



Development Department BUDGET PRESENTATION

FY 2019-2020





➤ DESCRIPTION/MISSION

- Coordinate planning and zoning, revitalization efforts and the capital planning activities of East Hartford
- Maintains existing assets and promotes desirable development in East Hartford
- Provides assistance to anyone who wishes to start, grow, or relocate a business in East Hartford
- Provides support to the Planning & Zoning Commission, the Redevelopment Agency, and the Economic Development Commission

➤ ORGANIZATIONAL CHART



➤ BUSINESS VISITATIONS

- Event Resources
- BioSafe Systems
- National Sign
- ATI Metals
- Hall of Fame Silver Lanes



Mayor Leclerc visits Gengras Motor Cars



➤ SILVER LANE REDEVELOPMENT

- Milone & MacBroom completed their Silver Lane Revitalization Plan in July of 2018. TranSystems is conducting their transportation study.

Silver Lane Investment

- \$200,000 Brownfields Assessment Grant from the US EPA
- \$200,000 Brownfields Area-Wide Redevelopment Grant from DECD
- \$200,000 CRCOG Transportation Study
- \$450,000 Working Cities Challenge, managed by East Hartford Public Schools
- \$12 million from DECD for public infrastructure improvements
- \$3 million in town bonding approved in 2016 for land acquisition and infrastructure improvements
- \$400,000 Connectivity Grant from DOT to improve walkability and safety from
- Silver Lane to Town Hall along Main Street
- Targeted Housing Rehabilitation using CDBG funding





