

**CRDA Regional and Economic Development Committee
Conference Call
APPROVED Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
September 13, 2018
9:00 AM**

Members Present Via Phone: Committee Chair Marcia Leclerc, Board Chair Suzanne Hopgood, Commissioner Catherine Smith

Staff: Executive Director Mike Freimuth, Tony Lazzaro, Bob Saint and Kim Hart

The meeting was called to order at 9:07 a.m. by Mayor Leclerc.

1. Hartford Regional Market

Mr. Freimuth reported on CRDA's new role at the Hartford Regional Market and presented a draft MOU to be signed with the State Department of Agriculture (DOAG). The market has been in serious disrepair for a number of years and has subsequently lost tenants. Last session, the General Assembly adopted legislation transferring ownership of the facility to CRDA. Per the MOU, the Authority will assume leases and handle redevelopment of the Market, while the DOAG will oversee day-to-day operations.

Mr. Freimuth noted that CRDA has undertaken a redevelopment study and will need to return to the General Assembly at some point to secure funding to implement that study's recommendations.

After a brief discussion, the Committee voted by voice vote to recommend approval of the DOAG MOU. The MOU will now go to the full Board for approval.

2. East Hartford Riverfront Improvements and Demo Projects

Mayor Leclerc updated the Committee on the Town's plans for bringing additional residential development to Founders Plaza. As part of that effort, the Town is looking to make improvements to nearby Great River Park.

Some \$1.34 million is being requested for repairs and improved access to and within the park, particularly for disabled visitors. Work will include (1) improved ADA access to the

boat launch and fishing pier, (2) new lighting and signage, (3) demolition of old structures and (4) improved access to the Founders' Bridge pedestrian walkway.

In addition, the Town is seeking funds for the abatement and demolition of four blighted structures, including a former Town fire station and three residential properties.

After a brief discussion, the Committee voted by voice vote to recommend approval of both funding requests. The requests now go to the full Board for approval.

3. Parking Garage Updates

- a. Adriaen's Landing Garages – Mr. Freimuth and Mr. Saint updated Committee members on repair work currently underway at the Convention Center and Front Street North garages. Such repairs are estimated at \$4.7 million and are being funded primarily out of garage operating funds, supplemented by Front Street capital funds. It was noted that additional work will also be required in the Science Center garage.
- b. Church Street Garage – Mr. Freimuth and Mr. Saint also outlined ongoing and future repair work required at the Church Street garage. Mr. Freimuth noted that operation of this garage is closely tied to the adjacent XL Center, with event-day incentives offered to patrons and garage operating revenue used to supplement the arena's budget.
- c. Bushnell Park Garage – Mr. Freimuth noted that demolition is proceeding on the former State DPH Laboratory on Clinton Street in order to make way for a new 400+ space parking garage to be utilized by State employees and public parkers in the Bushnell Park South area.

Pending Bond Commission approval of \$16 million in construction funds and the transfer of the required parcels, CRDA will construct, own and operate the new garage. This represents the first phase of a larger Bushnell Park South development in which parking spaces in the large surface lots that dominate this area are consolidated into parking structures, thereby freeing up land for new mixed-use development.

- d. Founders Plaza Garage – Following up on the earlier discussion of the Founders Plaza area, Ms. Hart noted that an RFP for garage / development planning has been drafted and will be issued shortly, pending the East Hartford Town Council's approval of an MOU with CRDA.

4. Wethersfield Borden Project

Mr. Freimuth reported that construction is underway on 120 housing units on the Silas Deane Highway in Wethersfield.

The next meeting of the Regional & Economic Development Committee is scheduled for October 5th. There being no further business, the meeting was adjourned at 9:50 a.m.

CRDA
Regional and Economic Development
Committee

Has Been Cancelled

The CRDA Regional and Economic
Development Committee Meeting,
scheduled for Thursday, October 11, 2018
has been cancelled.



