

**Housing and Neighborhood Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> 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.

CRDA  
Housing and Neighborhood  
Committee

Date has been moved to  
Friday, October 12, 2018, 9:00am

The CRDA Housing and Neighborhood  
Committee Meeting, scheduled for Friday,  
October 5, 2018 has been moved to Friday,  
October 12, 2018, 9:00am.

**Housing and Neighborhood Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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.

**CRDA  
Housing & Neighborhood  
Committee**

**Has Been Cancelled**

**The CRDA Housing & Neighborhood  
Committee Meeting, scheduled for Friday,  
January 4, 2019 has been cancelled.**

CRDA  
Housing & Neighborhood  
Committee

Has Been Cancelled

The CRDA Housing & Neighborhood  
Committee Meeting, scheduled for Friday,  
February 1, 2019 has been cancelled.

**Housing and Neighborhood Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> 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.**