



Development Department
FY 2018 – 2019
Budget Workshop Presentation

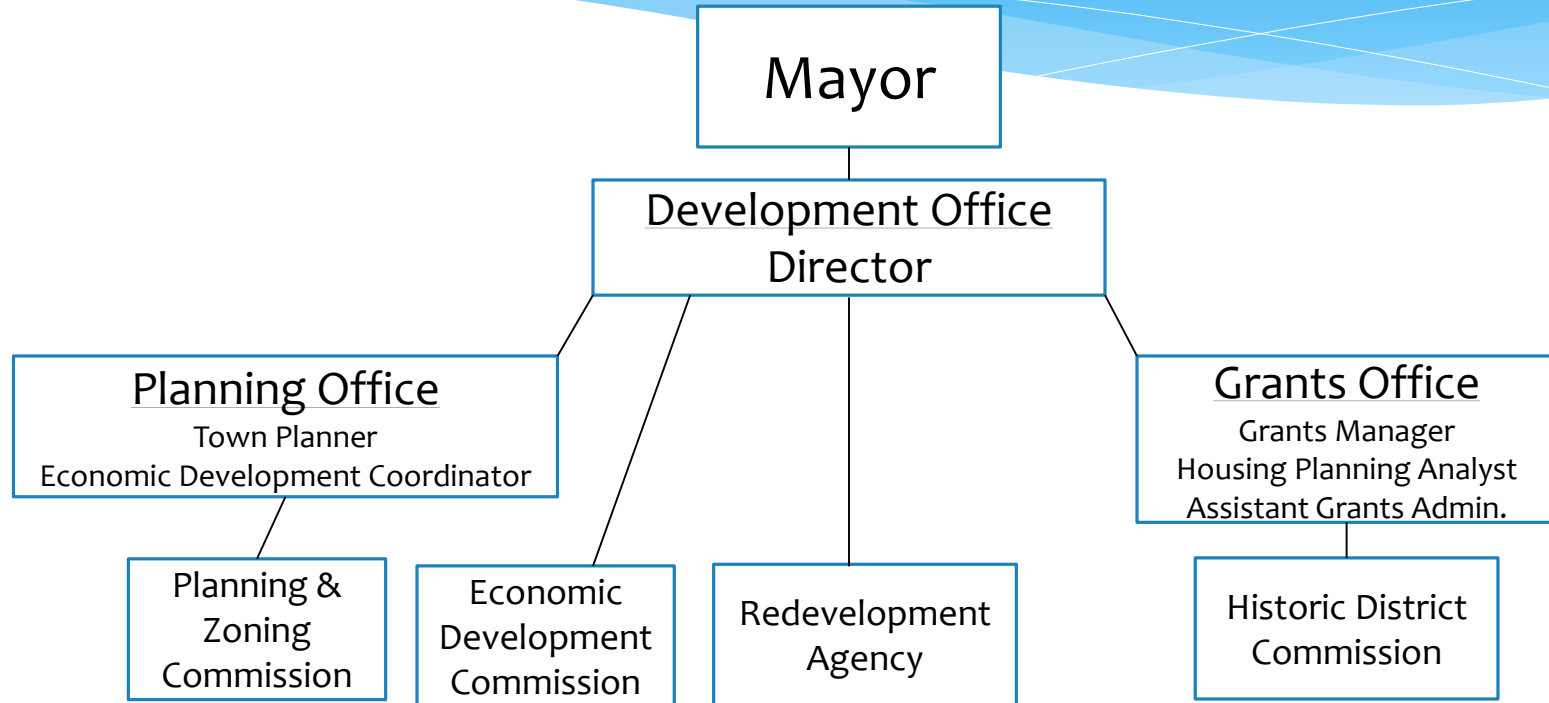
Development Department



- Development Administration
- Planning & Zoning Commission
- Economic Development Commission
- Redevelopment Agency

- Grants Administration
- Historic District Commission

Organizational Chart



Zero Budget Growth



This year's budget request for the department is exactly the same as last year's outside of salaries. There is zero growth in non-contractual line items.

The Assistant Grants Administrator, a part-time position, has been filled.

