

CRDA Neighborhood Committee

Cancellation notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, July 14, 2017
is cancelled.

CRDA Neighborhood Committee

Cancellation notice

The CRDA Neighborhood Committee Meeting
scheduled for
Friday, August 11, 2017
has been cancelled.

The next CRDA Neighborhood Committee meeting will
meet September 8, 2017

CRDA Neighborhood Committee

Cancellation notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, September 8, 2017
is cancelled.

CRDA Neighborhood Committee

Cancellation notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, October 13, 2017
is cancelled.

***Due to the State Holiday on Friday, November 10,
the next Neighborhood Committee will be held on
Thursday, November 9th at 8:30am.***

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, November 9, 2017
is cancelled.

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, December 1, 2017
is cancelled.

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, January 12, 2018
is cancelled.

**Neighborhood Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Tuesday, February 5, 2018
11:00 a.m.**

PRESENT VIA PHONE:

Members: Mayor Luke Bronin (Committee Chair), Joanne Berger-Sweeney, Board Chair Suzanne Hopgood, Mayor Marcia LeClerc and David Jorgensen

Guests: Don Chapman (City of Hartford)

Staff: Mike Freimuth

PRESENT AT CRDA OFFICES:

Guests: Kiley Gosselin (City of Hartford), David Kozak (Hartford Sports Group)

Staff: Kim Hart

The meeting was called to order at 11:00 a.m. by Mayor Bronin and the minutes of the March 10, 2017 meeting were approved on a voice vote.

Mayor Bronin gave brief updates on the three pending CRDA neighborhood projects:

- **Bowles Park** - Phase 2 abatement has been completed and demolition is expected to be completed later this month;
- **Brackett Knoll** - On February 13th, the City Council will consider the transfer of property to the developer for construction;
- **Swift Factory** – The developer is expected to close on the project financing shortly.

Dillon Stadium – Committee members reviewed a draft memo from Mr. Freimuth to Mayor Bronin outlining a plan for the redevelopment of Dillon Stadium to allow for greater community usage and the inclusion of a United Soccer League (USL) team. Mr. Freimuth noted that additional State tax revenue expected to be generated by the USL team would justify the investment of up to \$6.7 million in capital improvements at the facility. Allowing for the installation of an artificial turf field (estimated at \$1.5 million) and additional improvements at

the adjacent Colt Park, Mr. Freimuth recommended that CRDA request \$10 million of neighborhood funding from the State Bond Commission for the project.

The memo was approved by the Committee on a voice vote and the matter referred to the full Board for its approval.

Westbrook Village – Mayor Bronin reported that the City has requested \$9 million in State funds (likely Urban Act) for the relocation of residents and demolition of Westbrook Village. He advised members that the City would approach CRDA for construction funds at a later date, unless the Committee wished to provide funds for the relocation/demolition phase. Members agreed to hold off considering funding until the construction phase of the project.

1240 Albany Avenue – Mayor Bronin also reported on a new project for which the City is seeking CRDA financial assistance. A developer is interested in rehabbing the long-vacated Northwest District School at 1240 Albany Avenue for use by a local minority-owned home health care agency with approximately 150 employees. The building is of historical significance and needs a considerable amount of work. The City has requested \$1.0 million of Urban Act funds from the State and is seeking another \$2 - \$2.5 million in CRDA neighborhood funds.

CRDA staff is currently reviewing the pro forma and will tour the building in the next few weeks.

Park & Main – Mayor Bronin reported that committee reviewing responses to the City's RFP for a developer for the Park Street and Main Street intersection area will be making a final selection shortly.

The next meeting of the Neighborhood Committee is scheduled for *Friday, March 2, 2018*.

There being no further business, the meeting was adjourned at 11:25 a.m.

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, March 9, 2018
is cancelled.

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, April 13, 2018
is cancelled.

**Neighborhood Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, May 11, 2018
8:30 a.m.**

PRESENT:

Members: Mayor Luke Bronin (Committee Chair), David Jorgensen (phone), Suzanne Hopgood (phone)

Guests: Kiley Gosselin, City of Hartford (present), Don Chapman, City of Hartford (phone) Emily Wolfe and Matt Shaw, Sheldon Oaks.

Staff: Mike Freimuth, Kim Hart (phone)

Absent: Marcia Leclerc, Joanne Berger Sweeney

The meeting was called to order at 8:30am by Mayor Bronin and the minutes of the February 5, 2018 were approved on voice vote.

Michael Freimuth updated the committee on the five neighborhood projects underway- Bowles – completion of demolition underway; Swift – financing closed; Albany Infrastructure – funds transferred to CDOT; Brackett Knoll – Approvals received for property sale, pending assistance agreement between CRDA and developer; Dillon – design work advancing, construction manager bid underway.