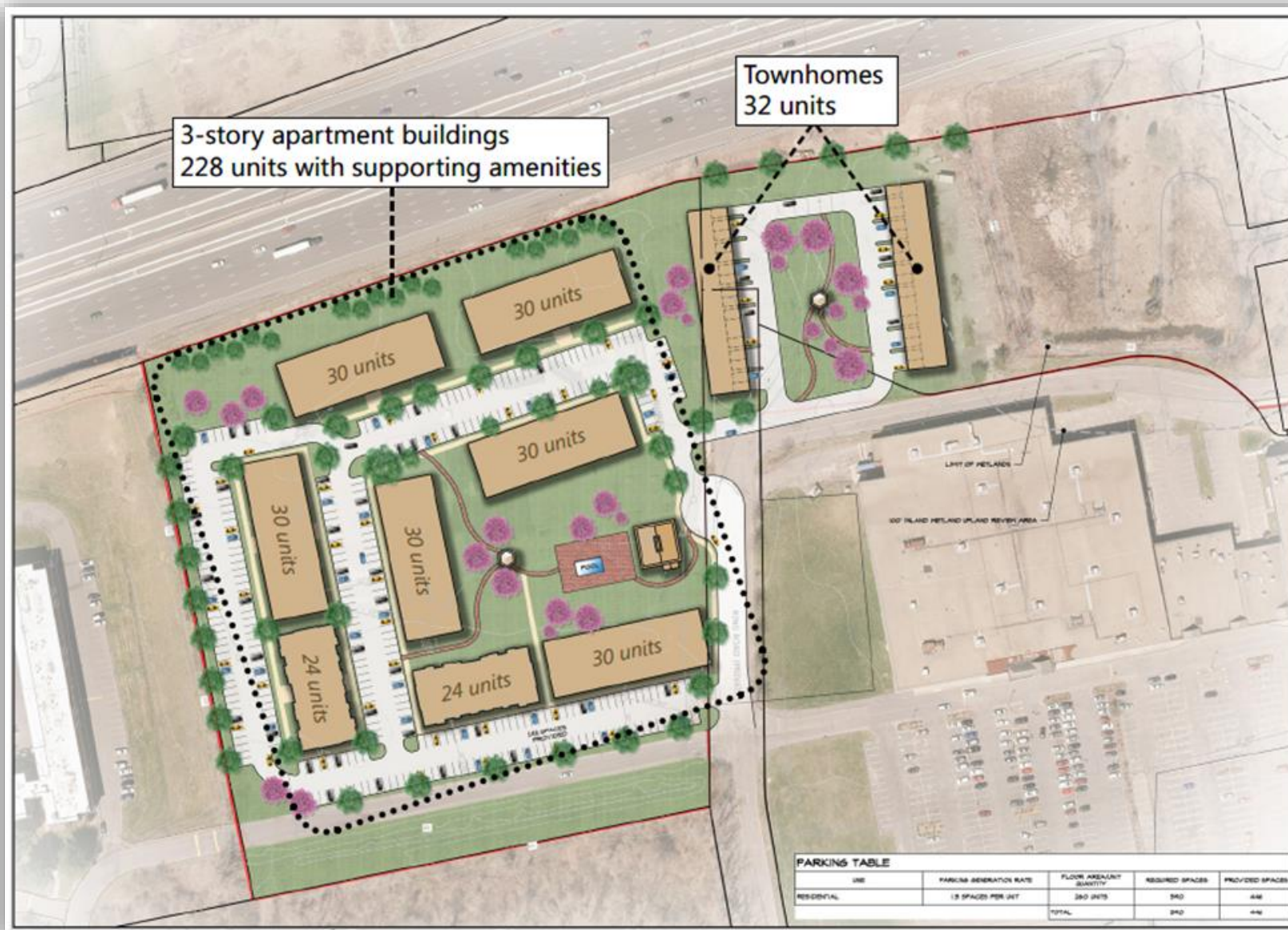
➤ SILVER LANE REDEVELOPMENT

The Town has purchased the former Showcase Cinemas property on Silver Lane. We have prepared a Request for Qualifications to seek developers with experience in mixed-use development projects to partner with the Town in redeveloping the site. The building will be demolished and sold to a private entity for development.





