded by Marc Weinberg
to **adopt** the following resolution:

WHEREAS The Greater Hartford Transit District has made available Operating Assistance Grant Funds for Fiscal Year 2018-2019; and

WHEREAS these funds can be used to pay a portion of the cost of operating the Dial-A-Ride system providing transportation to elderly and disabled citizens.

NOW THEREFORE LET IT BE RESOLVED that Mayor Marcia A. Leclerc is authorized to make, execute and approve on behalf of this corporation, any and all contracts or amendments thereof with the Greater Hartford Transit District in relation to a \$13,870.00 grant to the Town of East Hartford to be used to support costs associated with the operation of the Dial-A-Ride Program.

On call of the vote, motion carried 8/0.

Refund of Taxes

MOTION By Marc Weinberg
seconded by Linda Russo
to **refund** taxes in the amount of \$11,416.13
pursuant to Section 12-129 of the Connecticut General Statutes.
Motion carried 8/0.

Bill	Name	Prop Loc/Vehicle Info.	Int Paid	Over Paid
2017-03-0050237	ACAR LEASING LTD	2016/2GKFLSEK0G6174955	0	-467.77
2017-03-0051781	ARI FLEET LT LTD	2016/5TDJKRFH9GS231258	0	-362.64
2017-03-0051795	ARI FLEET LT LTD	2016/YV4A22PL2G1091817	0	-269.32
2017-03-0051888	ARI FLEET LT OR	2013/5TFNX4CN5DX030981	0	-126.49
2017-03-0062572	BMW FINANCIAL SERVICES	2015/WBS3R9C53FK334401	0	-1024.42
2016-03-0054855	BUD BEHLING LEASING	2015/1GCWGFCF8F1149350	0	-85.18
2016-04-0081160	BUD BEHLING LEASING	2016/1C4NJDBB7GD599118	0	-38.06
2016-09-0054855	BUD BEHLING LEASING	2015/1GCWGFCF8F1149350	0	-18.63
2017-03-0054935	BUD BEHLING LEASING	2016/1C4NJDBB7GD599118	0	-505.80
2017-03-0054936	BUD BEHLING LEASING	2015/1GCWGFCF8F1149350	0	-632.26
2016-03-0055218	CAB EAST LLC- FORD CREDIT PP TAX	2015/1FA6P0H70F5104657	0	-206.34
2016-09-0055218	CAB EAST LLC- FORD CREDIT PP TAX	2015/1FA6P0H70F5104657	0	-45.14

2017-03-0055333	CAB EAST LLC- FORD CREDIT PP TAX	2016/1FADP3E21GL327630	0	-206.19
2017-03-0055340	CAB EAST LLC- FORD CREDIT PP TAX	2015/5LMTJ2AH2FUJ24355	0	-690.85
2017-03-0056094	CARTER JOHN H 2ND	2010/1G1ZD5EB9AF150375	0	-129.87
2017-03-0056556	CHADWICK SCOTT R	2003/1J4FA49S23P343448	0	-22.23
2017-03-0059529	DEBRAH KWASI O	1998/3B7HF12YXWG108057	0	-85.95
2017-03-0060051	DEXTER CHRISTOPHER R	2007/1N4BA41E97C852403	0	-59.62
2017-03-0081685	DUMAIS LISA	2014/KMHTC6AD8EU214481	0	-299.11
2017-02-0041789	EASTBROOK TOWERS ENTERPRISE FM TRUST	80 SIMMONS & 40 CUMBERLAND	0	-10.00
2017-03-0061865	ATTN: PPT TEAM ENTERPRISE FM TRUST	2013/1C6RR7FTXDS672950	0	-165.36
2017-03-0061877	ATTN: PPT TEAM	2015/JN8AS5MV0FW762367	0	-75.60
2016-03-0062066	FALVO KRISTINA A	2011/5TDKK3DC8BS008596	0	-27.94
2016-09-0062066	FALVO KRISTINA A	2011/5TDKK3DC8BS008596	0	-6.11
2017-03-0065805	HANRATH THOMAS A	2002/4T1BE30K62U611039	0	-10.39
2016-03-0066388	HERNANDEZ KIMBERLY	2014/1N4AL3AP2EC204559	-17.16	-286.08
2017-03-0067091	HONDA LEASE TRUST HYUNDAI LEASE TITLING	2015/19XFB2F86FE243745	0	-235.80
2017-03-0067573	TRUST HYUNDAI LEASE TITLING	2014/KM8JTCAF2EU858288	0	-310.36
2017-03-0067652	TRUST	2017/KM8J3CA20HU268155	0	-461.20
2017-03-0072260	MANDRY MILDRED	2009/3N1BC13E89L371181	2	-112.97
2017-03-0073306	MCCREA KATHERINE A	2014/4S4BRBAC6E3293360	0	-50.00
2017-03-0073787	MELENDEZ REYNOLD	2010/2T1BU4EEXAC191474	0	-17.95
2017-03-0074571	MOLINA HERIBERTO	2007/1FAFP34N57W354848	0	-19.26
2016-04-0085791	MORRETT JONATHAN K	2003/1G3NL52FX3C309554	0	-13.10
2017-03-0075012	MORRETT JONATHAN K	2003/1G3NL52FX3C309554	0	-33.94
2017-03-0075188	MOZZICATO MARTIN J	2001/3B7HF13Y91G739292	0	-91.35
2017-03-0075292	MUNOZ JEANINE L	2005/1J4GR48K75C648582	0	-224.61
2017-03-0075298	MUNOZ JEANINE L	2014/5TFUY5F13EX354827	0	-481.83
2017-03-0075299	MUNOZ JEANINE L	2016/4YMUL1012GV020400	2	-23.20
2017-03-0075635	NELSON MICHELE	2015/2HKRM4H77FH629089	0	-20.00
2017-03-0075776	NGUYEN HUNG T	2003/1N4AL11D73C280138	0	-75.60
2017-03-0075794	NGOC DANG	2002/2HNYD18612H528158	0	-44.55
2016-03-0076042	NISSAN INFINITI LT- TAX OPERATIONS	2014/5N1AR2MM3EC652731	0	-298.69
2016-03-0076059	NISSAN INFINITI LT- TAX OPERATIONS	2014/JN8AS5MV6EW708280	0	-170.88
2016-09-0076042	NISSAN INFINITI LT- TAX OPERATIONS	2014/5N1AR2MM3EC652731	0	-65.34
2016-09-0076059	NISSAN INFINITI LT- TAX OPERATIONS	2014/JN8AS5MV6EW708280	0	-37.38
2017-03-0076036	NISSAN INFINITI LT- TAX	2014/1N6AD0FV6EN753633	0	-568.26

2017-03-0076446	NUUR MARIAM	2002/5N1ED28Y02C578564	0	-35.41
2017-03-0077542	PAREDES GLORIA E	1996/2T1BB02E0TC170106	0	-7.47
2017-03-0080814	RIVERA NOEL JR	1997/1GNDX03E6VD153266	0	-18.72
2017-03-0081549	RODRIGUEZ-CONTRERAS EVER	2002/2HGES26842H604028	0	-30.37
2015-04-0090794	TOYOTA LEASE TRUST	2014/4T1BF1FK2EU457684	0	-443.63
2017-03-0087421	UTZ QUALITY FOODS INC	2012/JM1CW2BL3C0130129	0	-130.72
2017-03-0087422	UTZ QUALITY FOODS INC	2010/KNDMG4C39A6355905	0	-46.44
2017-03-0087423	UTZ QUALITY FOODS INC	2012/1YVHZ8BH2C5M13033	0	-226.12
2017-03-0087424	UTZ QUALITY FOODS LLC	2011/KNDMG4C77B6404555	0	-196.06
2017-03-0087448	VALCOR COMMUNICATIONS CORP	2009/1GCGG25C791118305	0	-315.00
2015-03-0086527	VALCOR COMMUNICATIONS CORP.	2009/1GCGG25C791118305	0	-327.82
2016-03-0087275	VALCOR COMMUNICATIONS CORP.	2009/1GCGG25C791118305	0	-256.64
2016-09-0087275	VALCOR COMMUNICATIONS CORP.	2009/1GCGG25C791118305	0	-56.14
2017-03-0088185	VIDAL NURITH L	2012/JTDZN3EU1C3107924	0	-61.83
2016-03-0089220	WILLIAMS GWENDOLYN D	2009/2HNYD28419H504246	0	-12.51
2017-03-0089698	WITNAUER SAMANTHA L	2002/4A3AA46G32E118852	0	-20.47
		SUB TOTAL	-17.16	\$ (11,398.97)
		TOTAL		\$ (11,416.13)

Appointments to Various Boards and Commissions

MOTION

By Joe Carlson
seconded by Marc Weinberg
to **approve** the following appointments:

1. To the Historic District Commission, the appointment of Gary LeBeau, 19 Garvin Street, as a full member, whose term expires December 2022;
2. To the Inland/Wetlands Environmental Commission, the appointment of Phil Davis, 88 Walnut Street, as an alternate member, whose term expires December 2019;
3. To the Zoning Board of Appeals, the appointment of Fady El-Hachem, 65 Sedgwick Road, as an alternate member, whose term expires December 2018; and
4. To the Commission on Culture and Fine Arts, the appointment of Rosamond White, 93 Sandra Drive, as a full member, whose term expires December 2019

Motion carried 8/0.

Review of the Town's Possible Purchase of 936, 942, 944 & 960 Silver Lane and 285 Forbes Street Rear & 291 Forbes Street, A.K.A. Showcase Cinemas

MOTION By Linda Russo
seconded by Ram Aberasturia
to **table** this matter.
Motion carried 8/0.

The Chair stated that this matter will be on an Executive Session agenda and on the Regular Meeting agenda for the November 20th meeting.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

None

OPPORTUNITY FOR RESIDENTS TO SPEAK

Nick Foran, 396 Goodwin Street, who is employed by the Town as a Carpenter, addressed the Council on recent promotions within the Public Works Department.

