

**Housing and Neighborhood Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, September 7, 2018
9:00 a.m.**

PRESENT:

Members Present at CRDA: Kiley Gosselin (Committee Chair), Board Chair Suzanne Hopgood, Mayor Luke Bronin and Joanne Berger-Sweeney

Members Present Via Phone: David Jorgensen, Commissioner Evonne Klein, Paul Canning, Nick Lundgren, Don Chapman

Guests: Aaron Gill of Wolverine Property LLC

Staff: Executive Director Mike Freimuth and Kim Hart

The meeting was called to order at 9:04 am by Ms. Gosselin and the minutes of the March Housing Committee meeting and the June Neighborhood Committee meeting were approved on a voice vote.

Current Project Status

Mr. Freimuth updated the committee on CRDA housing projects currently underway: 28 High Street and the Colt Armory projects have closed, while 103 Allyn and 105-7 Wyllys are still pending. 370 Asylum is scheduled to start renting in November.

At the Radisson project, 25% of the units have been completed, while the balance of units are 50% - 60% complete and will require another 6 to 8 weeks of work. Approximately \$5 million of CRDA's \$6.5 million contribution has been spent to date. Construction on the units will restart this fall following the closing.

New Projects

246-250 Lawrence Street - Mr. Gill presented his plans for two vacant and blighted "perfect six" buildings on Lawrence Street. The buildings will be refurbished into 8 two-bedroom units and 4 one-bedroom units at a cost of \$1.49 million and Mr. Gill is seeking a \$492,500 bridge loan from CRDA. The project is located around the corner from Mr. Gill's earlier rehab, 387-389 Capital Avenue, which included apartments over ground floor retail.

Ms. Berger Sweeney asked about the lack of affordable units in the project. Mr. Gill, who is chair of the Frog Hollow NRZ, noted that his neighborhood has a high percentage of income

restrictive units and that market rate units would help increase the diversity of residents. Ms. Gosselin concurred, noting that market rate units would help attract the so-called “missing middle”. Commissioner Klein also expressed her support for the project.

Mayor Bronin questioned Mr. Gill about his choice of location for the project and how he was able to keep construction costs so low. Mr. Gill noted that the buildings had been up for sale and that he had spent considerable time in them, having developed a relationship with the owner. He also noted the City’s anti-blight program as an incentive. As to keeping costs low, Mr. Gill credited his work as an engineer and his experience with the earlier rehab, as well as his good construction team.

Park & Main – Mayor Bronin updated the Committee on the City’s switch to a new developer on the Park and Main Street project. A partnership between Spinnaker Real Estate Partners and Freeman Engineering have taken the project over from CIL. The partnership has proposed two modularly-constructed residential buildings, including 108 market-rate units and ground-floor retail, on either side of Park Street.

While previous attempts to develop this iconic corner have failed, the City is hopeful that this current effort will be successful given its lower costs, CRDA’s role and support from nearby Hartford Hospital. Mr. Freimuth noted that the absence of affordable units and of additional parking in the project plans may be issues moving forward.

There being no further business, the Committee adjourned at 9:56 am. The next meeting is scheduled for October 5, 2018 at 9:00 am.