

***RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAST HARTFORD,  
CONNECTICUT ADOPTING THE CONNECTICUT CITY AND TOWN DEVELOPMENT  
ACT FOR THE PURPOSES OF SILVER LANE AND SOUTH MEADOWS ECONOMIC  
DEVELOPMENT***

***WHEREAS***, Chapter 114 of the General Statutes of Connecticut, Sections 7-480 to 7-503, inclusive, as amended from time to time (the "Act"), provides that municipalities which have found and determined conditions substantially described in Section 7-481 of the Act exist in the municipality, are continuing, and may be ameliorated by the exercise by the municipality of the powers granted under the Act may exercise the powers under the Act; and

***WHEREAS***, in order to exercise the powers conferred upon municipalities under the Act for a period not in excess of five years, the legislative body of a municipality must determine by resolution that conditions substantially as described in Section 7-481 of the Act exist, and such resolution must include certain findings and determinations and standards as required under Section 7-485 of the Act for implementation of the powers granted under the Act; and

***WHEREAS***, any action taken in the exercise of any powers granted under the Act by a municipality may only be taken after approval of such action by the legislative body of such municipality, which approval must be by resolution adopted in accordance with the Act; and

***WHEREAS***, the electors of the Town of East Hartford (the "Town") approved a resolution adopting the Act at a referendum in November, 2016 (the "Current Resolution"); and

***WHEREAS***, the Current Resolution is effective for a five-year period expiring November 8, 2021; and

***WHEREAS***, as of October 1, 2016, the Act no longer requires that a referendum be held with respect to adoption or re-adoption of the Act; and

***WHEREAS***, the Town Council wishes to re-adopt the Act through adoption of this Resolution; and

***WHEREAS***, pursuant to the Act, a municipality shall have the power to issue its notes and bonds for achieving the purposes of the Act, including the making of mortgage loans and loans to sponsors, the acquisition of development property, the establishment of reserves to secure such notes and bonds, interest on such notes and bonds during construction and for one year thereafter, and the payment of expenses incident to or necessary for furtherance of the purposes of the Act; and

***WHEREAS***, the Town considers any level of unemployment unreasonable and any obsolete residential, industrial, commercial and manufacturing facilities unacceptable, and continually seeks innovative approaches to attracting jobs to the Town, constructing, renovating and rehabilitating residential, non-residential, industrial, commercial and manufacturing facilities, and eliminating vacant facilities which are a blighting influence; and

**WHEREAS**, the ordinary operation of private enterprise cannot deal effectively with these problems without the powers provided under the Act, and the exercise of the powers conferred upon the Town by the Act are critical to revitalizing the Town; and

**WHEREAS**, the members of the Town Council have general knowledge of the conditions within the Town relating to the rate of unemployment, the obsolescence of many of the Town's residential, commercial, industrial and manufacturing facilities and the need for the Town to retain and attract new residential, commercial, industrial and manufacturing facilities; and

**WHEREAS**, the Town continues local efforts to address the needs of its citizens as stated above by reducing blight, increasing the tax base and creating opportunities for employment; and

**WHEREAS**, the Town Council is generally aware of the requirements imposed upon municipalities by the Act; and

**WHEREAS**, it is in the interest of the Town to implement the provisions of the Act as soon as possible in order to take advantage of the provisions of the Act.

***NOW, THEREFORE, BE IT HEREBY***

**RESOLVED:** That the Town Council hereby makes the following findings and determinations and the following standards for the implementation of the power granted under the Act:

- (1) an unreasonable number of residents of the Town are subject to hardship in finding employment and adequate, safe and sanitary housing;
- (2) conditions of blight and deterioration exist in parts of the Town and the Town would benefit from the renovation, rehabilitation or construction of commercial or residential properties;
- (3) private enterprise is not meeting such need for housing, employment, and the reduction of blight and deterioration;
- (4) the need for employment and adequate, safe and sanitary housing will be lessened and the Town will be revitalized by the exercise of the powers granted under the Act;
- (5) adequate provisions shall be made for the payment of the cost of acquisition, construction, operation, maintenance and insurance of all development property;
- (6) a feasible method exists and shall be utilized for the relocation into safe and sanitary dwellings of comparable rent of families and individuals displaced as a consequence of the exercise of any power granted under the Act and such families and individuals shall not suffer disproportionate injuries as a result of actions authorized by the Act for the public benefit;
- (7) development property shall not be acquired or disposed of without due consideration of the environmental and economic impact of such acquisition or disposition and the adequacy of existing or proposed municipal services; and
- (8) the acquisition or disposition of all development property shall advance the public interest, general health, safety and welfare, and development, growth and prosperity of the Town.

**RESOLVED:** That anything contained in this Resolution to the contrary notwithstanding, it is the intention of this Town Council that by adopting this Resolution it is conferring upon the Town, all of the authorities, powers, rights, and obligations conferred upon municipalities under the provisions of the Act, and that in adopting this Resolution, the Town will have sufficiently complied with the Act so as to be able to exercise all of the powers conferred upon municipalities under the Act in accordance with said Act.

**RESOLVED:** That the Town Council adopts this Resolution and the Act subject to the following conditions: (1) that the powers of such Act shall be restricted to the sections of Town defined generally as (A) the Silver Lane Corridor – bounded on the east by Forbes Street, on the north by Interstate 84, on the south by a line drawn parallel to Silver Lane from the southerly extension of any parcel with access to Silver Lane and to the west by Mercer Avenue and the high occupancy vehicle exit from Interstate 84 to Silver Lane, provided that the corridor shall include those portions of the property known as Rentschler Field which are not utilized by Raytheon Technologies Corporation or its divisions, subsidiaries or affiliated entities for industrial, manufacturing, engineering, office or other associated or accessory uses, and (B) the South Meadows – bounded by Interstate 84 to the north, Route 2 to the east, the Hockanum River to the south and the Connecticut River to the west; and (2) any tax abatement or incentive on a parcel within such sections of the Town granted pursuant to the Act shall result in the Town receiving, in any year that such abatement or incentive is applied, at least the value of the taxes assessed on such property during the tax year immediately preceding the first year of applicability of such abatement or incentive.

**RESOLVED:** That the effective date of this Resolution shall be November 8, 2021 and this Resolution shall be effective for a period of five years from such effective date.

**I HEREBY APPROVE** the above action taken by the Town Council on August 17, 2021 re-adopting the City and Town Development Act for the Town.

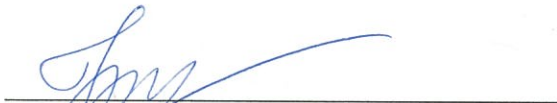
Dated at East Hartford, Connecticut this 13 day of August, 2021.



MARCIA A. LECLERC, Mayor



Witness Joseph Garabedian



Witness Eleonore Tchabiche