

**Housing and Neighborhood Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, October 12, 2018
9:00 a.m.**

PRESENT:

Members Present via Phone: Board Chair Suzanne Hopgood, Mayor Luke Bronin, Joanne Berger-Sweeney, Commissioner Evonne Klein and Don Chapman

Members Present at CRDA: Kiley Gosselin, Nick Lundgren

Staff: Executive Director Mike Freimuth and Kim Hart

The meeting was called to order at 9:08 am by Ms. Gosselin and the minutes of the September 7th meeting were approved on a voice vote.

Current Project Status

Mr. Freimuth directed Committee members' attention to the updated Housing Project, Neighborhood Project and Redevelopment Project spreadsheets in their agenda packets and provided updates on CRDA projects currently underway:

Regarding the three DoNo projects, Mr. Freimuth noted that CRDA staff was working with the RMS on a term sheet for the Parcel C housing component. The project budget is currently under revision, with the developer looking at the potential use of Brownfield funding, as well as the possibility of including affordable units.

Mr. Freimuth noted that two locations are being considered for the grocery store and the final determination will likely depend on the preference of the selected operator. He also noted that the City is working through foreclosure issues on the Arrowhead block.

Ms. Hart updated the committee on the Quirk/PAL project. Mayor Bronin suggested that City Council approval was required before the project could proceed, specifically relative to CRDA working in the building and the Police Athletic League's lease arrangements. Further discussions with the City's Corporation are expected.

New Projects

Mr. Freimuth reviewed the details of the 246-250 Lawrence Street project presented to the Committee by developer Aaron Gill at the Committee's September 7th meeting.

The project includes the renovation of two vacant and blighted "perfect six" buildings and a small four-car garage in the Frog Hollow neighborhood. The buildings will be refurbished into 8 two-bedroom units and 4 one-bedroom units at a cost of \$1.5 million. CRDA funds are being requested to bridge an estimated \$225,000 in historic tax credits and to provide a second mortgage construction / permanent gap of \$296,000 at 3% over a 20 year term, with a 12 year balloon payment to coincide with bank financing.

After a brief discussion, a resolution approving CRDA funding for the project was approved on a voice vote.

There being no further business, the Committee adjourned at 9:41 am.

The next meeting is scheduled for November 2, 2018 at 9:00 am.