

**Housing and Neighborhood Committee Conference Call**  
**APPROVED Meeting Minutes**  
**Connecticut Convention Center**  
**100 Columbus Boulevard, 5<sup>th</sup> Floor**  
**Hartford, CT 06103**  
**Friday, August 4, 2020**  
**9:00 a.m.**

**PRESENT:**

**Members Present by Phone:** Board Chair Suzanne Hopgood, Commissioner Seila Mosquero-Bruno, Joanne Berger Sweeney and Mayor Luke Bronin

**Staff:** Mike Freimuth, Anthony Lazzaro, Lauren Vaz and Kim Hart

The meeting was called to order by Ms. Hopgood at 9:00 a.m. and the minutes of the March 10, 2020 meeting were approved on a voice vote.

Per the agenda, Mr. Freimuth presented updates on three projects requiring assistance in light of the COVID-19 pandemic.

- 1) **201 Ann Street** – The owner is asking to forebear interest for six months, citing falling occupancy rates due to COVID. Mr. Freimuth explained that the 26-unit property typically attracts a high percentage of foreign-born tenants and has lost more than half its occupancy. He noted that this property has a good track record and was one of the first to pay down its net loan. The amount in question is approximately \$6,000 and would be collected at the end of the loan term. After a brief discussion, the Committee voted by voice vote to approve six months of interest forbearance.
- 2) **28 High Street** – Mr. Freimuth explained that the project was scheduled for completion in June, but that has now been pushed back to October, costing the developer between \$60k and \$80k. The owner, Constantinos Constantinou, is asking for a three-month interest forbearance until opening. After a brief discussion, the Committee voted by voice vote to approve three months of interest forbearance to Mr. Constantinou.
- 3) **101/111 Pearl Street** – Mr. Freimuth explained that while 111 Pearl was up and running when COVID hit, the larger 101 Pearl opened mid-COVID due to significant construction delays. The two properties are jointly managed and share certain amenities and 111 has carried the managerial expenses of 101 over these last few months. Reduced occupancy at 111 and slow lease up at 101 has resulted on \$2.4 million in losses.

A new equity partner is willing to cover the losses, but in order to reach their preferred rate of return, the owner is requesting that CRDA lower the interest rate on our construction loan from 3% to 1% interest only with retirement of principal at refinance points of up to 50% of cash proceeds after the payoff of the primary notes.

Mr. Freimuth noted that the parties were still engaged in discussions and the Committee may be asked to consider further adjustments. After a brief discussion, a motion to reduce CRDA's interest as requested was on a voice vote

There being no further business, the Committee adjourned at 9:51 a.m.

The next meeting / conference call of the Housing & Neighborhood Committee will be held on  
September 2, 2020.