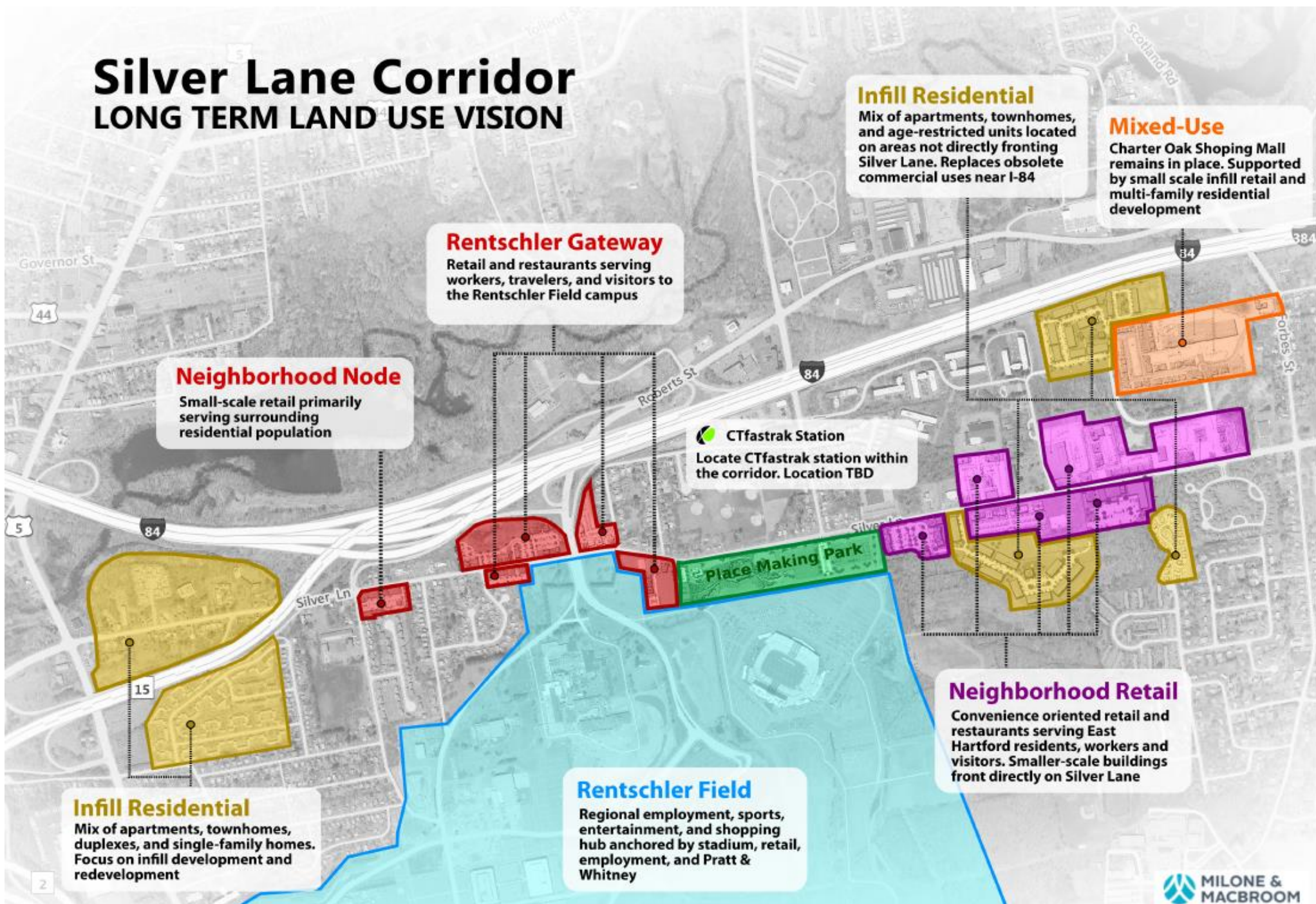
➤ CONCEPTUAL-ONLY BUILD OUT



Conceptual-only
build out of space
available at former
Showcase Cinemas
site from Milone &
MacBroom study

Silver Lane Corridor

LONG TERM LAND USE VISION





Recent Demolitions:

- 351 Silver Lane
(pictured)
- 374 Silver Lane
(next to Dunkin')
- 709 Silver Lane
(Futtner Property, two buildings)





➤ CRDA PROJECTS

- \$12 million for Showcase Cinema demolition
- \$4 million for Goodwin College infrastructure improvements
- \$1.3 million for Great River Park improvements, including accessibility enhancements, signage, and lighting
- \$500,000 for Founders Plaza parking analysis and planning
- \$1 million for other demolitions, including Fire House 5 on Main Street
- \$1 million for Complete Streets improvements on Silver Lane



*Great River Park
Fishing Piers & Boat Launch*



➤ FACADE IMPROVEMENT



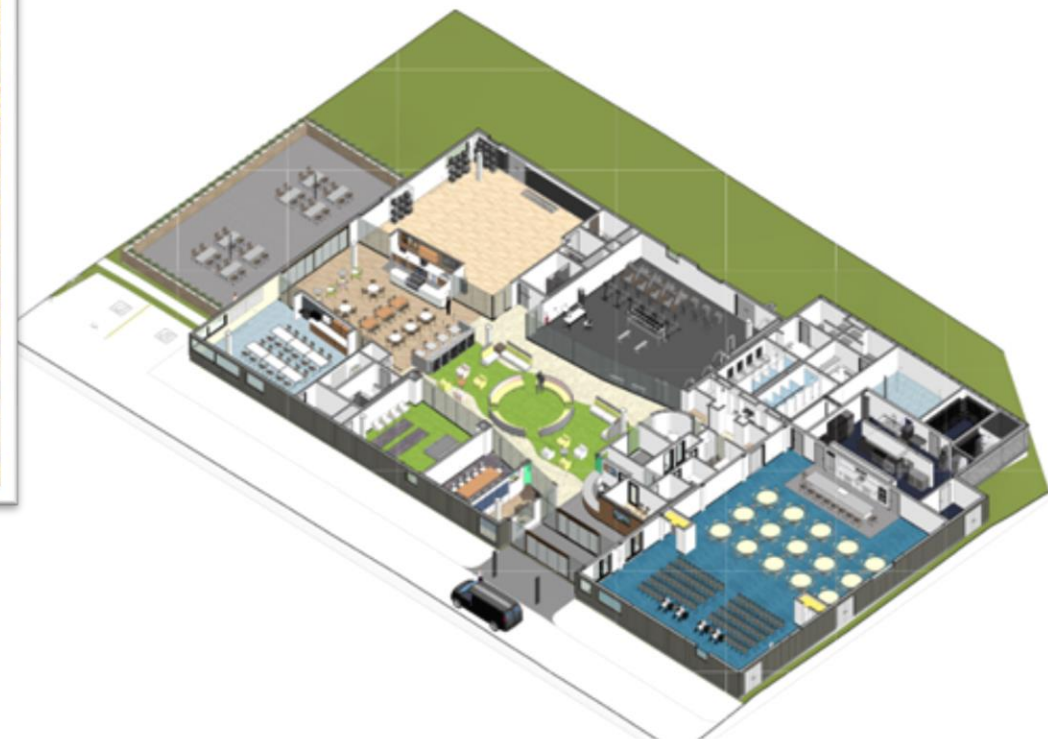
The green color scheme of the Andrews Building will be extended all the way to the corner.

