

**Neighborhood Committee Meeting / Conference Call  
Approved Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
Friday, January 13, 2017  
8:30 a.m.**

**PRESENT:**

**Members:** Mayor Luke Bronin, Joanne Berger-Sweeney, Mayor Marcia Leclerc (via phone), David Jorgensen (via phone)

**Advisory Member:** Donald Chapman

**Guests:** David Foster (via phone), Rosanne Haggerty and Patrick McKenna from Community Solutions

**Staff:** Michael Freimuth, Anthony Lazzaro, Terryl Mitchell Smith and Kim Hart

The meeting was called to order at 8:36 a.m. by Mayor Bronin and the minutes of the November 10<sup>th</sup> meeting were approved on a voice vote.

1. **Brackett Knoll Housing Project** – Mr. Freimuth reported that he has requested that the \$1,555,000 in CRDA financial assistance approved by the Board in December be placed on the State Bond Commission agenda for January.
2. **Bowles Park Project** – Mr. Freimuth also reported that CRDA staff would be meeting soon with the Hartford Housing Authority and the developer of the Bowles Park Project. Requests for demolition bids are out and approximately 30 families still need to be relocated before demolition can begin. Neighborhood Fellows and local hiring requirements will be written into the CRDA financial assistance agreement.
3. **South Green Project** – Mr. Freimuth noted that the project is still awaiting a plan modification from the City's Redevelopment Agency.
4. **Swift Factory Project** – Mr. McKenna, Mr. Foster and Ms. Haggerty from Community Solutions, the developer of the project, offered the Committee an update. They reviewed the list of committed/potential tenants, noting that they have commitments for 80% of the total rental income and between 65% and 70% of the total rental space for the first two years of operation. Mr. Freimuth noted that CRDA has requested to see letters from tenants outlining their commitment to the project, along with any conditions or caveats.

Community Solutions outlined their various funding commitments and their request for \$4 million in assistance from CRDA. They have made no request of the City, though, Mayor Bronin noted that there is a pending agreement to cover back taxes on the property and that the City would also consider a tax-fixing agreement moving forward. Mr. Freimuth reminded the developer that any issue of back taxes would need to be resolved before CRDA funds would be made available.

President Berger-Sweeney raised the issue of how many people the Swift Factory would likely serve once it was up and running. The developer estimates the creation of 125 jobs in the first year and up to 175 after three years. Some 23,000 people live within walking distance of the site.

Committee members raised questions about the availability of the federal funding assistance under the new presidential administration, particularly the project's pending EDA grant. The developer is confident, however, that any new changes would affect funds in coming fiscal years and that FY17 grant funds are secure. Members expressed concern that while funds might be secure, the application process might grind to a halt under the new administration.

Mr. Freimuth also asked Community Solutions to provide a breakdown of funding uses to accompany the funding sources they provided to the Committee. The developer ran through the list and indicated that they would provide a written report as well.

Members also reviewed the project funding criteria approved by the Neighborhood Committee last August and expressed satisfaction that the Swift project met each of the set objectives.

Mr. Freimuth suggested that if remaining issues are resolved in time, the Neighborhood Committee could formally consider the Swift funding at its February meeting, with the possibility of sending it on to the full CRDA Board for a vote in February or March. Assuming the full Board was comfortable with the project, the funding request would then go to the State Bond Commission in March or April, depending on that entity's schedule.

5. **Albany/Woodland Project** – It was noted that bids are due later this month for development of vacant parcels on the corner of Albany Avenue and Woodland Street. CRDA may be asked to participate in the project.
6. **Neighborhood Fellows Security Program** – Ms. Hart will have a written update on the Neighborhood Security Fellows program for the Committee's February meeting.

The next meeting of the Neighborhood Committee is scheduled for *Friday, February 10, 2017*.

There being no further business, the meeting was adjourned at 9:39 a.m.