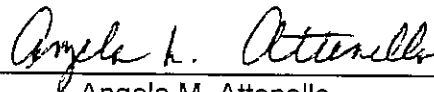
Patricia Sirois, 45 Jefferson Lane, Chair of the Beautification Commission, told the Council that there will not be any Holiday Fest "buttons" sold this year – a donation to the Food Bank instead would be appreciated.

ADJOURNMENT

MOTION By Esther Clarke
seconded by Linda Russo
to **adjourn** (8:20 p.m.).
Motion carried 8/0.

The Chair announced that the next meeting of the Town Council would be November 20th.

Attest



Angela M. Attenello
TOWN COUNCIL CLERK

East Hartford's
Working Cities Initiative



Grand Opening

**Wednesday, Sept. 26th
6-7 PM**

Silver Lane School, Room 108
15 Mercer Avenue, East Hartford

**Join us for a celebration with food
and welcoming remarks by
Nate Quesnel, Superintendent of EHPS**

Silver Lane Neighborhood Residents & Families:

Get details about our new program for *job seekers* that matches individuals to training AND employment opportunities with businesses like Pratt and Whitney, Sodexo and Kelly Services.

Our first group for *job seekers* starts February 1, 2019.

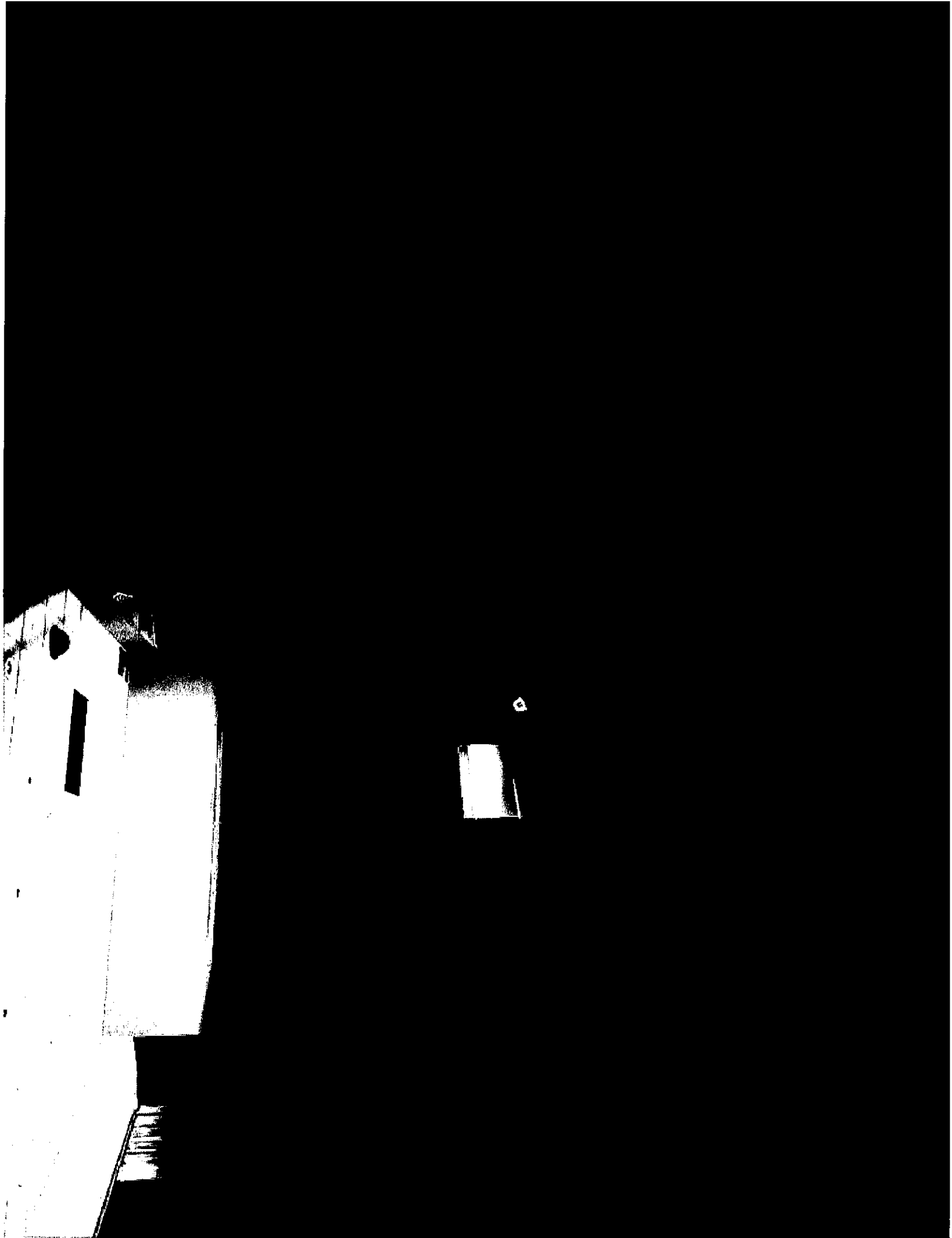
Contact our office at (860) 622-5508 for an intake today!

Questions? Contact Amy Peltier, *Initiative Director* | Office: 860/622-5508
East Hartford CONNects, a Working Cities Initiative

















MARCIA A. LECLERC
MAYOR

TOWN OF EAST HARTFORD

740 Main Street
East Hartford, Connecticut 06108



DEVELOPMENT
DEPARTMENT
Phone: 860 291-7300
Fax: 860 291-7298

DEVELOPMENT DEPARTMENT MEMORANDUM

TO: Eileen Buckheit, Development Director
FROM: Jeffrey Cormier, Town Planner
SUBJECT: Silver Lane Corridor Zone Changes
DATE: 11/13/18

The Planning and Zoning Commission had a workshop on September 14, 2018 to consider zone change recommendations of the Silver Lane Advisory Committee. The recommendations included zoning map revisions to the following areas on Silver Lane (in order of priority):

1. East section (Simmons Rd. to Forbes St.) – The “Silver Lane Design District” should accommodate mixed uses and provide flexibility on density and dimensional requirements. The intent is to create a node of activity along the corridor through mixed-use, pedestrian-centered development and design.
2. West section (Main St. to Mercer Ave.) – The “Silver Lane Residential Design District” is a fairly stable residential area that should enable a mix of housing types. The focus is on redevelopment and infill that encourages high quality design.
3. Central section (Mercer Ave to Gold St.) – The “Silver Lane Business District” should focus on commercial/retail development as well as integrated site development. The intent is to capitalize on existing and potential retail opportunities through redevelopment and infill in a livable, walkable corridor.

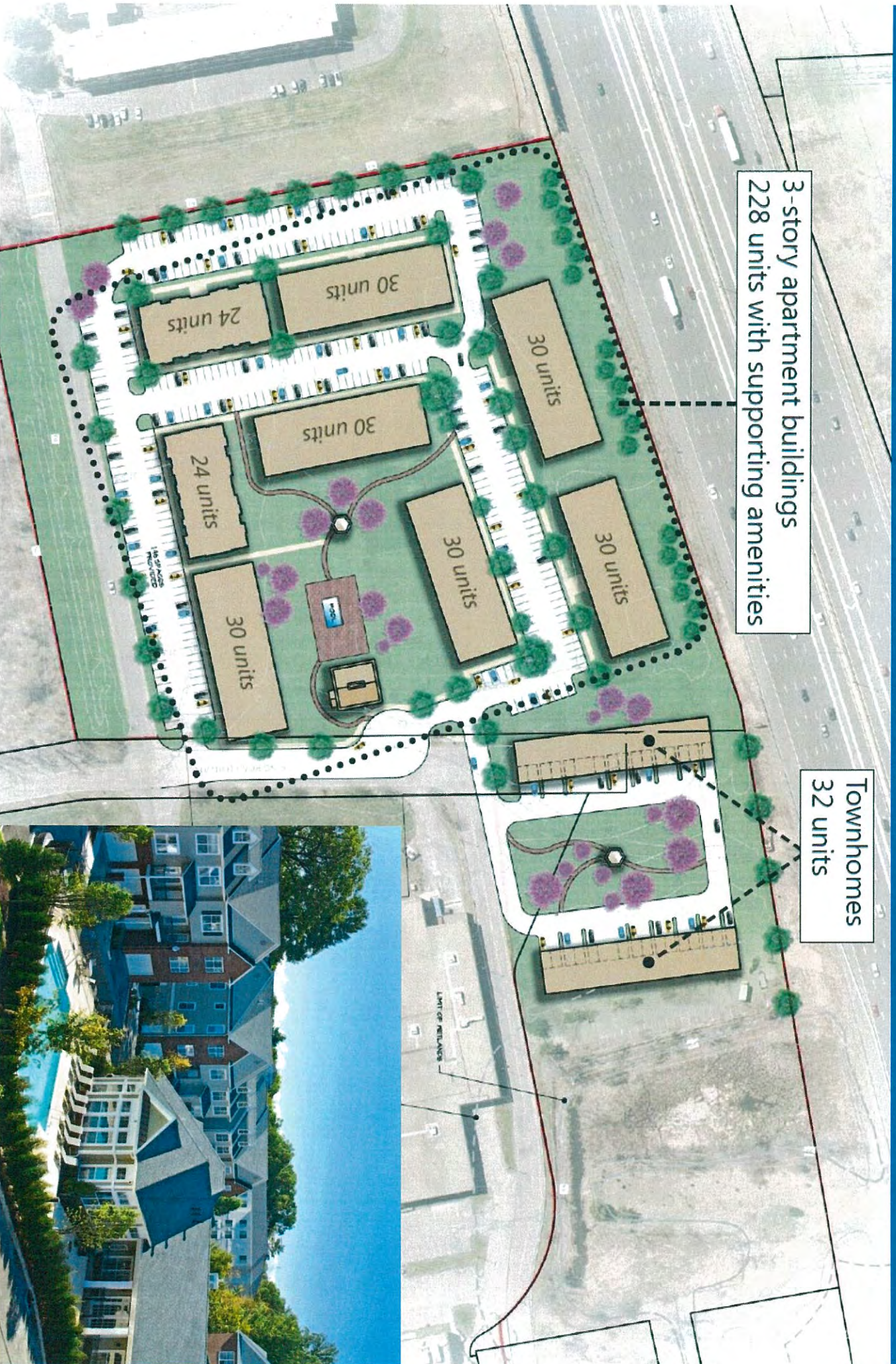
The Silver Lane Design District emphasizes pedestrian orientation by changing the density, dimensional requirements, and providing for more uses. A reduced front yard setback and increased density would strengthen the pedestrian environment by allowing buildings to be placed closer to the street. It may also call for sidewalk connectivity between sites, increased landscaping requirements, and quality building materials.