The commercial property at 990 Main Street (home to Eagle Bargains and the Ultimate Shoe Bar), will have its facade replaced with assistance from the Town's CDBG funding. The Town is contributing approximately \$45,000 through a forgivable loan with an investment of \$10,000 from the owner. The Hooker Building (home to Anderson Jewelers and Agnelli Real Estate) is the next to be renovated.





➤ SENIOR CENTER





➤ DALEY COURT DEMOLITION





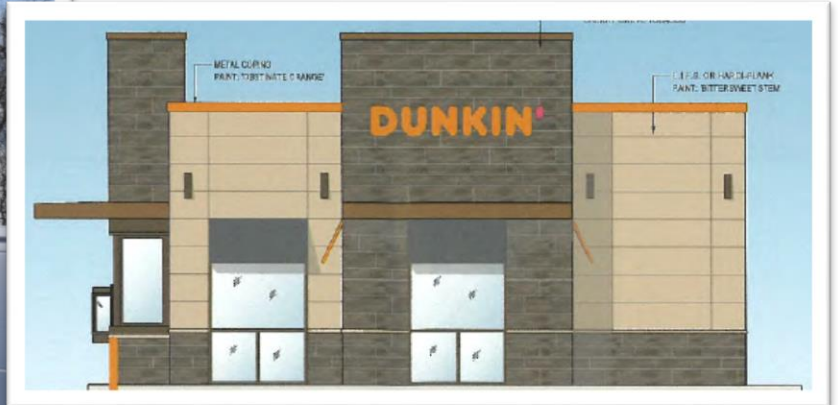
➤ RECENT DEVELOPMENTS

- American Eagle Financial Credit Union Headquarters
- Goodwin College Manufacturing Annex
- Freightliner – Truck Manufacturing Facility
- Kia of East Hartford – New Ash Street Location
- McDonald's – Interior & Exterior Renovation
- Dunkin' – Main Street at Pitkin Street
- Xpress Fuel – New Convenience Store Building
- Leitao's Car Wash – New Facade
- AutoZone – Putnam Bridge Plaza II
- Porter Brook Plaza- New Facade, Comic Book Store, & Dance Studio
- Hoffman Auto Body Center
- Pratt & Whitney World Headquarters
- United Technologies Research Center – Expansion
- Cheek's Chicken and Waffles
- Aldi – Renovation & Expansion
- Hillyard-RoVic
- VIP Car Wash
- Burger King - Interior & Exterior Renovation
- Taco Bell - New Facade
- Puros Cigar Shop
- Dollar General –Silver Lane Location
- Michael's Arts & Crafts
- Olympia Sports
- Finex Credit Union - Renovation
- Chuck's Auto - Expansion and New Facad
- Herb's Auto - New Facade
- Clarcor Engine Mobile Group
- United Steel - Expansion
- Dollar Tree
- Daley Court demolition
- Hall of Fame Silver Lanes Laser Tag

➤ AMERICAN EAGLE HEADQUARTERS



DUNKIN'



➤XPRESS FUEL



➤ MCDONALD'S



➤ KIA OF EAST HARTFORD



➤ EAST HARTFORD CONNECTS

- Team received \$450,000 to revitalize the Silver Lane neighborhood.
- Staff is identifying residents to participate in a Workforce Readiness Training and be matched with career opportunities.
- “Career Weeks” are being planned to prepare students for life after graduation and connect them with internships.
- Ongoing events help introduce residents to available resources and help get them involved in their community.





➤ PLANNING & ZONING COMMISSION

Planning Office	FY18	FY 19 1 st 6 Months
Applications	81	20
Revenue	\$11,805	\$2,880

- Created definitions and regulations for Brewery and Brew Pub to allow as new uses in certain business and industrial districts
- Commission reviewing campus zoning district (Design Development District 3) regulations around Goodwin College to allow a variety of complimentary uses
- Commission reviewing draft Silver Lane Design District regulations to enable higher density, mixed use development at the east end of the Silver Lane corridor



Goodwin College Marina



➤ BREW PUBS

- The Planning & Zoning Commission amended the Zoning Regulations in January to allow for breweries and brew pubs as special permit uses in all business zones and the I-2 industrial zone.
- Breweries are where beer can be manufactured and sold for consumption off the premises. Brew pubs are where beer can be manufactured and sold for consumption off premises or on the premises in a tasting room.
- East Hartford joins many other local towns, including Manchester, South Windsor, Newington, and Windham, with regulations to provide for brewpubs, a very popular growing industry.



