

**EAST HARTFORD REDEVELOPMENT AGENCY
REGULAR MEETING
December 17, 2008**

1. CALL TO ORDER

A Regular Meeting of the East Hartford Redevelopment Agency was called to order at **6:03 p.m.** on **Wednesday, December 17, 2008** by Chairperson Robin Pearson

2. ROLL CALL

EAST HARTFORD REDEVELOPMENT AGENCY

Present:

Robin Pearson, Chair

Daniel Dube

Ellen McCreery (*arrived during ITEM 6*)

John Ryan

Absent:

Others in Attendance:

Jeanne Webb, Director of Development

3) BILLS LIST

- a) **\$100.00 – Clerk**

MOTION by Mr. Dube, seconded by Mr. Ryan

APPROVED UNANIMOUSLY

4) APPROVAL OF MINUTES

- a) December 2, 2008

- i) Item 4 – “Ms” should be deleted and only read “Mr. Ryan”

MOTION by Mr. Ryan, seconded by Mr. Dube to approve as amended

APPROVED UNANIMOUSLY

MOTION by Mr. Ryan, seconded by Ms. Pearson to amend the agenda and add the Item “East Hartford Fire Department – Destructive Training”

APPROVED UNANIMOUSLY – Mr. Dube abstained

5) EAST HARTFORD FIRE DEPARTMENT – Destructive Training

- a) James Silver and Josh Recker of the EHFD spoke to the Agency regarding their usage of the property at 590 Burnside Avenue, Daley Court, for destructive training. The EHFD will conduct a number of exercises while avoiding structural disruption. (*see attachment*). This Item will be added to the next agenda. Ms. Webb and the EHFD will work with Corporation Counsel, and follow up at the next regularly scheduled meeting.

6) BURNSIDE AVENUE RFP – Discussion with Sheldon Oak Central

- a) The Agency asked for specifics regarding the HUD-202 and the exclusivity of the elderly.
 - i) One resident must be 62 years of age or older
 - ii) The income limit is 25% of the area medium with rent being no more than 30% of the resident's monthly income
- b) The Agency asked if there would be anything prohibiting the developer from keeping the originally proposed schedule.
 - i) Sheldon Oak Central, Inc predicted being able to present to Planning & Zoning in one (1) month, roughly, and submitting the HUD application by July 2009 with a response in November (typically) 2009. Thereafter, they will break ground one (1) year later with occupancy occurring the following year, fall 2011
- c) The Agency asked if the purchase price was negotiable
 - i) Sheldon Oak Central, Inc stated that there was a possibility of an increase to fifty thousand dollars (\$50,000.00)
- d) The Agency asked about on site management.
 - i) New Samaritan will partner with Sheldon Oak Central, Inc for the purpose of on site management. Reginald W.H. Fairbairn, President and CEO, suggested that there would be a property administrator, occupancy specialist, and a resident services coordinator. There would also be someone, local, on-call 24 hours a day.
- e) Sheldon Oak Central submitted revised plans to the Agency
 - i) The number of units has decreased to 24, 8 per floor, making for a smaller footprint and a larger green area.

MOTION by Mr. Ryan, seconded by Ms. McCreery, to designate Sheldon Oak Central, Inc. along with New Samaritan as the preferred developer for 590 Burnside Avenue. This designation is contingent upon an agreement of a fifty thousand dollar (\$50,000.00) purchase price and the submission of the HUD-202 application by July 2009. This designation will expire if the HUD -202 application is not submitted to HUD, or there is a change in the purchase price.

APPROVED UNANIMOUSLY

8) ADJOURNMENT

MOTION by Mr. Ryan, seconded by Mr. Dube, to adjourn.

APPROVED UNANIMOUSLY at 7:21 p.m.

Respectfully Submitted,

Jeff Currey
Clerk

cc: Town Clerk
Mayor
EHRA Department