Business Visitations



Mayor Leclerc, Development Department staff, and other Town officials have visited these businesses this year to better understand their needs and to help make East Hartford a better place to work and grow:

- * Arthur J. Hurley Wire Company
- * DXC Technology
- * Coca-Cola Bottling Company
- * Dur-a-flex
- * Gengras Motor Cars
- * Hoffman Auto Group
- * Granny's Pie Factory
- * Aldi
- * Fremont Group



Mayor Leclerc visits with Jim Clark of the
Arthur J. Hurley Wire Company

An Exciting Time for Development



- * UTRC expansion
- * Pratt & Whitney World Headquarters
- * Hillyard-RoVic
- * Porter Brook on Main new facade
- * Burger King new facade and interior
- * Taco Bell new facade
- * Atlas Oil new facade
- * Dunkin' Donuts (Kahoots site)
- * Kia of East Hartford relocation
- * Aldi renovation and expansion
- * Xpress Fuel gas station new convenience store planned
- * Citgo Food Bag renovation
- * United Steel expansion
- * Dollar General on Silver Lane
- * Godavari Restaurant
- * Family Dollar
- * Michael's Arts & Crafts
- * Olympia Sports
- * Finex Credit Union renovation
- * Chuck's Auto expansion and new facade
- * Herb's Auto new facade
- * Clarcor Engine Mobile Group
- * SUPA Lifestyle Fitness
- * Dollar Tree
- * Nardelli's Grinder Shoppe
- * Goodwin College Manufacturing Center
- * United Bank
- * Riverside Pharmacy
- * UConn Health
- * Daley Court redevelopment
- * Arthur J. Hurley Company
- * Hall of Fame Silver Lanes Laser Tag
- * VIP Carwash

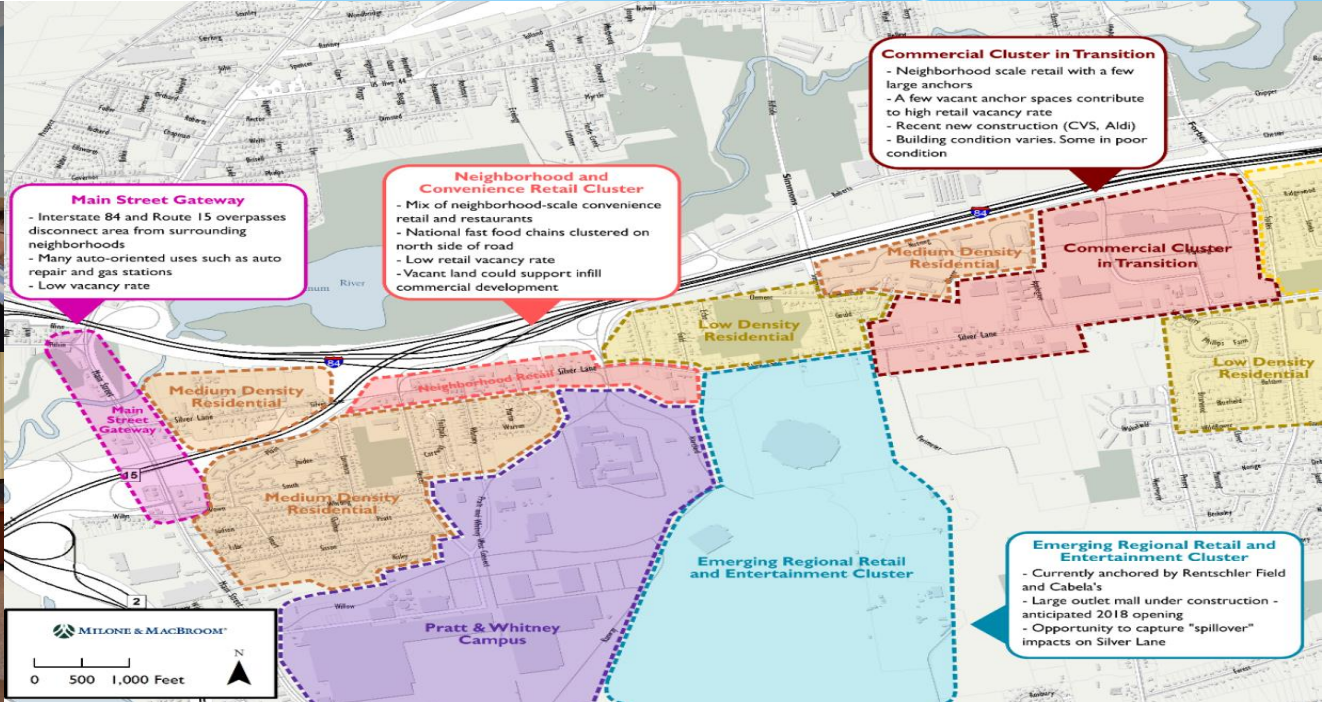
Silver Lane



- * Mayor's Advisory Committee is working with Milone & MacBroom and Transystems on a comprehensive redevelopment plan.
- * A well-attended public forum was held on January 30th.
- * Leveraging \$200,000 Brownfields Areawide Redevelopment grant from CT DECD
- * Ongoing \$200,000 CRCOG transportation study with Transystems