An application has been submitted for a brew pub at 1285-1287 Main Street.



➤ REVISING REGULATIONS

- In the coming year, we would like to increase our efforts to revise the Zoning Regulations for the Town. We would bring them in line with modern best practices, encourage economic development, and remove sections that create confusion or are onerous for applicants.
- Examples of zoning regulation sections that can be modernized to reflect current standards and best practices include, but are not limited to: parking, signage, landscaping, lighting, outdoor dining, stormwater and low impact development.
- This would coincide with revisions aimed at redeveloping the Silver Lane corridor and creating a campus district for Goodwin College.



Outdoor dining area at Procaccini's



➤ LAND-USE GROUP

Land-Use Group is a free service offered by the town to provide pre-application guidance and feedback to potential applicants prior to starting a project.

- FY18: 43 proposals
- FY19 to date: 13 proposals
- Meetings occur weekly (as needed) and are attended by representatives from:
 - Planning
 - Engineering
 - Fire
 - Health
 - Zoning
 - Police
 - Building



➤ SITE PLAN REVIEW COMMITTEE

- Site Plan Review Committee reviews all site plans, design studies, environmental studies, transportation studies, and makes advisory recommendations to P&Z
- Meetings occur weekly (as needed) and are attended by:
 - Town Planner
 - Building Official
 - Town Engineer
 - Zoning Official
 - Public appointee



1 Pent Road - Goodwin College Manufacturing Annex



➤ BUDGET REMAINS STABLE

All of the line items in non-salary budget accounts for the Development Department and its associated offices and commissions are remaining at the same level or decreased in FY 2020 from where they were in FY 2019.

