

Housing and Neighborhood Committee Conference Call
DRAFT Meeting Minutes
Friday, November 6, 2020
9:00 a.m.

PRESENT:

Members Present via GoToMeeting: Board Chair Suzanne Hopgood, Joanne Berger Sweeney and Mayor Luke Bronin

Guests Present via GoToMeeting: Aaron Gill, Laura Settlemeier

Staff Present via GoToMeeting: Mike Freimuth, Anthony Lazzaro, Lauren Vaz and Kim Hart

The meeting was called to order by Ms. Hopgood at 9:06 a.m. and the minutes of the October 2, 2020 meeting were approved on a voice vote.

213 Lawrence Street – At Mr. Freimuth’s invitation, Mr. Gill updated Committee members on his renovation project at 246-250 Lawrence Street. He noted that the south building has been completed, while the north is close to obtaining a certificate of occupancy.

Mr. Gill then reported on a second project at 213 Lawrence Street. Per a new State administrative procedure and law, the property is in receivership and the developer is seeking Historic Tax Credits, as well as assistance through the City’s Blighted Assessment Deferral program. The developer is also seeking CRDA assistance, the provision of which could be complicated by the receivership issue. Mr. Freimuth noted that additional work is needed before a formal resolution can be put before the Committee and the full CRDA Board.

Per the agenda, Mr. Freimuth reported on four CRDA-funded project requesting assistance in light of the COVID-19 pandemic:

103-21 Allyn Street – This project includes 66 units and street-level retail in three historic buildings on Allyn Street. The current CRDA loan agreement restricts the property to market rate housing; however, the developer is asking to designate 20% of the units as affordable in order to access additional Historic Tax Credits.

100 Trumbull Street – This project includes the conversion of existing 8 two-bedroom units into 16 one-bedroom and efficiency units. The new owner is asking to defer the required completion date of the first 8 units until December 2021, with the completion date for the second 8 units extended to December 2022. Loan repayment commencement dates would also be adjusted accordingly.

1279-83 Main Street (San Juan Center) – This project includes renovation of the property into 10 residential units and 2 storefronts. It has incurred construction delays and cost overruns, a redesign and a change in general contractors. As the project nears completion, the Hartford Community Loan Fund (CRDA’s funding partner) and the San Juan Center are seeking to delay the conversion of CRDA’s construction loan to a full permanent mortgage from May 2021 to May 2022 to allow for full lease up and stabilization.

Pratt Street Initiative – Phase I of this project includes the conversion of 99 Pratt Street and 196 Trumbull into 129 units. In October 2019, CRDA approved a \$12 million loan for acquisition and construction of Phase I. Mr. Freimuth is now recommending that the Board have the option to secure additional collateral for such loan in the form of 55-75 Pratt Street, an adjoining building scheduled for renovation in a later project phase.

After a brief discussion, a motion was made to forgo the reading of the individual resolutions for each project and vote on one omnibus resolution.

Resolved: The Executive Director is authorized to make the modifications to the terms of CRDA agreements for 103-21 Allyn, 180 Trumbull, 1279-83 Main and Pratt Street Phase I as discussed and to refer the motion to the full Board for consideration.

This resolution was approved unanimously by the Committee on a voice vote.

In the interest of time, the Albany/Woodland update on the agenda was postponed until the Committee’s next meeting.

There being no further business, the Committee adjourned at 9:31 a.m.

The next meeting/conference call of the Housing & Neighborhood Committee is scheduled for December 4, 2020.