

*Robert J. Park*

MICROSOFT "TEAMS"

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

2022 JAN 11 AM 11:01

DECEMBER 22, 2021

TOWN CLERK  
EAST HARTFORD

PRESENT Angie Parkinson, Temporary Chair; Councillors Awet Tsegai and Tom Rup  
Via Teams

ALSO Michael Walsh, Mayor  
Via Teams Rich Gentile, Assistant Corporation Counsel  
John Lawlor, Public Works Director

CALL TO ORDER

Temporary Chair Parkinson called the meeting to order at 5:31 p.m.

NOMINATION OF OFFICERS

Chair:

MOTION By Awet Tsegai  
seconded by Tom Rup  
to **appoint Angie Parkinson as Chair**  
of the Real Estate Acquisition & Disposition Committee.  
Motion carried 3/0.

Secretary:

MOTION By Tom Rup  
seconded by Angie Parkinson  
to **appoint Awet Tsegai as Secretary**  
of the Real Estate Acquisition & Disposition Committee  
Motion carried 3/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Awet Tsegai  
seconded by Tom Rup  
to **adopt** Robert's Rules of Order as the rules that shall govern  
parliamentary procedure at all subcommittee meetings, with the exception  
that (1) the Chair shall not be required to restate the motion of any  
Council member unless requested by another Councillor, or when in the  
discretion of the Chair, such restatement is necessary to avoid any  
confusion as to the motion; and (2) where such rules are in conflict with  
the provisions of the State Statutes, the Town Charter, or Town  
Ordinances.  
Motion carried 3/0.

### ESTABLISHMENT OF MEETING DATES

MOTION      By Awet Tsegai  
                 seconded by Tom Rup  
                 to **hold** meetings at the **call** of the Chair.  
                 Motion carried 3/0.

### STORAGE OF RECORDS

MOTION      By Awet Tsegai  
                 seconded by Tom Rup  
                 to **store** records in the Town Council office.  
                 Motion carried 3/0.

### APPROVAL OF MINUTES

#### February 1, 2021 Meeting

MOTION      By Awet Tsegai  
                 seconded by Angie Parkinson  
                 to **approve** the minutes of the February 1, 2021 meeting.  
                 Motion carried 3/0.

### OPPORTUNITY FOR RESIDENTS TO SPEAK

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. See below.

To accommodate those present, the following motion was made.

MOTION      By Awet Tsegai  
                 seconded by Tom Rup  
                 to **move** item 8.C. 3, entitled "3 Hillside Avenue" before  
                 item 8. A. entitled "Acquisition of Applegate Lane".  
                 Motion carried 3/0.

### NEW BUSINESS

#### 3 Hillside Avenue

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. She is the widow of the owner, William Miller, who offered the land free of charge to the adjoining property owners, the town of East Hartford through former Mayor Leclerc, the Archdiocese of Hartford and the Manchester Land Trust. All refused the offer of this

property. Mrs. Miller is aware that the Town Council will also refuse the offer of this property. However, she requested that this committee recommend that the Town Council add that it is unusable property and that it not be taxed (assessed) as such.

John Lawlor, Public Works Director, opined that the town not accept this donation of property due to the risks of ownership that it presents, namely tree damage to adjoining property owners.

Rich Gentile, Assistant Corporation Counsel, cannot speak to the value of the property but did state that a phase I environmental study would have to be either performed or waived and the necessary title work would have to be completed through Probate Court.

MOTION      By Tom Rup  
                  seconded by Awet Tsegai  
                  to **table** this matter to discuss further options.  
                  Motion carried 3/0.

#### Acquisition of Applegate Lane

MOTION      By Tom Rup  
                  seconded by Awet Tsegai  
                  That The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto shown as Private Right of Way to be acquired by the Town of East Hartford Area =1.40 +/- Acres (61,139 +/- S.F.) on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021, comprising a portion of the property known as Applegate Lane, from the Estate of Abraham Gosman and/or his heirs, assigns or trustees, for (the sum of \$20,000 (the "Property") and (b) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that consideration is minimal and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.  
                  Motion carried 3/0.

MOTION      By Awet Tsegai  
                  seconded by Tom Rup  
                  The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and

Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto as Private Right of Way to be acquired by the Town of East Hartford Area = 0.24 +/- Acres (13,353 +/- S.F.) and land to be acquired by the Town of East Hartford Area = .031 +/- Acres (10,289 +/- S.F.) as shown on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021 comprising a portion of the property known as Applegate Lane and land abutting Applegate Lane, from Ansonia Acquisitions I, LLC for no cash, but other valuable considerations, (the "Property") and (b) waives the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that there is no cash consideration and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.  
Motion carried 3/0.

#### 19/31 Margery Drive – Stub Road

MOTION        By Tom Rup  
                     seconded by Awet Tsegai  
                     that this committee recommend **not** to convey the parcel of land between  
                     19 and 31 Margery Drive – known as a stub road – to the adjacent property  
                     owners.  
                     Motion carried 3/0.

#### OLD BUSINESS

##### Brookside Lane – Acceptance as a Town Road

Rich Gentile, Assistant Corporation Counsel, led a discussion on the reasons to accept Brookside Lane as a town road. The Town Council will schedule a special Meeting at the end of January to act on this issue.

##### Possible Sale or Discontinuance of Congress Street

MOTION        By Awet Tsegai  
                     seconded by Tom Rup  
                     that this committee: (a) not seek bids with respect to  
                     the sale and transfer of an approximately one foot  
                     strip of land along Congress Street shown as "N/F  
                     TOWN OF EAST HARTFORD See Volume 574, page 247 (parcel 2)

' ± WIDE RESERVED STRIP ALONG CONGRESS STREET (320' Long) {314.24 Calculated}" on the attached map entitled "PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL 30, 2021, BSC GROUP" (the "Property"); (b) negotiate directly with Governor Street Partners LLC, an entity that owns properties abutting the Property and that is interested in acquiring the Property, ( "Buyer"); (c) recommend that the Town Council waive the appraisal requirement set forth in Town Ordinances 10-19(c); and (d) recommend that the Town Council transfer the Property by Quit Claim Deed to Buyer for \$20,000, subject to Connecticut General Statutes 8-24 review and a section 7-163e hearing.  
Motion carried 3/0.

MOTION By Tom Rup  
seconded by Awet Tsegai  
That this committee recommend that subject to Connecticut General Statutes 8-24 review, and compliance with the notice requirements of Connecticut General Statutes Section 13a-49 (a) (2), the Town Council vote to discontinue the road known as Congress Street, as shown on the attached map entitled " PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL 30, 2021, BSC GROUP," as a Town road.  
Motion carried 3/0.

#### ADJOURNMENT

MOTION By Tom Rup  
seconded by Awet Tsegai  
to **adjourn** (6:51 p.m.)  
Motion carried 3/0.

cc: Town Council  
Mike Walsh, Mayor  
Rich Gentile, Assistant Corporation Counsel  
John Lawlor, Public Works Director