



# WEST HARTFORD

**West Hartford Center Special Services District Meeting Minutes  
50 South Main Street Legislative Chambers, Room 314  
Tuesday, August 16, 2022 at 6:00 PM**

## **1. Roll Call**

The meeting was called to order at 6:10 PM

Roll Call: Commissioners Present: Billings-Smith, Blanks, Cantor, Cortes, Davidoff, Fay, Johnson, Sweeney, Spivak, Wenograd and Zydanowicz. Others Present: Town and District Manager Richard Ledwith, Deputy Corporation Counsel Gina Varano

## **2. Approval of Minutes**

A. Special Services District Meeting Minutes 05-10-2022

Minutes of Meeting 05-10-2022 were approved 11-0.

## **3. Unfinished Business**

A. Resolution Authorizing the Execution of a Parking Agreement among the West Hartford Center Special Services District, the Town of West Hartford and Farmington Avenue Acquisitions, LLC

Without objection, Mayor Cantor moved that the Commissioners enter Executive Session at 6:01 PM for the purpose of discussing the sale or lease of real estate. All Commissioners were present in person in addition to Town Manager Richard Ledwith and Deputy Corporation Counsel Gina Varano.

Executive Session ended at 6:24 PM.

MOTION TO ADOPT (CANTOR)

SECOND (SWEENEY)

MOTION CARRIES (9 YEA, 2 NAY)

YEA: BILLINGS-SMITH, BLANKS, CANTOR, CORTES, DAVIDOFF, FAY,  
SWEENEY, WENOGRAD AND ZYDANOWICZ

NAY: JOHNSON AND SPIVAK

Commissioner Johnson referenced the letter dated May 10, 2022 from Blue Back Capital Partners LLC to the West Hartford Center Special Services District.

#### **4. New Business**

NONE

#### **5. Communications**

A. Communication from Alternate Member Karen Johnson regarding Special Services District representation for owners of taxable commercial land use property within the district (Mr. Sufian appointed as Alternate Member representing the Commercial Property land owners)

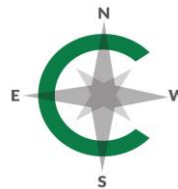
MOTION TO RECEIVE (CANTOR)

SECOND (SWEENEY)

MOTION CARRIES (11 YEA, 0 NAY)

#### **6. Adjournment**

Commissioner Cantor moved to adjourn without objection at 6:30 PM.



**CHARTER**  
REALTY MANAGEMENT

309 Greenwich Avenue  
Greenwich, Connecticut 06830  
Tel 203 689-7000  
[www.charterrealty.com](http://www.charterrealty.com)

May 10, 2022

VIA E-MAIL & HAND DELIVERY

Mayor Shari Cantor  
West Hartford Center Special Services District  
West Hartford Town Hall  
50 South Main Street  
West Hartford, Connecticut, 06107

RE: Resolution Authorizing the Execution of a Parking Agreement Among the West Hartford Center Special Services District, The Town of West Hartford and Farmington Avenue Acquisitions, LLC

Dear Mayor Cantor and Commissioners:

We are writing to express our concern with the above referenced resolution. As you are aware, parking has been a primary concern of Blue Back Square since we acquired the property almost one year ago. We were just recently provided with the agreement to dedicate 24 spaces for a 20-year term (with three (3) 10-year extensions) for the Isham Garage. We have shared our concerns for parking availability due to the repositioning of Blue Back Square and specifically related to our ability to enter into long term leases with potential office tenants as parking is the sole impediment. The Town of West Hartford does not appear to be planning for the upcoming need and thoughtfully considering the changing dynamics of Blue Back Square. Each time parking is committed to a non-SSD property owner, it leaves less flexibility for incoming tenants.

The Parking Demand and Capacity Analysis prepared by Solli Engineering (“Solli Study”) focuses on the needs of the proposed mixed-use facility located at 920-924 Farmington Ave. The Solli Study notes a need for 15 spaces during the week and 20 spaces over the weekend. The Solli Study counted parking demand during one weekend in October 2021 – a period the Town acknowledges, demand is significantly lower as fees are off. Further, this study only evaluated parking demand for the 920-924, it did not analyze demand for Blue Back Square - a full capacity analysis for future needs for Blue Back Square (the only property owner contributing to the SSD) was not undertaken.

*Other offices in:*

1666 Massachusetts Avenue | Suite 6A | Lexington, Massachusetts 02420 | 617-623-4333  
183 Main Street | Westport, Connecticut 06880 | 203-227-2922



A multi-year pre-Covid analysis should have been included in the Solli Study in order to determine the true demand for parking at Isham and Memorial garages before a long-term commitment can be made. In addition, we need to understand the future demand based on the changes happening at Blue Back Square. The recent movement of the Delamar spaces to Memorial Garage was apparently made due to capacity concerns at Isham. As of the most recent count, the spaces “coned-off” for the Delamar use totals 72 spaces, which is a significant amount in a prime location for potential parkers of the Rutherford Building. Please also note the agreement contains a typographical error in Paragraph #2 that states 36 spaces.

We would like to work with Town of West Hartford to better define the utilization and demand of the Isham and Memorial garages to determine the best path forward for West Hartford Center, Blue Back Square, and our neighbors. Previously, a parking committee existed exactly for this purpose which provided a working group of stakeholders. It may be beneficial to reinstate this group for important matters such as this.

Sincerely,

A handwritten signature in blue ink that reads "Paul Brandes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Brandes, President  
Blue Back Capital Partners, LLC  
Charter Realty & Development Corp.  
309 Greenwich Avenue  
Greenwich, CT 06830