Silver Lane



Investment in Silver Lane



- * \$200,000 Brownfields Assessment Grant from the U.S. Department of Environmental Protection: Used for town-wide inventory and assessment of brownfields properties, with a focus on Silver Lane
- * \$200,000 Brownfields Area-Wide Redevelopment Grant from the Connecticut Department of Economic and Community Development (DECD): Used to create the Silver Lane Advisory Committee and fund a comprehensive study of the corridor by Milone & MacBroom
- * \$200,000 Capitol Region Council of Governments Transportation Study of the Silver Lane Corridor: Addresses safety, congestion, pedestrian and bicycle access, and future planning by Transystems
- * \$450,000 Working Cities Challenge implementation award over three years, managed by East Hartford Public Schools
- * \$12 million from DECD for public infrastructure improvements in the Silver Lane Corridor
- * \$3 million in town bonding approved by voters in 2016 for land acquisition and infrastructure improvements
- * Potential investment from the CT Department of Housing through Capital for Change for housing rehabilitation

Working Cities Challenge



- * The program is administered by the Federal Reserve Bank of Boston and aimed at incentivizing cross-sector collaboration to improve the lives of low-income residents.
- * Our focus is improving access to workforce development resources and encouraging community participation in the Silver Lane Neighborhood.
- * The East Hartford team headed by the Board of Education, was one of five municipalities awarded \$450,000 to implement our plan over three years.
- * Other entities including UTC and the Hartford Foundation have pledged additional funding to support our efforts.

Rentschler Field



- * \$12 million state grant will potentially be used for infrastructure construction
- * A new road has been completed

United Technologies Campus



United Technologies
Research Center Expansion



Opened June, 2017

Pratt & Whitney
New Headquarters



Opened November, 2017

Silver Lane



Aldi Market

801 Silver Ln

- * Completed expansion and renovation, opened October 2017



Dollar General

735 Silver Ln

- * New store opened October 2017



Silver Lane



Silver Lane Plaza

Proposed new facades- 794-850 Silver Lane



Dunkin' Donuts



North Elevation



639 Main Street
East Hartford, Connecticut
July 2017



East Elevation

- * The former Kahoots building at 639 Main Street at Pitkin Street will be demolished in coming weeks. New Dunkin' Donuts construction will begin this spring and is set to open by fall.
- * The parking lot will be expanded at their 364 Silver Lane location in order to reduce traffic congestion.

Facade Renovations



Porter Brook On Main
Procaccini's Plaza
40-50 Main St

Comic Book/Record store and Dance Studio planned



Construction, left
Complete, above

Burger King

Interior and exterior renovations

708 Silver Ln



New Buildings and Additions



1 Pent Rd
Goodwin College
Manufacturing Annex

4-16 Main St
Building addition for new AutoZone



Planning & Zoning Commission



- * Created regulations for Minor Modifications approved by Site Plan Review Committee to expedite smaller projects
- * Created regulations for Off-site Construction Staging Areas to better manage the storage of materials and site conditions of staging areas used for road and utility projects
- * Working on campus zoning district (Design Development District 3) to facilitate comprehensive redevelopment around Goodwin College
- * Worked on drafting Brew Pub regulations to allow in different business districts

Planning Office	FY17	FY 18 1 st 6 Months
Applications	90	32
Revenue	\$11,131	\$4,300

Applicants Assisted

FY17: 24

FY 18: 19
(6 mos.)


Land-Use Group




LAND-USE


WHY SHOULD I ATTEND?

We have found that working with applicants from a very early stage saves them time, money, and frustration, since it is easier to address regulations and concerns before official applications are filed than to change plans later in the process.



Also, applicants often appreciate receiving this preliminary information and advice regarding regulations, permits, and fees in one meeting without needing to visit many departments individually.





LAND-USE GROUP MEETING GUIDE

We can help you to start or grow a business here in EAST HARTFORD!

