

TOWN COUNCIL CHAMBERS

AUGUST 10, 2015

SPECIAL MEETING/CT CITY AND TOWN DEVELOPMENT ACT

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Barbara-Ann Rossi, Minority Esther B. Clarke, Councillors Marc I. Weinberg,
Linda A. Russo, Ram Aberasturia (arrived 6:55 p.m.), Patricia Harmon and
Anita D. Morrison

ALSO Marcia Leclerc, Mayor
PRESENT David Panico, Bond Counsel, Robinson & Cole
Eileen Buckheit, Development Director

CALL TO ORDER

Chair Kehoe called the meeting to order at 6:45 p.m. He announced the exit locations in accordance with C.G.S. §29-381, after which the Council joined him in the Pledge of Allegiance.

Chair Kehoe explained that the purpose of the meeting was to discuss the CT City & Town Development Act as it would apply to East Hartford and to set a public hearing date for citizen comment on the Act.

The Act was passed by the General Assembly in 1975, empowering municipalities to provide incentives for development through tax abatements and revenue bonds. Several towns, including New London, Bristol and Hamden, have used the incentives for several projects resulting in additional tax revenues to those towns. The Council must establish criteria for how the incentives would be used. The intention of the East Hartford resolution would be to restrict such incentives to development along Silver Lane, Rentschler Field and the South Meadows where additional incentives should spur development. The Act, if passed by the voters, would expire in 5 years.

The following citizens commented:

Susan Kniep believes that the Council should not go forward with this meeting until the appropriate resolution is filed with the Town Clerk's office.

Don Sugalski inquired on any tax abatement allowed by the CT City & Town Development Act and how the 5-year limit for the resolution adopting the Act is renewed.

Mayor Leclerc is in favor of the adoption of the resolution and thanked the Council for their support in moving the issue forward.

Eileen Buckheit reviewed with the Council a summary of towns that had implemented the CT City & Town Development Act.

MOTION By Barbara Rossi
seconded by Esther Clarke
to **waive** the reading of the entire resolution.
Motion carried 9/0.

MOTION By Barbara Rossi
seconded by Linda Russo
to **revise** the resolution to include the following paragraph:

RESOLVED: That the Town Council hereby 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 United 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 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.

Motion carried 9/0.

A copy of the entire resolution will follow these minutes.

MOTION By Barbara Rossi
seconded by Ram Aberasturia
to **set** a public hearing date of Tuesday, August 18, 2015 at 7PM in Council Chambers to hear public comment on the following resolution:

Resolution Of The Town Council Of The Town Of East Hartford, Connecticut Adopting The Connecticut City And Town Development Act And Authorizing The Town To Undertake Silver Lane And South Meadows Economic Development Programs And Projects Authorized Under The Act

Motion carried 9/0.

ADJOURNMENT

MOTION By Esther Clarke
seconded by Bill Horan
to **adjourn** (7:42 p.m.)
Motion carried 9/0.

Attest _____
Angela M. Attenello
Town Council Clerk