The Silver Lane Design District had the highest priority due to the number of large developable tracts of land and recent development activity (Phillips Farm, Aldi, Dollar General, etc.). Additionally, it is located in close proximity to a very stable residential population east of Forbes Street and has significant potential to become a transformative area along the corridor.

Opportunity Site: Showcase Cinemas

3-story apartment buildings
228 units with supporting amenities

Townhomes
32 units



MARCIA A. LECLERC
MAYOR

TOWN OF EAST HARTFORD

East Hartford, Connecticut 06108



DEVELOPMENT
DEPARTMENT
Phone: 860 291-7300
Fax: 860 291-7298

DEVELOPMENT DEPARTMENT MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jeffrey Cormier, Town Planner
SUBJECT: C.G.S. 8-24 Review – Purchase of Showcase Cinemas and associated parcels (936, 942, 944, 960 Silver Lane and 285 and 291 Forbes Street)
DATE: 10/10/18

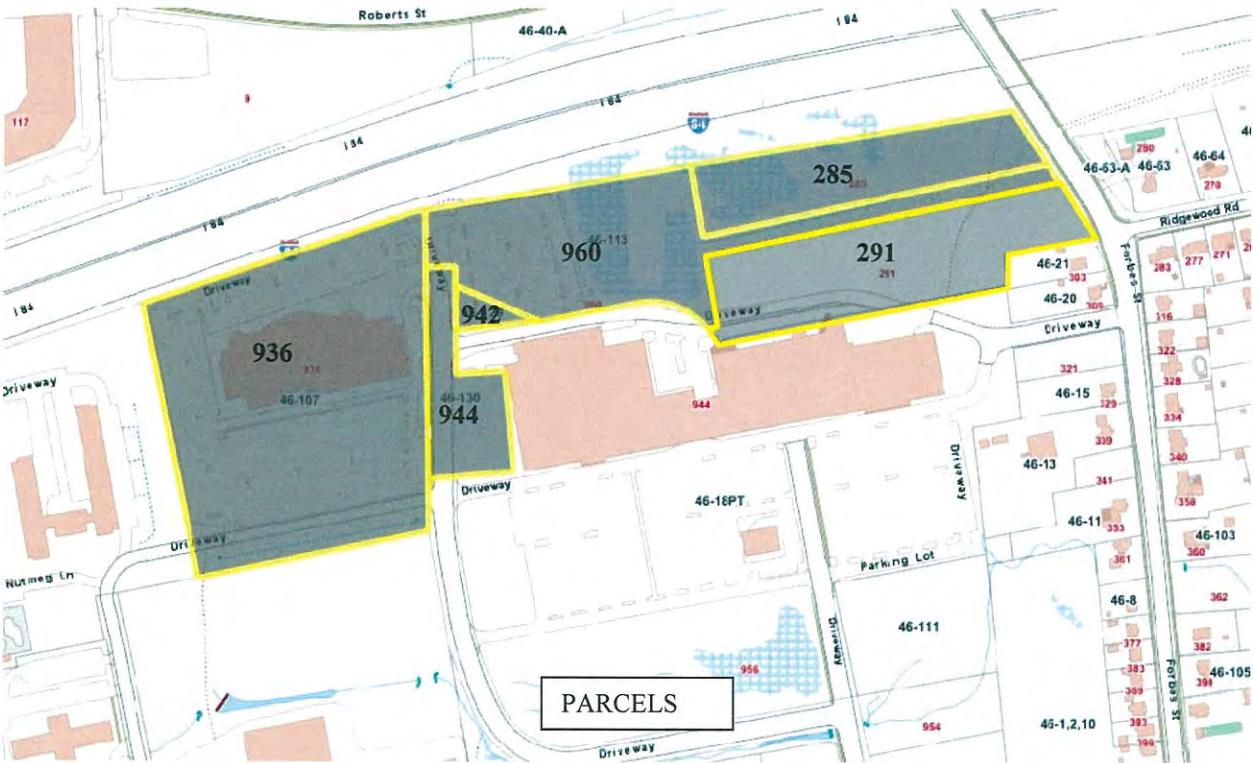
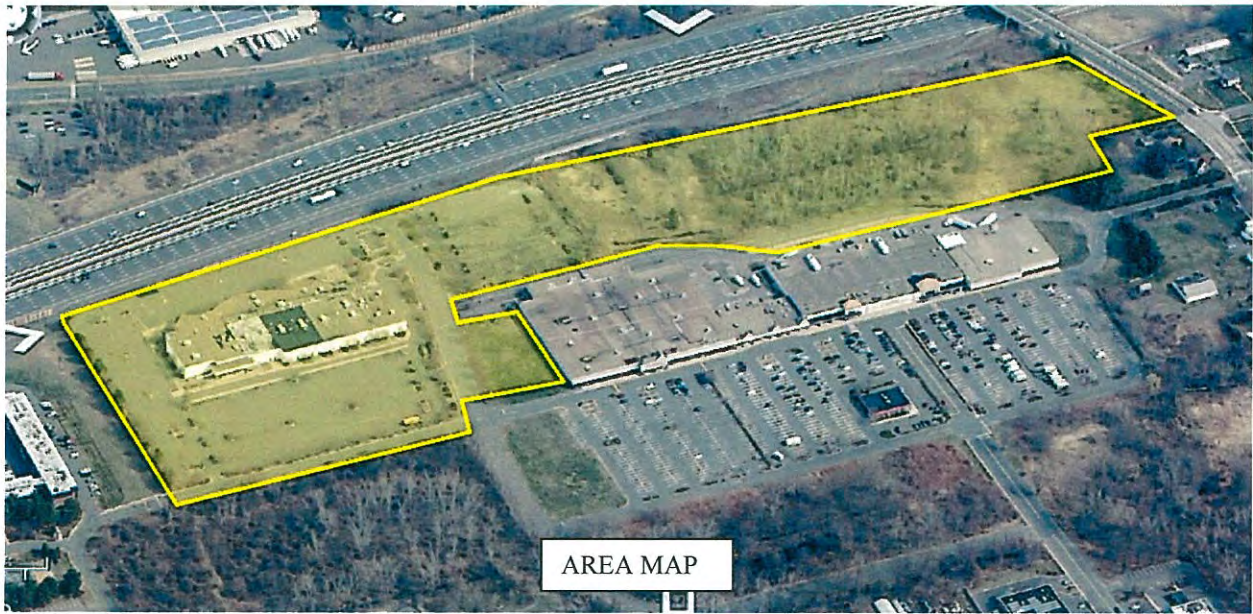
The Town of East Hartford proposes to purchase the property located at 936, 942, 944, and 960 Silver Lane and 285 and 291 Forbes Street, all owned by National Amusements.

All parcels are located in the B-6 zoning district and are designated for commercial use in the Plan of Conservation and Development (POCD). The Silver Lane special study area section in the POCD and the Mayor's Silver Lane Advisory Committee both identify zoning district review along the corridor as a recommendation to reposition underutilized parcels. Other recommendations from the POCD include:

- Exploring roadway modifications to improve traffic flows, especially between Simmons and Forbes
- Work with building owners to promote reinvestment
- Enforce building maintenance and fire codes
- Improve buffering, landscaping, and screening options and enhance urban design
- Review site design regulations with regards to curb cuts and impervious surface
- Review appropriateness of zoning districts along Silver Lane corridor

Many of these are being explored by land use and traffic consultants for the Town as part of the Silver Lane Advisory Committee, and have been consistently identified dating back to the 2003 POCD. It is noted that the east end of the Silver Lane corridor can accommodate mixed uses such as residential and neighborhood commercial. The key challenge is to create and maintain a healthy and cohesive interplay between all of the planning factors and uses on the Silver Lane corridor.

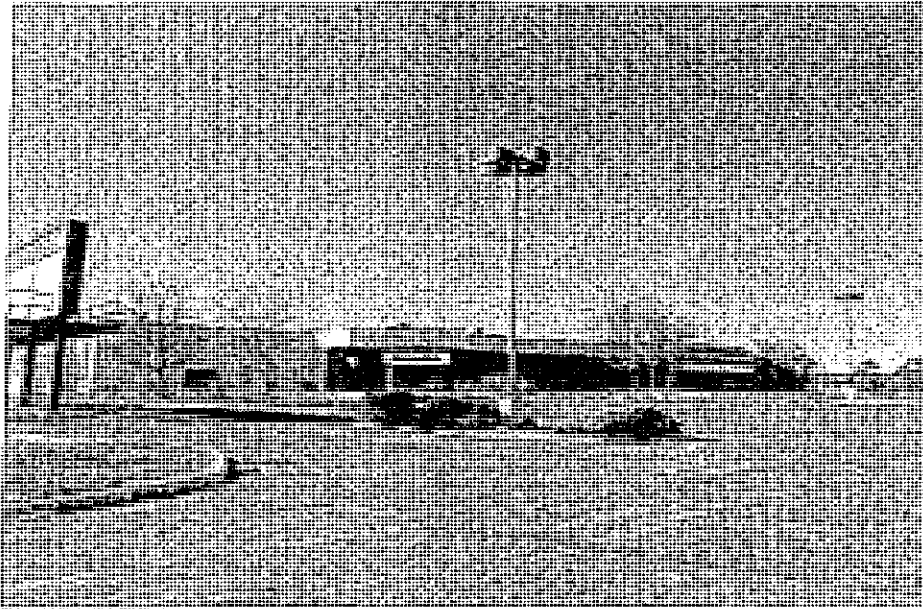
Purchase of the National Amusement could provide a catalyst development that furthers the goals of the POCD. In accordance with Connecticut General Statute (CGS) 8-24, the Planning and Zoning Commission shall provide a report to the Town Council for the proposal's compatibility with the adopted land use and POCD. Staff finds this proposal is not in conflict with the POCD.