100 Columbus Boulevard
Suite 500
Hartford, CT 06103-2819
Tel (860) 527-0100
Fax (860) 527-0133
www.crdact.net

CRDA Regional and Economic Development Committee

Draft Meeting Minutes

**Office of the Mayor
Town of East Hartford**

**740 Main Street
East Hartford, CT 06108**

November 9, 2018

9:00 AM

Members Present Via Phone: Committee Chair Marcia Leclerc, Commissioner Catherine Smith, Commissioner Jim Redeker

Staff: Executive Director Mike Freimuth and Kim Hart

The meeting was called to order at 9:04 a.m. by Mayor Leclerc and the minutes of the September 13, 2018 meeting were approved on a voice vote.

- 1.
2. **Hartford Regional Market** – Mr. Freimuth reported on capital improvements underway at the Regional Market. Work includes road repairs and paving, as well as the installation of water and electrical lines to certain buildings on the site.
3. **Front Street** – Mr. Freimuth noted that a new restaurant will be moving into the space recently vacated by Qdoba. El Pollo Guapo, a popular rotisserie-themed restaurant in Wethersfield, will open its second location on the corner Front Street and Constitution Way.
4. **Showcase Cinema Site** – Mayor Leclerc reported that while the Town had hoped to negotiate a better price for the purchase of the Showcase Cinemas site, their lower offer was rejected by National Amusements. The Town Council will consider the purchase of the property for the original \$3.4 million asking price at its November 20th meeting.
5. **Goodwin College Drainage Improvements** – Ms. Hart reported that plans for the three-phase project are nearly complete and an RFP for the work will go out shortly. CRDA is also finalizing a contract with Zuvic, Carr and Associates for the remaining design and construction administration work.
6. **Silver Lane Road and Streetscape Improvements** – Mr. Freimuth noted that CRDA has finalized a contract with Transystems for design of the improvements and staff will be meeting with the firm shortly to discuss next steps.

7. **Great River Park** – CRDA is currently negotiating an agreement with Riverfront Recapture to undertake the capital improvement work in the park.
8. **The Borden** – Mr. Freimuth reported that Wethersfield housing project is currently under construction.
9. **Bushnell South Garage** – The RFQ for a design/build contractor for the garage is on the street. Once responses are received, a short list of respondents will be asked to submit a cost proposal. .
10. **Founders Plaza Garage** – The RFP for a Development Planner / Garage Designer should be issued in the next week or so.
11. **Other Garages** – Mr. Freimuth reported that the Front Street South Garage is fully occupied, while capital improvements are underway in the Convention Center garages. There remains a great deal of work to be done in the Church Street and some cracking issues are being addressed in the Science Center garage.
12. **Parkville Market** – Mr. Freimuth gave the Committee an overview of a potential new Parkville Market project. Additional details on the project, including CRDA's role, will be forthcoming.

The next meeting of the Regional & Economic Development Committee is scheduled for December 14th.

There being no further business, the meeting was adjourned at 10:06 a.m.

CRDA
Regional and Economic Development
Committee

Has Been Cancelled

The CRDA Regional and Economic
Development Committee Meeting,
scheduled for Friday, December 14, 2018
has been cancelled.

Agenda

**CRDA Regional and Economic Development Projects Committee
Meeting / Conference Call
Friday, December 20, 2018
11:30am**

- I. Introduction
- II. Approval of Minutes from November 9, 2018 meeting
- III. New Business
 - a. Parkville Market *
- IV. Adjournment

* action item

**Call initiated, but then cancelled due to lack
of quorum**

CRDA

Regional & Economic Development Committee

The Thursday, January 10, 2019

Committee Meeting is cancelled

CRDA
Regional and Economic Development
Committee

Has Been Cancelled

The CRDA Regional and Economic
Development Committee Meeting,
scheduled for Friday, February 8, 2019 has
been cancelled.



100 Columbus Boulevard
Suite 500
Hartford, CT 06103-2819
Tel (860) 527-0100
Fax (860) 527-0133
www.crdact.net

CRDA
Regional and Economic Development
Committee

Has Been Cancelled

The CRDA Regional and Economic
Development Committee Meeting,
scheduled for Friday, March 8, 2019 has
been cancelled.

CRDA

Regional & Economic Development Committee

The Thursday, April 11, 2019

Committee Meeting is cancelled

CRDA

Regional & Economic Development Committee

The Thursday, May 9, 2019

Committee Meeting is cancelled

CRDA

Regional & Economic Development Committee

The Thursday, June 13, 2019

Committee Meeting is cancelled