

Housing and Neighborhood Committee Conference Call
DRAFT Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, March 1, 2019
9:30 a.m.

PRESENT:

Members Present: Mayor Luke Bronin

Members Present via Phone: Board Chair Suzanne Hopgood, Erik Johnson, Paul Canning

Staff: Executive Director Mike Freimuth and Kim Hart

The meeting was called to order at 9:00 am by Mayor Bronin.

105-107 Wyllys Street – Revised Funding Request

Mr. Freimuth updated Committee members on a new funding proposal for 105-107 Wyllys Street. The project has been presented to CRDA several times but has failed to complete its financing each time. The vacant parcels are directly across the street from the Capewell development and have long been targeted by the City to complement ongoing renewal in the neighborhood.

The last CRDA request was for a \$1.6m construction loan to assist with construction of 18 three-bedroom units. The developer, Joseph Citino/Providian Builders, is now looking to construct 3 buildings, each with 3 three-bedroom units and a nine-space garage. CRDA would provide an \$800,000 construction loan under the same terms at the original loan request (3% interest during construction converting to a permanent financing at 2% for 30 years).

After a brief discussion, a resolution authorizing CRDA funding for the project was approved on a voice vote. The item will now go to the full Board. An amended Bond Commission technical resolution will be submitted.

Other Project Updates - Mr. Freimuth provided brief updates on the following:

Pearl Street – Chairperson Hopgood asked that a tour of the Pearl and Arch Street projects be arranged. A number of Committee members expressed an interest in attending.

Radisson – CRDA counsel is working with the developer’s counsel to secure additional financing and to restart construction.

Park & Main – A committee of the City Council has approved an agreement with Spinnaker Real Estate Partners for the \$26 million mixed-used development. The full Council will consider the matter at its next meeting.

Albany & Vine – Mr. Freimuth reported that there has been little movement on the project, but it will likely be back before CRDA if additional funding can be secured.

Asylum Hill – NINA is about to close on the Sigourney Street project. CRDA funding will be supplemented by that of LISC and The Hartford.

Bowles – The project is under construction.

Brackett – New RFP’s will be issued shortly for the road construction, site work and housing.

Dillon – Construction continues on the new stadium.

PAL / Quirk Middle School – RFP’s for an architect and construction manager are on the street.

Riverfront Recapture – CRDA is negotiating an agreement with Riverfront to provide funding for a northern extension of the Hartford Riverwalk.

The minutes of the December 20, 2018 meeting were approved on a voice vote. There being no further business, the Committee adjourned at 9:20 am.

The next meeting is scheduled for Friday, April 5, 2018 at 9:00 am.