APPRAISAL REPORT

Property:

936-944 Silver Lane and 285-291 Rear Forbes Street
East Hartford, Connecticut
Effective Date: October 1, 2016



Prepared for:

Amy P. Blume, Esq.
Bershtein, Volpe & McKeon, P.C.
900 Chapel Street, 11th Floor
New Haven, CT 06510

By:

R.F. Hagearty & Associates, Inc.
P.O. Box 280125
East Hartford, CT 06128-0125

R. F. Hagearty & Associates, Inc.
Real Estate Analysis, Consulting and Valuation

PO Box 280125
East Hartford, CT 06128-0125

Tel. (860) 432-4457
info@hagearty.com

March 20, 2018

Amy P. Blume, Esq.
Bershtein, Volpe & McKeon, P.C.
900 Chapel Street, 11th Floor
New Haven, CT 06510

**Re: Former Showcase Cinemas Property
936-960 Silver Lane and 285-291 Forbes Street
East Hartford, CT 06108**

Dear Attorney Blume:

At your request, I have appraised the captioned property for the purpose of providing a retrospective opinion of the "as is" market value of the fee simple estate. The effective date of the appraisal is the last revaluation for the Town of East Hartford as of October 1, 2016. The property's interior was inspected on October 2, 2017; subsequent exterior inspections were made, most recently on March 17, 2018, when the exterior photographs included with the accompanying report were taken.

The appraised property consists of an assemblage of six tax parcels which comprise a total underlying site area of 25.63 ± acres of Business 6 zoned land. The site is located on the south side of Interstate 84, to the rear (north) of Silver Lane and to the rear (west) of Forbes Street in East Hartford, Connecticut. The site enjoys excellent visibility and exposure from Interstate 84 but its access is via driveways over abutting improved parcels that front along either Silver Lane, Forbes Street or Applegate Lane. Of the total site area, about 15 acres is considered to be usable area.

The site is presently improved with a one-story, vacant former 14-screen, Showcase Cinemas facility that contains 65,847 ± SF of gross building area. The six tax parcels include the main site with the building and supportive parking as well as other parcels that provide some of the parking, the access drives and/or contain non-usable areas that provide site drainage. The building is in poor to fair condition. It is my opinion that the highest and best use for the underlying site is to raze the existing structure which will permit future commercial redevelopment of the site in accordance with uses allowable under the present zoning, current deed restrictions which preclude some of the potentially allowable uses and market conditions and demand.

Continued on the following page

Amy P. Blume, Esq.
Re: 936 Silver Lane et al, East Hartford, CT
March 20, 2018
Page Two

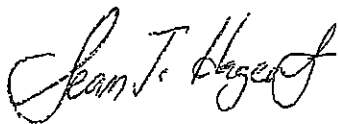
The intended use of the appraisal is to provide a retrospective "as is" market value of the fee simple interest to be used in conjunction with an assessment appeal concerning the subject. The scope of work for this appraisal assignment includes the sales comparison approach to value, the only applicable and reliable indicator of value for a redevelopment site like the subject. The appraisal process is communicated in an Appraisal report as per Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents complete discussion of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The report meets all appropriate industry appraisal standards.

The depth of discussion contained in this report is specific to the needs of the client and for the intended use herein. The appraiser is not responsible for unauthorized use of this report. This appraisal report was prepared solely for your and all other intended users cited in the accompanying report and as such may not be quoted from, relied upon or utilized for any other purpose, by any other individual or entity, without our prior written consent.

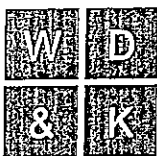
As a result of my investigation and analysis, it is my opinion that the retrospective market value of the fee simple estate, assuming a 12-month exposure period preceding October 1, 2016, the date of the revaluation and effective date of valuation, was:

TWO MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS
(\$2,250,000)

Respectfully submitted,



Sean T. Hagearty, MAI
Vice President
CT Certified General Appraiser
License # RCG262
Expires 4/30/2018



WELLSPEAK DUGAS & KANE, L.L.C.

Real Estate Appraisal & Consulting

APPRAISAL REPORT

PROPERTY BEING APPRAISED:

Former Showcase Cinemas
936, 942, 944 and 960 Silver Lane and
285 and 291 Forbes Street
East Hartford, Connecticut 06118

AUTHORIZED BY:

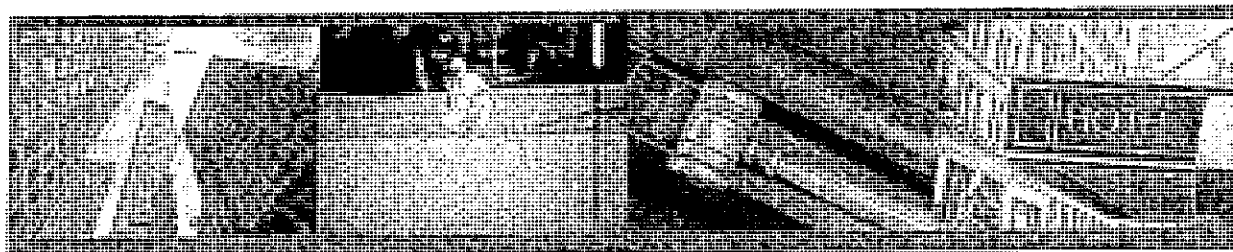
Mr. Scott R. Chadwick
Ford & Paulekas, LLP
280 Trumbull Street, Suite 2200
Hartford, Connecticut 06103

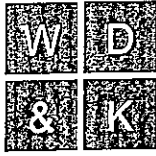
EFFECTIVE DATE OF APPRAISAL:

October 1, 2016

PREPARED BY:

Wellspeak Dugas & Kane, L.L.C.
55 Realty Drive, Suite 305
Cheshire, Connecticut 06410
Phone: (203) 699-8920 / Fax: (203) 699-8938
www.wdk95.com





WELLSPEAK DUGAS & KANE, L.L.C.

Real Estate Appraisal & Consulting

March 15, 2018

Mr. Scott R. Chadwick
Ford & Paulekas, LLP
280 Trumbull Street, Suite 2200
Hartford, Connecticut 06103

Re: Former Showcase Cinemas
936, 942, 944 and 960 Silver Lane and
285 and 291 Forbes Street
East Hartford, Connecticut 06118

Dear Mr. Chadwick:

Per your authorization, we have examined the above-referenced property for the purpose of estimating its retrospective market value as of October 1, 2016, coincident with the date of the last revaluation in the town of East Hartford. The interest appraised is the fee simple estate. It is our understanding that the Client for the appraisal report is the Town of East Hartford with the Intended Users of this appraisal being the Town of East Hartford, Chadwick & Stone, LLP (attorney for the Town) and the Courts. The appraisal report is being prepared to assist the Town of East Hartford in the evaluation of the tax assessment that was placed upon the property for the October 1, 2016 revaluation.

The Scope of Work includes any necessary data and analysis in support of the assignment results with a thorough presentation of the relevant data, analysis, and conclusions using the Sales Comparison and Income Capitalization Approaches to value to produce credible results. This report satisfies appropriate federal, state and industry (USPAP) standards.

The appraised property consists of six contiguous tax parcels identified as 936, 942, 944 and 960 Silver Lane and 285 and 291 Forbes Street in the town of East Hartford, Connecticut. These tax parcels are also identified as Lot Nos. 107, 129, 130, 113, 23 and 22 on Map No. 46 on file in the Town of East Hartford assessor's office. The aggregate land area for the subject site is 25.82± acres, of which 14.77± acres is usable land area. This site is further described as having an irregular shape, level topography, all public utilities including natural gas, and excellent highway visibility. The subject enjoys unobstructed visibility from the east and west bound lanes of Interstate Route 84, a limited access highway situated north of the subject property. Access to said highway is available via a full interchange accessible from Silver Lane and Roberts Street approximately 1.5 miles west of the property.

55 Realty Drive, Suite 305 · Cheshire, CT 06410

(Tel) 203.699.8920 · (Fax) 203.699.8938 · www.wdk95.com

The subject property is located in a B-6 (Business 6 Zone) zoning district which permits various commercial and special purpose uses such as hotels and theaters. We note that the 5.41±-acre parcel identified as 960 Silver Lane, which is improved with a paved surface lot, is encumbered by a deed restriction that prohibits the development of the following land uses: discount department stores, grocery stores/supermarkets, pharmacies/drugstores, fabric stores, liquor stores, clearance stores, theaters, clearance stores or businesses, non-retail service companies, motels, carry-out restaurants, amusement operations, automobile/truck sales and services, yard storage businesses, office or storage businesses, and businesses emitting noxious or unreasonable noise, smoke, dust or odors. Said deed restrictions are recorded in Volume 896 at Page 245 of the East Hartford land records.

In addition to paved surface parking lots, improvements on the site include a vacant single-story movie theater building that was constructed in 1973, and later expanded in the early 1980's and again in the early 1990's. Formerly known as Showcase Cinemas, the vacant building contains 72,432 square feet of gross building area, based on the Town of East Hartford assessor's property records. The gross building area includes a 6,585 square foot finished mezzanine. Movie theater operations ceased in 2006, and the building has remained vacant ever since that time. As of the date of valuation, the improvements are considered to be maintained in fair to poor physical condition based on a physical inspection performed by the appraiser on March 5, 2018, discussions with the area manager for National Amusements, and a review of a *Structural Due Diligence Review* prepared by DeSimone Consulting Engineers on October 23, 2015.

