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TOWN COUNCIL CHAMBERS/MICROSOFT "TEAMS"

2021 SEP 17 AM 10: 29

**SEPTEMBER 13, 2021** 

SHOWCASE CINEMAS

TOWN CLERK EAST HARTFORD

PRESENT

Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina In Chambers Wilson, Minority Leader Esther B. Clarke, Councillors Connor Martin, Angela

Parkinson, Awet Tsegai and John Morrison

PRESENT

Councillor Patricia Harmon Via Teams

ALSO

Marcia Leclerc, Mayor

PRESENT

Richard Gentile, Assistant Corporation Counsel

Eileen Buckheit, Development Director

Michael Goman, Real Estate Consultant, Goman & York

Michael Andreana, Attorney, Pullman & Comley Michael Ceccorulli, Attorney, Pullman & Comley James Connor, Attorney, Updike, Kelly & Spellacy Robert DeCrescenzo, Attorney, Updike, Kelly & Spellacy

Avner Zelman, Principal, Jasko Zelman 1

## CALL TO ORDER

Chair Kehoe called the meeting to order at 7:05p.m. He stated that this is a hybrid meeting - individuals meeting in person or virtually - which gives the public flexibility for attendance purposes. The Chair announced the exit locations in accordance with C.G.S. §29-381, after which the Council joined him in the pledge of allegiance.

Proposed Settlement In The Case Of Mallinckrodt Plc, Et Al., Case No. 20-12522 (JTD) (Bankr. D. Del.)

MOTION

By Don Bell

seconded by Connor Martin

to accept the recommendation of Corporation Counsel to fully and finally settle all claims in the pending bankruptcy proceedings known as: Mallinckrodt plc, et al., Case No. 20-12522 (JTD) Bankr, D. Del.) for a sum of up to \$1.203 Billion, of which approximately 1.03% will be distributed to the State of Connecticut for abatement purposes.

Motion carried 9/0.

## Sale of Showcase Cinemas Site:

#### Presentation

Eileen Buckheit, Development Director, gave a brief history of the Showcase site. Ms. Buckheit introduced Michael Goman, the town's Real Estate consultant, a Principle with Goman & York. Mr. Goman provided the Council with a PowerPoint summary of what he believes is the highest and best use of the Showcase Cinemas site: multi-family rental housing, along with amenities such as a pool, spa, dog parks, club and game rooms, barbecues, activity areas, fitness centers, walking trails, etc. The proposal is designed to attract young people who work at Pratt & Whitney and in downtown Hartford. The developers have constructed similar projects in Wethersfield, Bloomfield and other towns in Connecticut.

# Public Comment:

The following individual came forward.

<u>Tony Le</u>, 53 Elida Court, supports the redevelopment of the Showcase site into an amenity-rich, multi-family rental property similar to Spectra in Hartford.

<u>Purchase and Sale Agreement For The Showcase Cinema Property Located at 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street Rear And 291 Forbes Street.</u>

MOTION

By Angle Parkinson seconded by Awet Tsegai

that the East Hartford Town Council, cognizant of the terms and conditions set forth in the attached proposed Purchase and Sale Agreement (the "Purchase and Sale Agreement") between the Town of East Hartford as Seller, and Jasko Zelman 1, LLC, as Buyer ("Buyer"), for the proposed sale and conveyance of those pieces or parcels of property known as 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street (a/k/a 285 Forbes Street Rear) and 291 Forbes Street (collectively, the "Properties), including the contingencies set forth in paragraph 16 thereof, which contingencies require additional votes and agreements of the Town Council and other Town boards and commissions prior to the final approval by the Town Council of the actual sale and conveyance of the Properties to Buyer, hereby authorizes the Mayor to execute the Purchase and Sale Agreement, in the general form attached hereto.

Motion carried 6/3. Nays: Clarke, Harmon, Morrison

### ADJOURNMENT

MOTION

By Esther Clarke seconded by Don Bell to **adjourn** (9:05 p.m.) Motion carried 9/0.

Richard F. Kehoe

Town Council Chair

Attest