

**Regional and Economic Development Committee
Conference Call
Draft Meeting Minutes
April 8, 2021
3:00 PM**

Members Present via GoToMeeting: Committee Chair Marcia Leclerc, Board Chair Suzanne Hopgood, Randal Davis, DECD Deputy Commissioner Alexandra Daum, Bob Patricelli, Garrett Eucalitto

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

The meeting was called to order at 3:01 pm by Mayor Leclerc and the minutes of the March 11, 2021 meeting were approved on a voice vote.

1. **Regional Agricultural Market - Development Services RFP** – Mr. Freimuth reported that CRDA sent letters to the two short-listed firms asked for new proposals based on the revised scope discussed at the Committee’s March meeting. SLAM and HR&A submitted their new proposals on March 30th and Ms. Hart walked Committee members through a summary of the two. Committee members were in agreement that one of the firms addressed the revised scope much better than the other, but many raised concerns about cost. Mr. Freimuth indicated he would reach out to the preferred firm and begin contract negotiations.
2. **Albany/Woodland Retail Project** – Mr. Freimuth reminded Committee members that last July the State Bond Commission approved a \$5.5m CRDA loan to Seven Summits for a \$21m mixed-use development on a City-owned parcel. The project would have included 75 units of housing and 20,000 sf of retail/commercial space focusing on neighborhood health and wellness needs. Since that time, the developer has been unable to secure additional funding and objections have been raised in the neighborhood about the density of the housing. The City would like to keep these funds available for a future 40,000 sf retail/commercial project on the site that would retain the health and wellness focus. After a brief discussion, the following resolution was approved on a voice vote:

“The CRDA continues to support the redevelopment of the Albany/Woodland property and reserves the \$5.5M awarded to be re-allocated for a restructured and redesigned commercial building of approximately 40,000 sf subject to 1/ the CRDA funds being matched by an equal or greater amount of funds; 2/ the CRDA Board reviewing and approving the specific use and terms of the CRDA funds at a subsequent time; and 3/ the State Bond Commission approving such re-allocation and the use of the funds”

- 3. Windsor Locks TOD Project Update** – Mr. Freimuth updated Committee members on the Windsor Locks TOD project, directing them to the memo in the meeting agenda packet. He noted that while the project is not technically within the CRDA district, the Governor had asked for the agency’s assistance. Mr. Patricelli questioned whether State funds should be committed to the project if there was a chance federal infrastructure funds might become available.

Mr. Freimuth noted that CRDA is closely monitoring the proposed allocation of federal infrastructure funds, particularly in relation to the I84/I91/Route 2 interchanges and new developable land that may become available through highway realignment. Expansion of 5G is also of great interest as it plays a role in attracting tenants to CRDA-funded housing projects. Mr. Eucalitto also reviewed with Committee members the categories of projects eligible for federal infrastructure funds.

- 4. Parking Management RFP** – Mr. Lazzaro reported that five proposals were received in response to the RFP for management of the Adriaen’s Landing, Church Street, Morgan Street and Bushnell South garages. Two firms have been shortlisted and interviews will be held on April 12th. The Selection Committee expects to have a recommendation in time for Board consideration on April 15th.
- 5. Other Projects** – Mr. Freimuth directed Committee members to the spreadsheet of current projects contained in the agenda packet. He indicated that CRDA continues to closely monitor the health of the restaurants and theaters in the Front Street district, as well as the Marriott Hotel. He noted that many people are hopeful that the hospitality industry may be eligible for relief under the American Rescue Plan.

The next meeting of the Regional & Economic Development Committee is scheduled for May 13, 2021.

There being no further business, the meeting was adjourned at 3:53 p.m.