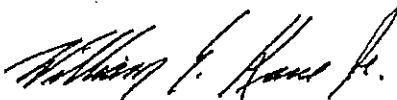
The basic assumptions and limiting conditions on which our valuation is based are detailed within the body of this report. These include all assumptions regarding environmental conditions and the Americans with Disabilities Act.

In our opinion, the retrospective market value of the fee simple interest, as of October 1, 2016, is best represented by the following amount:

FOUR MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS
\$4,550,000

The Appraisal Report and Addenda that follows set forth in summary form pertinent data and analyses leading to the conclusions presented.

Very truly yours,



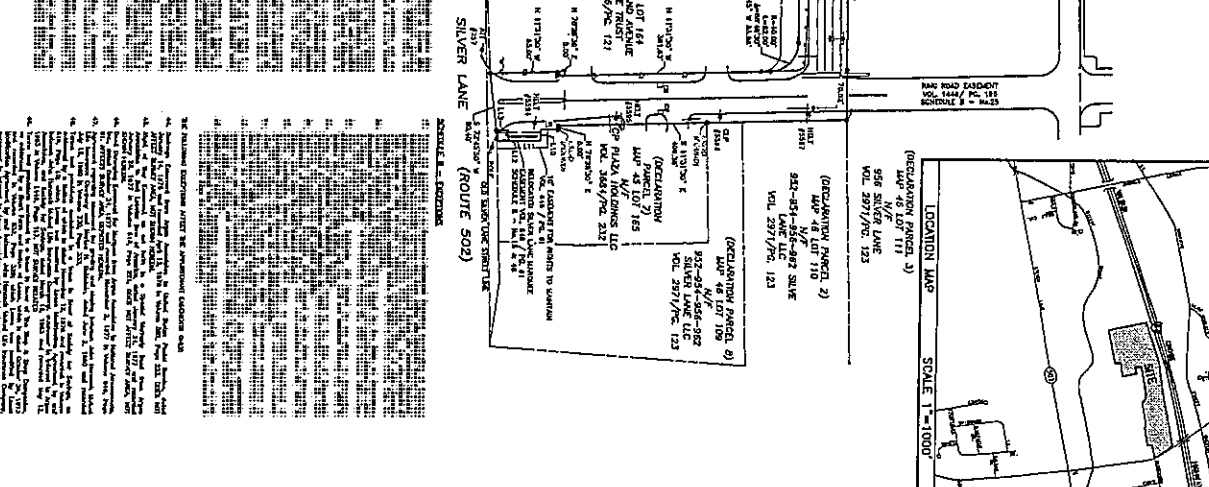
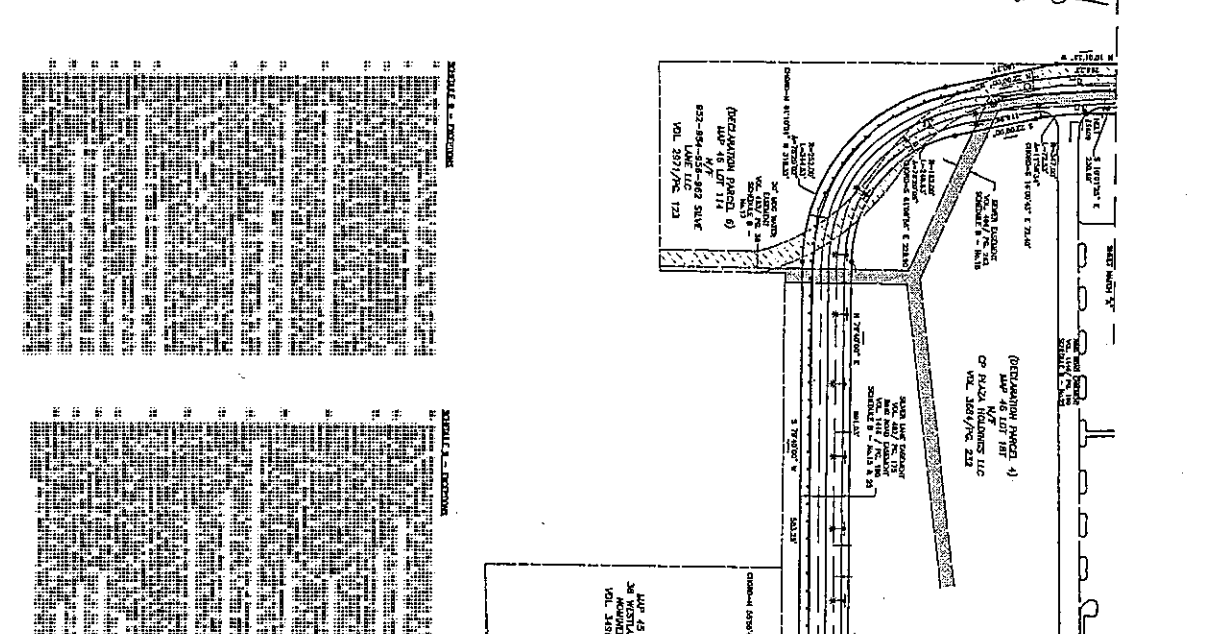
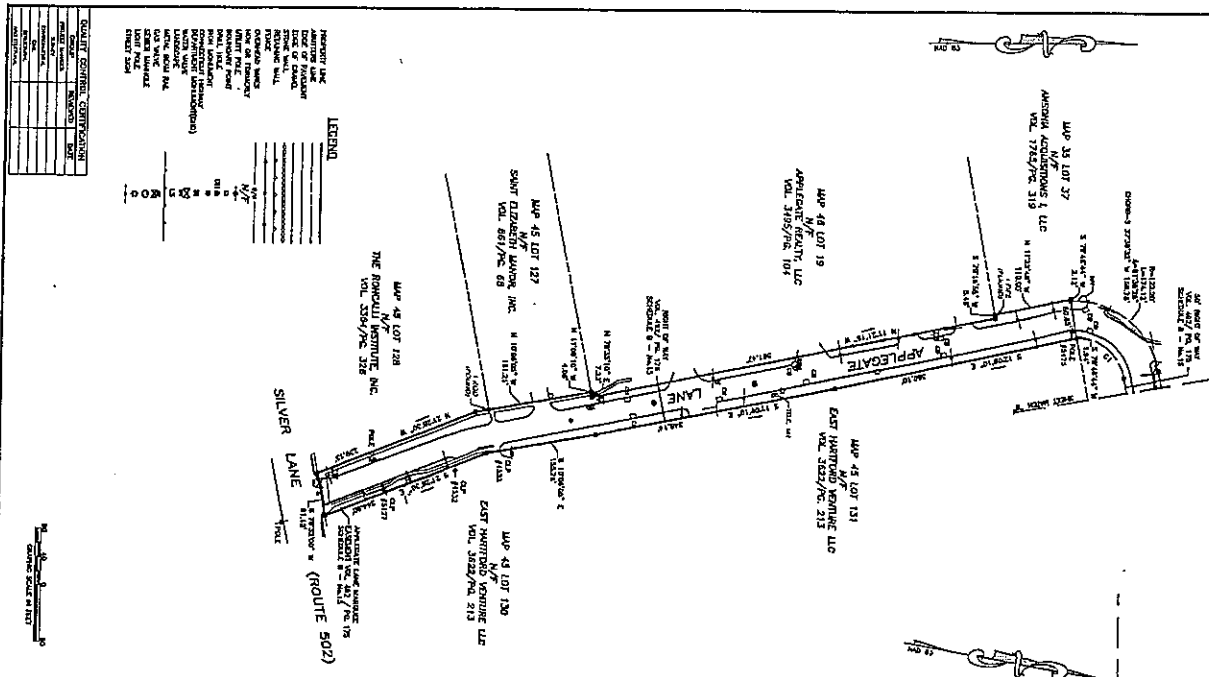
William E. Kane, Jr., MAI
State of CT – General Certified Real Estate Appraiser
License No. RCG.0000318



Matthew J. Dufour
State of CT – General Certified Real Estate Appraiser
License No. RCG.0000960

SURVEY

DATE	BY	REVISION	DESCRIPTION
01/20/17	WJ	1	ISSUED FOR PERMITS
01/20/17	WJ	2	ISSUED FOR PERMITS



JOB DATA		REVISIONS	
PROJECT	NO.	DATE	DESCRIPTION
1715024	1	10/15/2018	ISSUED FOR PERMITS
1715024	2	10/15/2018	ISSUED FOR PERMITS

DATE: 10/15/2018
SCALE: 1" = 80'
PROJECT: 1715024

PROPERTY SURVEY MAP
PREPARED FOR
THE CITY OF EAST HARTFORD
635 SILVER LANE
EAST HARTFORD, CONNECTICUT

CME ASSOCIATES, INC.
33 White Cross Way, Meriden, CT 06450
155 Elm Street, Meriden, CT 06450
East Hartford, CT 06108
30 Elm Street, Southington, MA 01550
1 The Block, Meriden, MA 01450
866-261-3222 | www.cmeassociates.com

POTENTIAL DEMOLITION COSTS

TO: Eileen Buckheit, Richard Gentile
FROM: Scott Bristol
RE: National Amusements Abatement and Demolition
DATE: October 18, 2018
MMI #: 2854-49-04

Milone & MacBroom, Inc. (MMI) and Manafort Brothers, Inc. have worked together to develop a preliminary opinion of the probable cost of abatement and demolition of the former Showcase Cinemas building located at 936 Silver Lane. The opinion is based upon the preliminary Hazardous Building Material survey conducted in September 2018, as well as Manafort's experience with similar projects. Certain assumptions have been made concerning the overall requirement for abatement as well as the structural aspects of the building. As a result, we have included an assumed budget to be established as a project contingency. Additional inspections will be necessary prior to demolition that would seek to provide information necessary to refine the base estimate and therefore reduce the overall contingency allowance.