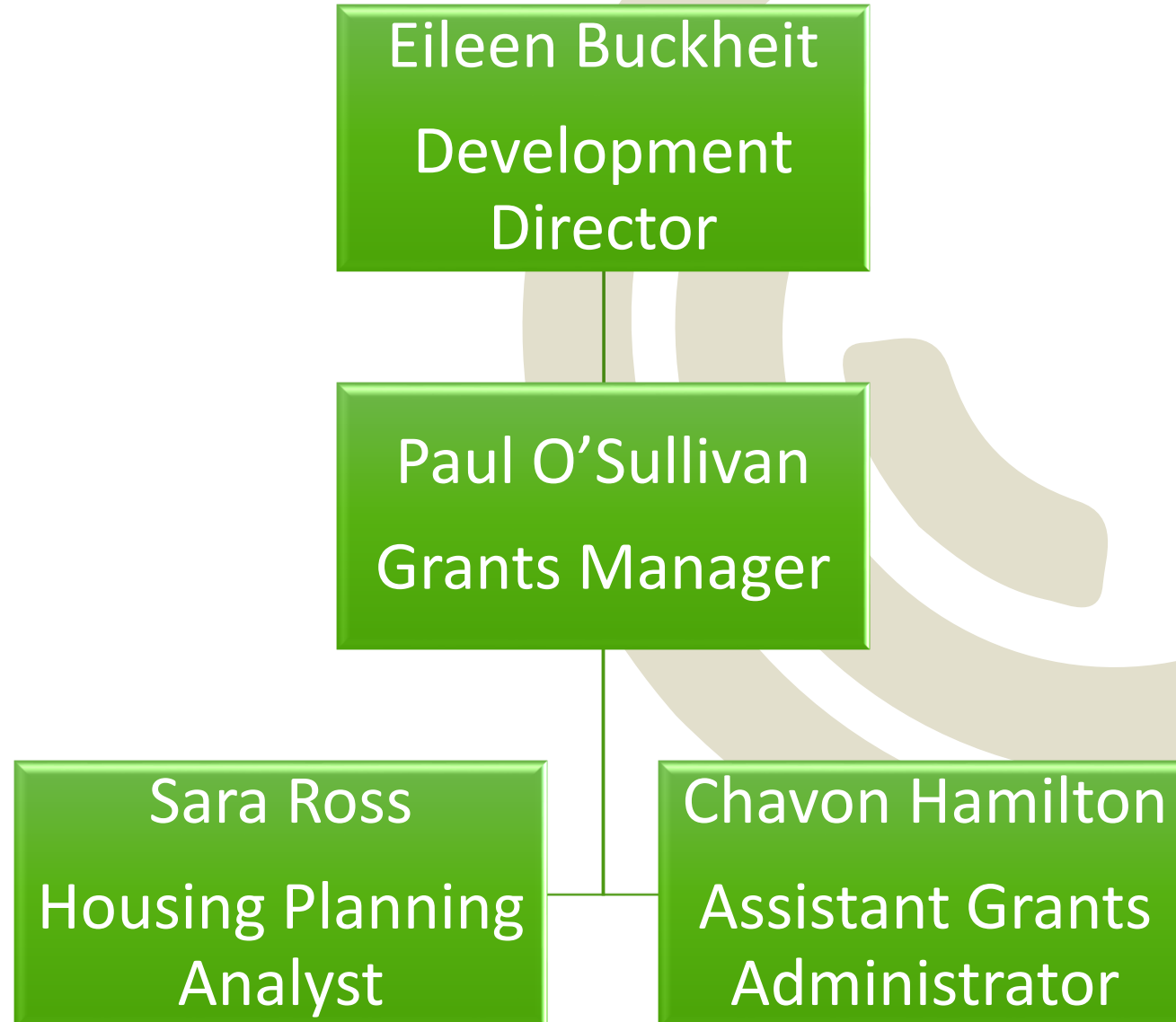


➤ GRANTS DESCRIPTION/MISSION

The Grants Administration Office manages the annual federal Community Development Block Grant (CDBG), a changing number of state and federal grants, leases for municipal properties, and is the staff liaison to the Historic District Commission.

- Grant Fund Sources include:
- Community Development Block Grant (CDBG)
- Local Capital Improvement Program (LoCIP)
- USEPA Brownfields Program
- Women Infants and Children (WIC) Program
- Public Health Emergency Prep (PHEP) Program
- Other funds, i.e. DECD, DEEP, DOT, CT OPM, etc.

➤ GRANTS ORGANIZATIONAL CHART





➤ GRANTS ADMINISTRATION

- Grants Manager position 85% Town-funded, 15% CDBG funded
- Assistant Grants Administrator, Housing Planning Analyst salaries 100% paid by CDBG
- CDBG Year 44 (2018-19) Allocation is \$555,818
- List of all active grants total \$6,311,567



➤ RECENT GRANT-FUNDED PROJECTS

- Environmental Site Assessments on Main Street, Burnside Ave., Silver Lane
- Brownfields Area-Wide Redevelopment (BAR) Project on Silver Lane
- Youth Services Opioid Crisis Response
- Ecology Drive Fuel Tank Replacement
- East Hartford Youth Task Force
- Police "Click-it-or-Ticket" Enforcement Program
- Police Distracted Driving Enforcement Program
- Community Connectivity Main Street Improvements
- Public Health Preparedness Program



Shea Park Parking Area



➤ RECENT GRANT-FUNDED PROJECTS

- Neglected Cemeteries Grant
- East Hartford Golf Course Cart Path
- Senior Grocery Delivery Program
- Modifications and Improvements to Wickham Library
- Town Hall Entrance Reconstruction
- Hockanum Linear Trailhead
- Youth Services Prevention Programs
- School Based Health Centers
- Dial-a-Ride Program
- Elderly/Disabled Demand Responsive Transportation



➤ BUDGET INCREASE / DECREASE

Category	FY 2018 Adopted	FY 2019 Adopted	FY 2020 Requested
Permanent Services	\$69,699	\$78,829	\$89,960
Mileage Reimbursement	\$25	\$25	\$25
Office Supplies	\$15	\$15	\$15
Advertising	\$85	\$85	\$85
Printing	\$25	\$25	\$25
Matching Expenses	\$25,000	\$25,000	\$25,000
TOTAL	\$94,849	\$103,979	\$115,801

➤ CDBG-SUPPORTED PUBLIC SERVICES

- CRT Community Homeless Shelter
- Interfaith Ministries Soup Kitchen
- Interval House Domestic Violence Services
- InterCommunity Mental Health Services





THANK YOU!