Nina – Heritage Homes – Michael Freimuth outlined a home ownership program underway in the Asylum Hill neighborhood. The program needs assistance for six properties on Hawthorne and Sigourney and is exploring the creation/redevelopment of twelve additional units in the neighborhood. Upon motion made and seconded the Committee authorized up to \$2.5M to expand program for additional homeownership project in the NINA area.

690-714 Albany – Sheldon Oaks presented its plan to renovate a deteriorating building at the corner of Vine and Albany into 8 apartments, (4 affordable) and 3-4 storefronts. The total project cost is estimated to be \$4.5M with a \$2.5M CRDA grant request.

The committee discussed various aspects of the project: sources and uses; whether a grant vs. a loan is appropriate; the mix of affordable and market rate units; the context for the project in light of other Albany Ave. projects; and if prevailing wage would be required. The matter was tabled pending further information.

The Committee adjourned at 9:50am. The next meeting is June 8, 2018 at 8s:30am.

CRDA Neighborhood Committee

Cancellation Notice

The CRDA Neighborhood Committee
Meeting, scheduled for
Friday, June 8, 2018
is cancelled.

Neighborhood Committee Conference Call
Approved Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Monday, June 11, 2018
3:00 p.m.

PRESENT BY PHONE:

Members: Mayor Luke Bronin (Committee Chair), Suzanne Hopgood, Mayor Marcia LeClerc, Joanne Berger-Sweeney

Guests: Kiley Gosselin, Don Chapman (City of Hartford)

AT CRDA:

Staff: Mike Freimuth, Kim Hart

Absent: Dave Jorgensen

The meeting was called to order at 3:00 pm by Ms. Hopgood and the minutes of the May 11, 2018 meeting were approved on voice vote. Mayor Bronin subsequently joined the call.

Ms. Hart and Ms. Gosselin updated the committee on the four neighborhood projects underway:

- a. **Bowles** – Completion of demolition is underway and additional utility work may be included, subject to available funding.
- b. **Swift** – Financing has closed and the construction manager is beginning mobilization.
- c. **Brackett Knoll** – Outside counsel is drafting assistance agreement between CRDA and developer.
- d. **Dillon** – Schematic design work is nearly completed. Newfield Construction of Hartford has been selected as construction manager and the first bid package will be released shortly.

690-714 Albany

Mr. Freimuth reported that Sheldon Oaks has revised their ask related to the renovation of a deteriorating building at the corner of Vine and Albany into 8 apartments, (4 affordable) and 3-4 storefronts. Additional funds – include State Historic Tax Credits - have also been secured and the total project cost (including acquisition) is now estimated to be \$5.2 million, with a \$2.2 million CRDA grant request.

The committee discussed various aspects of the project: sources and uses; whether a CRDA grant vs. an equity interest is appropriate and the value of the project to the neighborhood. Additional due diligence is still needed and a motion was made to refer the funding request to the full Board without a recommendation. That motion was adopted on a voice vote.

Charter Oak Health Center

Mr. Freimuth reported on a new project requesting CRDA funding. The Charter Oak Health Center is looking to expand their facilities on Grand Street into a neighboring building and the cost of renovating the three-story brick structure as a specialty clinic is estimated to be \$1.9 million. The Health Center has secured \$1.45 million from other sources and is asking CRDA to fund the \$450,000 balance.

Some Committee members raised concerns about the project being unrelated to CRDA's housing / economic development mission and the possibility of opening the door for funding requests from other unrelated projects. Other members noted that while the project was outside CRDA's normal course of business, improving the health of local residents was a critical issue and that funding the renovation of the currently-vacant structure was a means of reducing blight in this neighborhood. A question was also raised about the possibility of the facility being used as a methadone clinic.

Ms. Gosselin noted that the City was only made aware of the project last week and that Planning & Zoning would need to take a look at it. Members agreed that additional information was needed and a motion to refer the item to the full Board for discussion was approved on a voice vote.

New Business

Mayor Bronin raised the issue of CRDA possibly contributing funds for the renovation of 24 residential buildings in the Clay Arsenal neighborhood being vacated as part of HUD's termination of reputed slumlord Emmanuel Ku's housing contract. It is estimated that simply bringing these facilities up to code would cost between \$3 million to \$5 million and members noted that this would be a massive financial and logistical undertaking for CRDA. Other members suggested that the Housing Committee should weigh in on the question.

Members agreed that additional information was needed on potential costs and on the question of designing the vacated units as affordable versus market rate housing. Mayor Bronin agreed to continue working with his staff on framing the project and to report back to the Committee at a later date.

The next Neighborhood Committee meeting is scheduled for July 13, 2018.

There being no further business, the Committee adjourned at 3:40 p.m..