A few of the general assumptions and project tasks associated with the preliminary estimate include the following:

- The work will include abatement and demolition of the entire structure.
- The abatement of exterior asbestos wall coating and parapet material will be completed during demolition under an Alternative Work Practice (AWP).
- Foundations and floor slabs will be removed in their entirety.
- All demolition materials will be disposed of off site.
- Foundation voids will be backfilled with imported fill.
- Foundation voids are assumed to be relatively minor as the structure does not have subsurface levels.
- Utility disconnects will be required at four locations.
- Erosion controls will be installed and maintained as necessary during site activities and will be installed at locations determined by the project team.
- Existing fire hydrants will be used for the supply of water required during demolition.
- All existing internal finishes and equipment will remain and will become the responsibility of the demolition contractor.
- The Town of East Hartford will obtain all necessary municipal approvals and waive any permit fees required for work directly or indirectly associated with the demolition of the structure.

Our estimate of the total cost associated with the abatement and demolition of the existing structure as well as our suggested allowances for project contingencies is shown in the following table.

OPINION OF PROBABLE COST

Line Item	Item Description	Budget Value	Notes
1	Building Demolition and Disposal	\$ 473,000	masonry: 780 tons; concrete 3,915 tons C&D: 63 loads; ACM: 44 loads
2	Asbestos Abatement	\$ 50,000	
3	Hazmat Collection and Disposal	\$ 20,000	
4	GPR Utility Location	\$ 4,500	
5	Utility Disconnects	\$ 10,000	four locations within property
6	Backfill Foundation Voids	\$ 18,000	1,200 cubic yards
7	Erosion Controls	\$ 14,000	1,000 linear feet
8	Survey Grades	\$ 3,400	
9	Mobilization/Demobilization	\$ 3,300	
10	Field Staff/Supervision/Management	\$ 70,000	
11	Temporary Fencing	\$ 25,000	2,500 linear feet
12	Clean Drainage Structures	\$ 2,500	15 locations
13	Field Safety Representative	\$ 11,400	
14	Snow Removal Allowance	\$ 15,300	assumes 5 days
15	As-Built Drawings	\$ 5,000	
16	Dust Controls	\$ 4,000	
17	Street Sweeping Allowance	\$ 21,200	
18	Contractor Markup	\$ 112,590	15%
	<i>Subtotal</i>	\$ 863,190	
	Miscellaneous Contingencies		
19	Demolition Contingency (20% of lines 1, 4-18)	\$ 158,500	Escalation / project delays / unanticipated issues (rounded)
20	Abatement/Hazmat Contingency (40% of lines 2, 3 plus disposal)	\$ 50,000	potential additional unknown internal materials
21	Abatement of Foundation Materials	\$ 450,000	potential dampproofing (to be further evaluated)
22	Abatement of Roofing (field) Materials	\$ 75,000	to be further evaluated (all preliminary results negative)
	<i>Subtotal</i>	\$ 733,500	
23	Comprehensive Predemolition HBM Survey Allowance	\$ 50,000	
	Preliminary Abatement and Demolition Opinion (inclusive of all contingencies)	\$1,646,690	

ENVIRONMENTAL DUE DILIGENCE SUMMARY

4.0 CONCLUSIONS

MMI has completed an Environmental Due Diligence Investigation on behalf of the Town of East Hartford for the National Amusements property located in East Hartford, Connecticut. The objective of the investigation was to help determine if environmental impacts exist at the site, and if so, if these impacts would affect the redevelopment potential of the property.

Based on the findings of the investigation, the following can be concluded:

- Relatively low levels of residual pesticides are present in the shallow soils. The noted concentrations are less than the applicable I/C DEC and, therefore, are not believed to represent an impediment to site redevelopment. The concentrations suggest routine use of pesticides as opposed to a specific spill or release event; therefore, remediation is unlikely to be required. Some on-site management of the soil in accordance with existing CTDEEP policy may be appropriate if the site is redeveloped for residential purposes.
- It does not appear that the documented release of chlorinated compounds from the dry cleaner located at 832 Silver Lane has had a negative impact upon the soil or groundwater at the subject site.
- The general evaluation of sitewide soil conditions did not identify impacts that would seemingly affect the redevelopment potential of the site.

2854-49-02-s2418-rpt.docx

5.0 FINDINGS

5.1 Asbestos Survey

The materials listed in the tables below were sampled as part of the survey and have been determined to contain asbestos in concentrations greater than 1 percent.

**TABLE 1
Identified Asbestos-Containing Materials**

Sample ID	Sample Description	Sample Location	Asbestos Analytical Result (%)
044A	12"x12" Gray Floor Tile	West End Theater #11 (Under Carpet)	3
045A	Black Mastic Associated with 12"x12" Gray Floor Tile ²	West End Theater #11 (Under Carpet)	8
056A	Fire Door Insulation (White)	East End Theater #9	20
066A	Exterior Façade White Textured Wall Paint (portions covered by new renovations)	Exterior Building and Interior Behind East End Theater #3 Renovation Materials	2 to 3.6
070A	12"x12" Gray Mottled Floor Tile	Stairwell Adjacent to Theater #6	3
076A	12"x12" Gray Mottled Floor Tile	Mezzanine - Floor	3
077A	Black Mastic Associated with 12"x12" Gray Mottled Floor Tile ²	Mezzanine - Floor	5
080A	Black Mastic Associated with 12"x12" Tan Mottled Floor Tile ²	Mezzanine - Floor	5
R0011B	Tar on Parapet	Section 4	7

Notes: ¹Result indicated is the highest concentration of asbestos detected in the samples that make up the Homogeneous Area (HA).

²Black mastic associated with flooring materials (and associated substrate materials) appears to be homogeneous throughout the site building where floor tile exists (some areas beneath carpeting)..

TABLE 2
Estimated Quantities of Asbestos-Containing Materials

Material	Estimated Quantity
12"x12" Gray Floor Tile	3,500 square feet
Black Mastic Associated with Floor Tile	6,550 square feet
Fire Door Insulation (White)	20 Doors
White Textured Wall Paint	25,000 square feet
12"x12" Gray Mottled Floor Tile	3,050 square feet
Tar on Parapet	1,450 square feet

The quantities of known or assumed ACMs listed in Table 2 are based upon MMI's field observations and rough measurements. The actual quantities may vary from these estimates if materials are also present in areas that were inaccessible at the time of the survey or are ultimately determined to be present in hidden areas such as beneath floors or behind walls.

The laboratory results indicate that one of the paint materials, specifically the white textured wall paint, contained asbestos. This paint appears to have been used on the exterior wall surfaces of the original building. This coating of paint is still present on the exterior portions of the original building and is also present on the surfaces that were covered or built around during the expansion that was constructed in the early 1990s.

5.2 Polychlorinated Biphenyl-Containing Materials


Ten samples of various building materials suspected of potentially containing PCBs were collected as part of this survey. These materials included paints, caulk/sealant materials, floor mastics, and ceiling/roof mastics. The results of the laboratory analyses indicated that none of the sampled materials contained PCBs.

6.0 RECOMMENDATIONS

This survey was performed in order to allow for a preliminary estimate to be made of the cost for the predemolition abatement of the building. Should the Town of East Hartford move forward with the acquisition of the property and the demolition of the site building, a more comprehensive predemolition survey will be required in order to develop plans and specifications for abatement. The specifications should be prepared by a Connecticut-licensed Asbestos Project Designer.



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: November 9, 2018
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: RESOLUTION: Justice Assistance Grant (JAG) Program Violent Crime Prevention
(VCP) Solicitation

The town has been notified that we are eligible to apply for a "one-time" grant funded by the U.S. Department of Justice via state Office of Policy and Management to assist local police departments with violent crime prevention and public safety improvements. The grant amount is \$26,359. No matching funds are required for the grant.

Attached are the guidelines for the use of funding and a Resolution that is necessary to make application and execute documents for the town.

Please place this information on the Town Council agenda for the November 20, 2018 meeting.

Thank you.

Cc: P. O'Sullivan, Grants Manager
E. Buckheit, Development Director
Lt. Paul Nieves

I, Angela M. Attenello, the duly appointed Clerk of the Town Council of the Town of East Hartford, a corporation organized and existing under the laws of the State of Connecticut, hereby certify that the following is a true copy of a Resolution adopted at a meeting of the East Hartford Town Council of said corporation, duly held on the 20th day of November, 2018.

RESOLUTION

WHEREAS, the State of Connecticut Office of Policy and Management (OPM) is providing grant funds to eligible municipal police departments to fund violent crime prevention and public safety improvements through the federally-funded Justice Assistance Formula Grant (JAG) Program's Violent Crime Prevention Solicitation; and

WHEREAS, the primary purpose of this grant is to assist local governments with preventing violent crime and improving public safety;

NOW THEREFORE LET IT BE RESOLVED; That Marcia A. Leclerc, 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 OPM and the U.S. Department of Justice as they pertain to the JAG Program's Violent Crime Prevention Solicitation.

AND I DO CERTIFY that the above resolution has not been in any way altered, amended, or repealed, and is now in full force and effect.

IN WITNESS WHEREOF, I do hereunto set my hand and affix the corporate seal of said Town of East Hartford this ____ day of November, 2018.

Angela M. Attenello, Town Council Clerk

seal

TOWN COUNCIL RESOLUTION
GRANT INFORMATION FORM

Grant Description: 2019 JAG Local Violent Crime Prevention (VCP) Grant Program

Funder: U.S. Department of Justice via state Office of Policy and Management

Grant Amount: \$26,359

Frequency: One time Annual Biennial Other _____

First year received:	<u>N/A</u>		
Last 3 years received:	_____	_____	_____
Funding level by year:	\$ _____	\$ _____	\$ _____

Is a local match required? Yes No

If yes, how much? Not applicable

From which account? Not applicable

Grant purpose: To assist local police departments with violent crime prevention and public safety improvements.

