

**Housing and Neighborhood Committee Conference Call**  
**APPROVED Meeting Minutes**  
**Connecticut Convention Center**  
**100 Columbus Boulevard, 5<sup>th</sup> Floor**  
**Hartford, CT 06103**  
**Friday, September 6, 2019**  
**9:00 a.m.**

**PRESENT:**

**Members Present:** Suzanne Hopgood, Erik Johnson, Mayor Luke Bronin

**Members Present via Phone:** Joanne Berger Sweeney, Paul Canning

**Staff:** Mike Freimuth, Kim Hart

**Minutes**

The meeting was called to order by Chairman Johnson at 9:05 a.m. The minutes of the June 7, 2019 conference call were adopted on a voice vote.

**Project Status Report**

Mr. Freimuth provided updates on the following housing projects:

- Teachers' Corner – 100% leased, with teachers occupying 25% of the units.
- Arch Street – 20-22% leased since the building opened in July;
- 111 Pearl Street – 82% leased, with 30 units being utilized by local corporations for their employees. Efficiencies and studios have been cited as the most popular units. Restaurant and retail tenants are being marketed for the ground floor.
- 101 Pearl – Construction should be completed in December. Discussions are underway with a potential restaurant tenant for the ground floor.
- Radisson – The top two floors have been completed and will be available for lease shortly, while construction on the balance of the floors is progressing. The new owners of the property are anxious to sell the property and are in discussions with two potential buyers.

- Under construction: Colt North Armory, 246-250 Lawrence Street, 28 High Street, 103 Allyn, 100 Trumbull, 1278 Silas Deane, 289 Asylum and Heritage Homes in the Asylum Hill neighborhood.

Mr. Freimuth also briefly updated Committee members on some of the ongoing neighborhood projects, including Brackett Knoll, Swift Factory, Dillon Stadium, Quirk/PAL and 690 Albany.

Regarding the DoNo project, he noted that the designated housing parcel (“Parcel C”) is no longer tied up in litigation with the previous developer, although an appeal is pending. CRDA holds \$12 million in State Bond funds allocated for housing on Parcel C, as well as for demolition of the former City data center on Parcel D. Since the funds cannot cover the cost of both projects, the Committee will need to weigh its options on the two parcels.

### **Pratt Street Initiative**

Mr. Freimuth noted that discussions are underway with the developers of the proposed Pratt Street project. The project is likely to be phased, with the initial work begun on Pratt and Trumbull Streets, followed by Temple Street and the Talcott Street Garage. The first phase of the project is expected to cost around \$29.2 million, with \$11 million of that requested from CRDA in the form of construction and bridge loans.

### **Lawrence Street**

Mr. Freimuth noted that developer Aaron Gill has adjusted his unit configurations on the Lawrence Street housing project. Originally, the project included 8 two-bedroom units and 4 one-bedroom units located in two buildings. Mr. Gill is now looking to construct 10 two-bedroom units and 2 three-bedroom units. Any additional costs above and beyond the \$1.5 million CRDA committed to the project will be borne by the developer.

The next meeting / conference call of the Housing & Neighborhood Committee will be held on October 4, 2019.

There being no further business, the committee adjourned at 9:49 am.