Town of East Hartford
Development Department

Town Hall, 2nd Floor
740 Main Street
East Hartford, CT 06108
Open M-F 8:30 AM-4:30 PM

JEFFREY CORMIER
TOWN PLANNER
(860) 251-7301
JCORMIER@EASTHARTFORDCT.GOV

MICHAEL DANIELS
ECONOMIC DEVELOPMENT COORDINATOR
(860) 251-7299
MDANIELS@EASTHARTFORDCT.GOV

www.easthartford.gov/developmentplanning

* 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

* Meetings occur weekly (as needed) and are attended by representatives from:

- Planning
- Engineering
- Fire
- Zoning
- Health
- Building

START AND GROW YOUR BUSINESS

WHAT IS A LAND-USE GROUP MEETING?	WHO ATTENDS THIS MEETING?	HOW DO I APPLY?
<p>A Land-Use Group meeting is an opportunity for a business or property owner who is considering starting, relocating or expanding a business here in East Hartford to learn about important issues and possible permit requirements related to the proposed project and its location. It is a free and informal meeting that allows applicants to understand the feasibility of the project and the process going forward before investing time and money. It is not set up to finalize code requirements or engineering details, or to replace final applications or approvals from the departments in attendance.</p>	<p>Representatives from the following departments may attend the Land-Use Group meetings:</p> <ul style="list-style-type: none"> • Development Department • Engineering Division • Building Inspections and Permits Department • Health Department • Fire Marshal's Office • Police Department 	<p>If you are interested in scheduling a Land-Use Group Meeting please submit the following information:</p> <p>Written Narrative/Business Plan – A brief description of one or two paragraphs, explaining your project and the changes you plan to make at your site.</p> <p>Floor Plan – A drawing showing the arrangement of rooms in the interior of the building.</p> <p>Site Plan – A drawing showing the layout of the property, including the building and available parking.</p> <p>These items do not have to be professional drawings, but we ask that you make them as clear as possible.</p> <p>Submit this information to Michael Daniels at mdaniels@easthartfordct.gov</p> <p>If you submit the above paperwork by close of business on any given Friday, your project will typically be placed on the agenda for the following Thursday meeting. The Development Department will confirm the meeting time and location.</p>
<p>WHERE ARE THE MEETINGS HELD? The meetings are typically held in Conference Room B, on the second floor of East Hartford Town Hall.</p> <p>WHEN ARE THE MEETINGS HELD? The meetings are typically held on Thursday mornings at 9:00 AM, however, you must submit documentation and schedule your meeting in advance.</p>		

Grants



- * Grants Manager position 90% Town-funded, 10% CDBG funded
- * Assistant Grants Administrator, Housing Planning Analyst salaries 100% paid by CDBG
- * Assistant Grants Administrator changed to part-time
- * CDBG Year 43 (2017-18) Allocation is \$495,027
- * List of all active grants total \$6,507,603

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.

Recent Grant-Funded Projects



- * Labor Field Basketball Court
- * Environmental Site Assessments on Main Street, Burnside Ave., Silver Lane
- * Brownfields Area-Wide Redevelopment (BAR) Project on Silver Lane
- * Charter Oak Greenway
- * Youth Services Opioid Crisis Response
- * East Hartford Youth Task Force
- * Tax Office Security Upgrades
- * Police “Click-it-or-Ticket” Enforcement Program
- * Police Distracted Driving Enforcement Program
- * Shea Park Parking Area
- * Alumni Park Playscape
- * Public Health Preparedness Program
- * Neglected Cemeteries Grant
- * East Hartford Golf Course Cart Path
- * Senior Grocery Delivery Program
- * Modifications and Improvements to Hockanum Library
- * Town Hall Entrance Reconstruction
- * Hockanum Linear Trail
- * Youth Services Prevention Programs
- * Purchase of New Wheelchair Accessible Vehicle for Seniors
- * School Based Health Centers
- * Labor Field Parking Lot
- * Dial-a-Ride Program
- * Elderly/Disabled Demand Responsive Transportation
- * Ecology Drive Fuel Tank Replacement

Grant-Funded Projects



- * EPA Brownfields Grant - \$200,000

Funds used for Environmental Site Assessments:

639 & 655 Main Street (Former Kahoots Site)

906 Main Street (DiRosa Cleaners)

15 Milbrook Drive (Blessed Sacrament)

1238 Silver Lane (Yanner Property)

1120 Burnside Avenue (Buettner Property)

10 Chester Street



Grant-Supported Projects



* Wheelchair Accessible Vehicle

State Department of Transportation Grant provided 80% percent (\$53,238) of purchase cost of Ford Startrans bus

Town paid 20% (\$13,309) of cost



Grant-Supported Projects



* East Hartford Golf Club Cart Path

Milling and overlay replacement

Completed Spring, 2017



Grant-Supported Projects



* Labor Field Parking Lot

50-space parking area

Completed October, 2017



CDBG-Supported Public Services



- * CRT Community Homeless Shelter
- * Interfaith Ministries Soup Kitchen
- * Interval House Domestic Violence Services
- * InterCommunity Mental Health Services
- * Housing Education Resource Center (HERC) Advocacy Services