Results achieved: The 2019 JAG Local VCP grant must address one or more of the following purpose areas:

- Reduce and prevent violent crime and gun violence
- Reduce and prevent gang/groups violence
- Support and expand community policing strategies
- Improve police response to domestic violence and sexual assault crime
- Improve police response to mentally ill offenders

Duration of grant: Grant funds must be obligated by September 30, 2019


Status of application: Under development

Meeting attendee: Lt. Paul Neves, x7616

Comments: This is a formula (noncompetitive) grant program

GRANTS ADMINISTRATION
MEMORANDUM

TO: Mayor Marcia A. Leclerc

FROM: Paul O'Sullivan, Grants Manager 

SUBJECT: Council Resolution – Justice Assistance Grant Program
Violent Crime Prevention Solicitation

DATE: November 9, 2018

Attached is a draft resolution authorizing an application to the state Office of Policy and Management for grant funding under the Justice Assistance Grant (JAG) Program's Violent Crime Prevention (VCP) solicitation.

The purpose of this solicitation is to assist local police departments with violent crime prevention and public safety improvements. The grant is funded by the federal JAG program, and is a "one-time" funding opportunity. No matching funds are required for the grant.

Potential uses for the funds include police protective gear and equipment, body-worn and cruiser camera systems and officer training. I have attached a copy of the grant announcement which provides more information on this program.

I respectfully request that this item be placed on the Town Council agenda for their meeting to be held on November 20, 2018. Please contact me at extension 7206 if you have any questions.

Attachments (2)

Cc: Eileen Buckheit, Development Director
Lt. Paul Neves



STATE OF CONNECTICUT
Office of Policy and Management

2019 JAG Local VCP Grant Program
Violent Crime Prevention (VCP)
(Distribution of JAG Local FY 2015 and FY 2016 Federal Grant Funds)

ANNOUNCEMENT

The *State of Connecticut Office of Policy and Management (OPM)* is providing grants to assist local police departments with violent crime prevention and public safety improvements. The grant is funded by the federal Justice Assistance Formula Grant (JAG) program. All information regarding this grant program, including the application package, can be found here:

<https://www.ct.gov/opm/cwp/view.asp?a=4722&Q=606002&PM=1>

- ❖ This is a “one-time” grant.
- ❖ No future “continuation” or “supplemental” funds are available.
- ❖ Primary purpose of this grant is to assist local governments with preventing violent crime and improving public safety.

Purpose Areas:

- ❖ Reduce and prevent violent crime and gun violence
- ❖ Reduce and prevent gang/group(s) violence
- ❖ Support and expand community policing strategies
- ❖ Improve police response to domestic violence and sexual assault crime
- ❖ Improve police response to mentally ill offenders

Eligibility: Grant is available to ninety-one local governments with “organized police departments”.

Grant Allocation: Funds are allocated to municipalities based on violent crime rate (VCR). The selected option, “OPTION C”, was done in collaboration with the Connecticut Police Chiefs Association (CPCA). (Please refer to attached **2019 JAG Local VCP ALLOCATION Chart**.)

Use of Funds:

- ❖ Police training curriculum and officer training time
- ❖ Community policing events, training and technical assistance
- ❖ Body-worn cameras and cruiser camera systems
- ❖ Cruiser equipment, mobile data terminal, license plate reader and other cruiser equipment
- ❖ Communication and dispatch technology
- ❖ Information technology, computers and peripheral equipment
- ❖ Police over-time for “special” operation, task force or multi-jurisdictional investigation
- ❖ Police protective gear and officer equipment



STATE OF CONNECTICUT
Office of Policy and Management

- ❖ Technology and equipment for tactical response, surveillance and investigation

Requirements: The USDOJ requires all JAG grant recipients to adhere to a substantial number of regulations and procedures which are fully described in the grant administrative documents. All police departments should assume full responsibility for these administrative requirements including: timely data collection, documentation of expenditures, fiscal reporting and records management.

- ❖ Municipalities must have a DUNS number and current federal SAM registration.

Grant Application Process: OPM will email grant application instructions to town/city Chief Elected Officials and Finance Directors. The CPCA will distribute the grant announcement to Chiefs of Police statewide. OPM will release a grant award once all required documents have been submitted and reviewed. Towns must not execute purchase orders or contracts or incur over-time expenditures until receiving a signed grant award, by both parties, from OPM. The grant shall be awarded to the town or city; and must be signed by the "official representative" whom is authorized to sign contracts on behalf of the town/city. (In most cases, the Chief Elected Official or Town Manager signs grant contracts.)

Grant Payment: Towns will be given 50% of their funds at the beginning of the grant period and will be reimbursed the remainder owed once the grant is reconciled during closeout.

VERY IMPORTANT: Purchases, contracts and over-time expenditures incurred PRIOR to the grant period "start" date are ineligible for grant reimbursement. The "start" date shall be clearly stated on the grant award documents. The effective date of the Notice of Grant Award is January 1, 2019 OR the date on which the Notice of Grant Award is signed by both parties - whichever is later.

FUTURE COSTS: Local governments are responsible for any future costs associated with operating and maintaining equipment and technology purchased with the JAG grant funds including upgrades, licensing and services contracts. JAG funds can't be used for "pre-paid" service contracts such as software maintenance and support contracts.

Source of Funds: Grants are funded by the State's federal Justice Assistance Formula (JAG) grant (FFY 2015, 2016) CFDA#16.738.

For additional information, please contact:

Eleanor Michael, Eleanor.Michael@ct.gov phone 860-418-6298

Stephen Moniz, Stephen.Moniz@ct.gov phone 860-418-6341

Robert J. Paetz

2018 NOV 15 A 10:39

TOWN COUNCIL MAJORITY OFFICE
TAX POLICY COMMITTEE

TOWN CLERK
EAST HARTFORD

NOVEMBER 14, 2018

PRESENT Shelby Brown, Chair and Councilor Pat Harmon

ABSENT Councillor Marc Weinberg

ALSO Marcia Leclerc, Mayor
PRESENT Mike Walsh, Finance Director
Rich Gentile, Assistant Corporation Counsel
Eileen Buckheit, Development Director
Ken Wilson, Bigson LLC (Freightliner)
Town Councillors:
Chair Rich Kehoe (arrived 5:25pm)
Vice Chair Linda Russo (arrived 5:40pm)
Minority Leader Esther Clarke
Councillor Joe Carlson

CALL TO ORDER

Chair Brown called the meeting to order at 5:19 p.m.

MOTION By Pat Harmon
seconded by Shelby Brown
to **amend** the agenda as follows:

delete items 2, 3, 4 and 5 as they were acted on
at the March 27, 2018 meeting.

Motion carried 2/0.

APPROVAL OF MINUTES

March 27, 2018

MOTION By Pat Harmon
seconded by Shelby Brown
to **approve** the minutes of the March 27, 2018 meeting.
Motion carried 2/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

Tax Abatement Proposal for Bigson LLC (aka Freightliner) 178-182 Roberts Street

Development Director Eileen Buckheit provided an overview of the proposal put forth by the Town, including an analysis of "Investing in East Hartford" prepared November 13, 2018 which shows the abatement graduated over 5 years. Assistant Corporation Counsel Rich Gentile presented the conditions and limits of the proposed abatement, which he described as similar to the abatement provided to Cabela, with the exception that it is protracted over fewer years. Mr. Kenneth Wilson presented Bigson LLC's request, describing in detail the type of work (and workers) the new facility will employ. He anticipates that they will hire an additional 36 employees, and he's working with the East Hartford CONNects workforce initiative to accomplish this. He said that his companies employ many East Hartford residents and are good taxpayers; they pay taxes on time and pay significant amounts. Councillors posed questions about the nature of work done in each of the facilities, the tax consequences and timeline, and the nature of jobs that would be added.

MOTION By Pat Harmon
 seconded by Shelby Brown
 that this committee recommends that the full Town Council authorize Mayor Marcia A. Leclerc to enter into a five (5) year Tax Assessment Agreement with Bigson LLC, wherein, subject to certain conditions, the Town will pledge to abate up to \$236,633 in real property taxes associated with a \$3,000,000 project at 178-182 Roberts Street, upon the terms set forth in the attached draft Tax Assessment Agreement.
 Motion carried 2/0.

ADJOURNMENT

MOTION By Pat Harmon
 seconded by Shelby Brown
 to **adjourn** (5:53 p.m.)
 Motion carried 2/0.

cc: Town Council
 Mayor Leclerc
 Mike Walsh, Finance Director
 Rich Gentile, Assistant Corporation Counsel
 Eileen Buckheit, Development Director

TAX ASSESSMENT AGREEMENT

This Tax Assessment Agreement (hereinafter "Agreement") dated as of this ___ day of _____, 2018, is made and entered into by and between the Town of East Hartford, a municipal corporation within the County of Hartford and State of Connecticut ("Town") and Bigson LLC, a Connecticut Limited Liability Company ("Developer").

WHEREAS, the Developer has proposed building a 29,346 square foot building, which building is located at 178-182 Roberts Street, East Hartford, Connecticut (the "Project"); and

WHEREAS, the proposed cost of the Project is in excess of \$3,000,000; and

WHEREAS, completion of the Project is expected to provide employment for over 36 additional employees; and

WHEREAS, the Developer represents that a Tax Assessment Agreement with the Town is an essential element of its decision to develop the Project at its current location; and

WHEREAS, the Town will benefit from the development of the Project, the prospect of new jobs for the area and increased personal property taxes; and

WHEREAS, the Town's goals are to preserve and create jobs, create a stable long-term tax base and encourage the growth of new and existing businesses; and

WHEREAS, Connecticut General Statutes, Section 12-65b, as amended, provides the legal authority for a municipality to enter into this tax assessment agreement; and

WHEREAS, the East Hartford Town Council has authorized the Mayor, Marcia A. Leclerc, to execute a tax assessment agreement in accordance with the terms of the Connecticut General Statutes.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto covenant and agree as follows:

- 1) Developer will build the Project on a portion of the premises known as 178-182 Roberts Street, East Hartford, Connecticut. Construction will be completed in 2019. Developer will maintain all its current and anticipated operations at 178-182 Roberts Street, East Hartford, Connecticut for a period of at least ten (10) years.
- 2) Developer will comply with all applicable building, zoning, health and other governmental regulations and laws (including, but not limited to, obtaining all necessary State and Municipal permits).
- 3) Developer shall spend in excess of \$3,000,000 on the development of the Project.
- 4) It is estimated that when completed, the business located at the Project shall provide full and/or part time employment for at least an additional 36 employees.
- 5) The terms of this Agreement shall not impact Developer's obligation to pay personal property taxes with respect to personal property now or in the future located at or purchased in connection with the Project.
- 6) Pursuant to the authority granted under Connecticut General Statutes Section 12-65b, the Town shall fix

the assessments on the Project as follows: One hundred (100%) percent of the increase in real property assessment attributable to the Project shall be abated one hundred percent (100%) for the first tax year, eighty percent (80%) for the second tax year, sixty percent (60%) for the third tax year, forty percent (40%) for the fourth tax year, and twenty percent (20%) percent for the fifth tax year. The increase in real property assessments shall be determined by computing the assessed value of the Project after completion, and then subtracting the Baseline Assessed Value (as hereinafter defined). The Baseline Assessed Value shall be the value of Developer's current operations at 178-182 Roberts Street, East Hartford, Connecticut, including the value of land and improvements, as assessed for real property tax purposes on the October 1, 2018 Grand List.

For the purposes of determining a tax year hereunder, the first tax year will be the assessment year commencing October 1, following the issuance of a certificate of occupancy, temporary certificate of occupancy, or certificate of completion for the Project (the "First Tax Year") and for tax years following the First Tax Year, the tax year commencing on October 1 immediately following the First Tax Year and the tax years commencing on each succeeding October 1 thereafter. Developer understands and agrees that it will be responsible for any taxes due on the Project between the date of issuance of a certificate of occupancy, temporary certificate of occupancy, or certificate of completion and the first day of the First Tax Year. Notwithstanding anything to the contrary, in no event shall the real property tax savings attributable to the fixing of the assessments hereunder exceed \$236,633. At such time, if any, that the real property tax savings hereunder reach \$236,633, the benefits under this Section 6 shall cease. This Agreement shall not apply to any additional construction beyond the scope of the Project.

- 7) This Agreement and Developer's rights, duties and obligations under this Agreement are not transferable or assignable other than in accordance with this Agreement. Developer shall provide written notice to Town. Town written consent is not required for the assignments as identified below. Developer may assign its rights and interest in this Agreement (i) to any parent, grandparent, subsidiary or affiliate of Developer; or (ii) to any company into which Developer or its parent or grandparent is merged or which results from the merger of Developer, or its parent or grandparent with any other entity. Any other assignment shall require the approval of the Town, which shall not be unreasonably withheld. Any attempt by Developer to transfer or assign this Agreement or any of its rights, duties or obligations under this Agreement in contravention of the terms set forth herein shall be void and of no effect.

- 8) Each of Developer's covenants hereunder (as a whole and severally) is material and essential to this Agreement. Developer's failure to comply with any of the covenants or the failure to maintain compliance with the covenants, shall, if not cured within sixty (60) days after written notice to the Developer at the address set forth above, be a material breach of the Agreement. In the event of a material breach by the Developer or in the event that the Developer (including its successors and permitted assigns) discontinues its operation of the Project or moves a substantial amount of its operations as they currently exist on the date of this Agreement out of East Hartford prior to the ten (10) year period set forth in paragraph 1 above, the Town may terminate the future real property tax savings attributable to the fixing of the assessment under paragraph 6 above, and the Developer shall be responsible for the repayment to the Town of a portion of the abated taxes in accordance with the following schedule:

Years 1-5: 100% of the total of the abatement received to date.

Years 6-10: 50% of the total of the tax abatement received to date.

Failure to pay such sums within thirty (30) days of demand shall constitute a lien against the property known as 172-182 Roberts Street, East Hartford, Connecticut and Town may, without further notice, file a lien on the land records with respect to such amounts due.

- 9) If any provision or provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or be impaired thereby.
- 10) This Agreement shall be governed and construed in accordance with the laws of the State of Connecticut. The parties agree to the jurisdiction and venue of the courts located in the State of Connecticut.
- 11) This Agreement is the complete and exclusive statement of the agreement between the parties as to the subject matter hereof and supersedes all communications between the parties related to the subject matter of this Agreement. Each party represents and warrants to the other that it has full power and authority to enter into and perform this Agreement. This Agreement can only be modified by a written agreement duly signed by the persons authorized to sign agreements on behalf of the Town of East Hartford and Developer.
- 12) A waiver of a breach or default under this Agreement shall not be a waiver of any other or subsequent breach or default. The failure or delay in enforcing compliance with any term or condition of this Agreement shall not constitute a waiver of such term or condition.
- 13) This Agreement may be executed in multiple originals or counterparts, each of which will be an original and, when all of the parties to this Agreement have signed at least one (1) original, such documents together will constitute a fully executed and binding Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above.

WITNESSED BY:

TOWN OF EAST HARTFORD

Marcia Leclerc, Mayor

BIGSON LLC

Kenneth D. Wilson
Member

TOWN COUNCIL OFFICE

DATE: November 20, 2018
TO: All Councillors
FROM: Rich Kehoe, Chair
RE: 2019 Town Council Meetings Schedule

ALL REGULAR MEETINGS WILL BE HELD IN THE TOWN COUNCIL CHAMBERS

Please note the start time for all regular Town Council meetings is 7:30PM.

January 2	July 16
January 15	August 6
February 5	August 20
February 19	September 3
March 5	September 17
March 19	October 1
April 2	October 15
April 16	October 29
May 7	November 12 – Organizational Meeting
May 21	November 26
June 4	December 17
June 18	

TOWN COUNCIL OFFICE

DATE: November 26, 2018
TO: All Directors
FROM: Rich Kehoe, Chair
RE: 2019-2020 Budget Workshop Schedule

TOWN COUNCIL CHAMBERS

Monday, February 25, 2019

Mayor's Summary of Budget

6:30 p.m.

Police Department

Chief Sansom

Police Administration
Operations
Criminal Investigation
Police Capital Improvements

Public Safety Complex

Chief Sansom

Public Safety Communications

Fire Department

Chief Oates

Administration
Suppression
Fire Training
Fire Marshal
Apparatus Maintenance
Alarm Maintenance
Emergency Medical Service
Emergency Management
Fire Capital Improvements

Wednesday, February 27, 2019

Inspections and Permits

Administration

Gregg Grew

6:30 p.m.

Board of Education

Superintendent of Schools
Information Technology

Nathan Quesnel
Roberta Pratt

Saturday, March 2, 2019

Town Treasurer	Donald Currey	8:30 a.m.
Town Council	Rich Kehoe	
Town Clerk	Robert Pasek	
Registrars of Voters	Mary Mourey & Steve Watkins	
Selectmen		
Probate Court	Scott Chadwick	
Corporation Counsel	Scott Chadwick	

Finance

Administration	Mike Walsh
Accounts and Control	
Purchasing	
Assessor	
Revenue and Collections	
Employee Benefits	
Risk Management	
Debt Services	
Contingency	
Capital Improvements	
Revenues	

Five Year Capital Improvement Plan

Summary
Project Narratives
 Finance
 Public Library
 Other Departments

Boards and Commissions

Beautification Commission	Veterans Commission
Inland/ Wetlands/Environment Commission	Board of Assessment Appeals
Personnel Board of Appeals	Historic District Commission
Emergency Medical Services	Commission on Culture & Fine Arts
Zoning Board of Appeals	Public Building Commission
Board of Ethics	Pension & Retiree Benefit Board
Commission on Aging	The Hockanum River Commission
Commission on Services for Persons w/Disabilities	

Lunch Break

12:30 p.m.

Executive

Office of the Mayor	Marcia Leclerc
Human Resources	Santiago Malave
Public Library	Sarah Morgan
Youth Services	Cephus Nolen

Development

Administration Eileen Buckheit
Redevelopment Agency
Economic Development Commission
Planning & Zoning Commission
Grants Administration

Monday, March 4, 2019

Public Works

Administration Keith Chapman
Engineering
Highway Services
Flood Protection
Waste Services
Fleet Services
Building Maintenance
Metropolitan District Commission
Park Maintenance
Public Works Capital Improvements
Library

6:30 p.m.

Parks and Recreation

Administration Ted Fravel
Other Facilities
Senior Services
Park Special Program
Parks & Recreation Capital Improvements
Services for Seniors

Health and Social Services

Administration Jim Cordier
Community Health & Nursing Services
Environmental Control
Social Services

Regular Meeting	Tuesday, March 5, 2019	7:30 p.m.
Public Hearing – Budget	Wednesday, March 6, 2019	7:00 p.m.
Special Meeting – Budget	Tuesday, March 12, 2019	7:00 p.m.

Robert J. Paek

OFFICE OF THE
TOWN COUNCIL

TOWN OF EAST HARTFORD

740 Main Street

East Hartford, Connecticut 06108



2018 NOV 15 4 10 48

TOWN CLERK
EAST HARTFORD
TAX (860) 291-7389

DATE: November 15, 2018

TO: Town Council Members

FROM: Rich Kehoe, Chair

RE: **Tuesday, November 20, 2018 6:00 p.m. Town Council Majority Office**

In accordance with Section 3.3 (a) of the Town Charter, a Special Meeting of the Town Council will be held as follows:

Tuesday, November 20, 2018

6:00 p.m.

Town Council Majority Office

The purpose of the meeting is to meet in executive session to discuss:

- the pending Workers' Compensation claim of former Board of Education employee, Mary Vaughan;
- the pending law enforcement liability claim of Jaylon Cotto;
- the pending assessment (tax) appeal known as David Associates 111, LLC v Town of East Hartford, Docket No. HHB-CV-18-6044895-S, involving real property located at 111-121 Roberts Street; and
- the Review of the Town's Possible Purchase of 936,942,944 & 960 Silver Lane and 285 Forbes Street Rear & 291 Forbes Street, a.k.a. Showcase Cinemas.

C: Mayor Leclerc
Scott Chadwick, Corporation Counsel
Rich Gentile, Assistant Corporation Counsel
Eileen Buckheit, Development Director
Christine Sasen, Risk Manager