

Agenda

**CRDA Regional and Economic Development Projects Committee
Meeting / GoToMeeting
Thursday, September 9, 2021
3:00pm**

- I. Approval of Minutes from April 8, 2021 *
- II. Consideration of New Funding*
 - a. East Harford – Silver Lane Area (\$9 m)
 - b. Riverfront Recapture – Additional Improvements to Great River Park (\$1.6 m)
 - c. Church Street Parking Garage (\$5 m)
- III. Project Updates
- IV. Adjournment

CRDA Regional and Economic Development Committee Meeting
Thu, Sep 9, 2021 3:00 PM - 4:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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**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.

East Hartford – Silver Lane Area

Resolution: *The Regional and Economic Development Committee recommends that the CRDA Board authorize the Executive Director to apply to the State Bond Commission for \$9 Million from the designated East Hartford/CRDA Capital Authorizations in order to provide a grant in aid to the Town of East Hartford for purposes of making roadway and other improvements to facilitate development in the Silver Lane corridor.*

East Hartford – Great River Park Improvements

Resolution: *The Regional and Economic Development Committee recommends that the CRDA Board authorize the Executive Director to apply to the State Bond Commission for \$1.6 Million from the designated East Hartford/CRDA Capital Authorizations in order to provide a grant in aid to Riverfront Recapture Inc. for purpose of making improvements in and around Great River Park in East Hartford.*

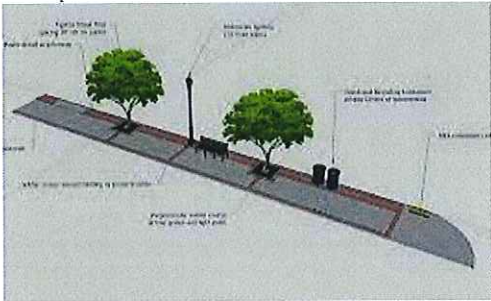

Hartford – Church Street Parking Garage

Resolution: *The Regional and Economic Development Committee recommends that the CRDA Board authorize the Executive Director to apply to the State Bond Commission for \$5 Million for required repairs to the Church Street Parking Garage in Hartford.*

COMPREHENSIVE REDEVELOPMENT OF THE SILVER LANE NEIGHBORHOOD



Goal: To enhance the area along Silver Lane to promote economic development, at the same time creating an accessible district that stretches from Rentschler Field to Charter Oak Plaza. This 3-phase plan will directly affect the planned redevelopment of the former Showcase Cinema site by creating alternate access and community utilization of the area.

Phase 1 – Applegate Lane Proposed Exp - \$2 mm	Phase 2 – Ring Road Proposed Exp - \$2 mm
	
<ul style="list-style-type: none"> • Upgrades - repaving – sidewalks – walkable/bike lane streetscape – pedestrian-scale lighting • Landscaping/vegetation • Wayfinding signage • Private road purchase - \$20k-\$40k 	<ul style="list-style-type: none"> • Access to Charter Oak Plaza & Showcase site • Upgrades - repaving – sidewalks – walkable/bike lane streetscape – pedestrian-scale lighting • Culvert repairs/bridge access • Create views through with landscaping/vegetation

COMPREHENSIVE REDEVELOPMENT OF THE SILVER LANE NEIGHBORHOOD

Phase 3 – Silver Lane Plaza

Proposed Exp - \$5mm



JCI Concept Plan for Silver Lane Plaza redevelopment

- Redevelopment & expansion opportunity – existing structures & new building uses - expansion along Silver Lane (i.e., JCI concept above)
- Select demolition and expansion
- Façade improvements
- Expanded commercial uses
- Redesign/rebranding/signage
- Infrastructure improvements
- Flood plain considerations
- Paving and reconfiguration of parking
- Landscaping/vegetation upgrades

Riverfront Recapture, Inc.
2021 Great River Park Improvements - Phase II
Project Narrative

1 Wayfinding sign system - outside of park

Work with the Town of East Hartford and CRDA to develop a series of signs directing people to and from both the Riverfront and Connecticut Convention Center areas. Signs will be installed along sidewalks and local East Hartford streets.

\$130,560.00

2 East River Dr sidewalk lighting at bridge

Install new lighting under the bridge to improve safety and visibility for pedestrians.

\$23,800.00

3 Riverbank erosion

Over the last decade plus, Great River Park has lost almost 100 trees along the river to beaver damage making the bank susceptible to erosion. Efforts to minimize future beaver damage have proven successful, however the loss of live tree roots has had a significant impact on the park and improvements in the amphitheater and parking lot area are at risk.

\$219,488.89

4 Convert roadway to Riverwalk

There is approximately 625' of park road north of the parking lot that deadends at the riverwalk creating a pedestrian safety hazard. This area has been closed to vehicle traffic for almost 2 years without any issue. The existing roadway, pedestrian sidewalk and park lighting would be removed. A new 12' wide paved riverwalk would be built connecting the parking lot to the riverwalk. New light pole foundations, underground wiring and light poles would be installed along the improved riverwalk.

\$272,017.19

5 Riverwalk repairs

Repair and widen to 12' a 1,100' section of riverwalk south of Riverpoint Condo. Re-grade surrounding ground to promote positive drainage towards the river. Raise light pole foundations as needed to match new grades.

\$318,146.46

6 Replace wood guardrail

Existing wood guardrail is rotted in many locations and needs to be replaced. New wood guardrail would be similar to existing.

\$122,808.00

7 ADA Picnic areas

Great River Park was constructed before the Americans with Disabilities Act was passed in the 1990's and some features of the park are not fully accessible including picnic areas. Three new accessible picnic areas will be established with proper tables and new walkways connecting parking spaces to the tables.

\$28,247.20

8 Pavement rehabilitation

Patch failed areas, repair cracks, and seal existing bituminous pavement, replace damaged concrete curbing and catch basin tops. Restripe parking lot similar to existing layout. New concrete sidewalk to be installed in place of existing bituminous sidewalk along the river and incorporate some of the new stone benches

\$243,319.11

Riverfront Recapture, Inc.
2021 Great River Park Improvements - Phase II
Project Narrative

9 Stone benches

Installation of new brownstone benches along the riverwalk and parking lot to provide additional seating areas for park visitors.

\$96,968.00

10 Trash receptacles and bike racks

Remove 10 existing trash receptacles from the riverwalk area and replace with 7 new receptacles matching receptacles installed in 2019 in the parking lot area. Install 2 new town standard bike racks on concrete pads

\$14,620.00

11 Replacement park gates

Replace the existing park entrance gate with similar design gate, refurbish gate leading to amphitheater, and install new gate near boat ramp where the roadway will be converted to riverwalk.

\$44,200.00

12 Removal of yacht club stairs on levee

Remove and dispose of existing concrete stairs on the Town's levee near the Bulkeley Bridge. Restore / repair any rip rap issues on the levee face after concrete is completely removed.

\$28,560.00

13 Removal of temporary event power cabinets

Removal of two electrical cabinets and foundations that were used to supply temporary power for events held on East River Dr in the 1990's. Both cabinets are rotted and unsafe to use in addition to being an eyesore. Physically located on the Town's earthen levee.

\$ 4,893.28

\$ 1,547,628.13

CRDA Garages

Authorizations: PA 17-2 subsection 397(e)(2); PA 17-2 subsection 397(e)(3)

Balance \$5,000,000

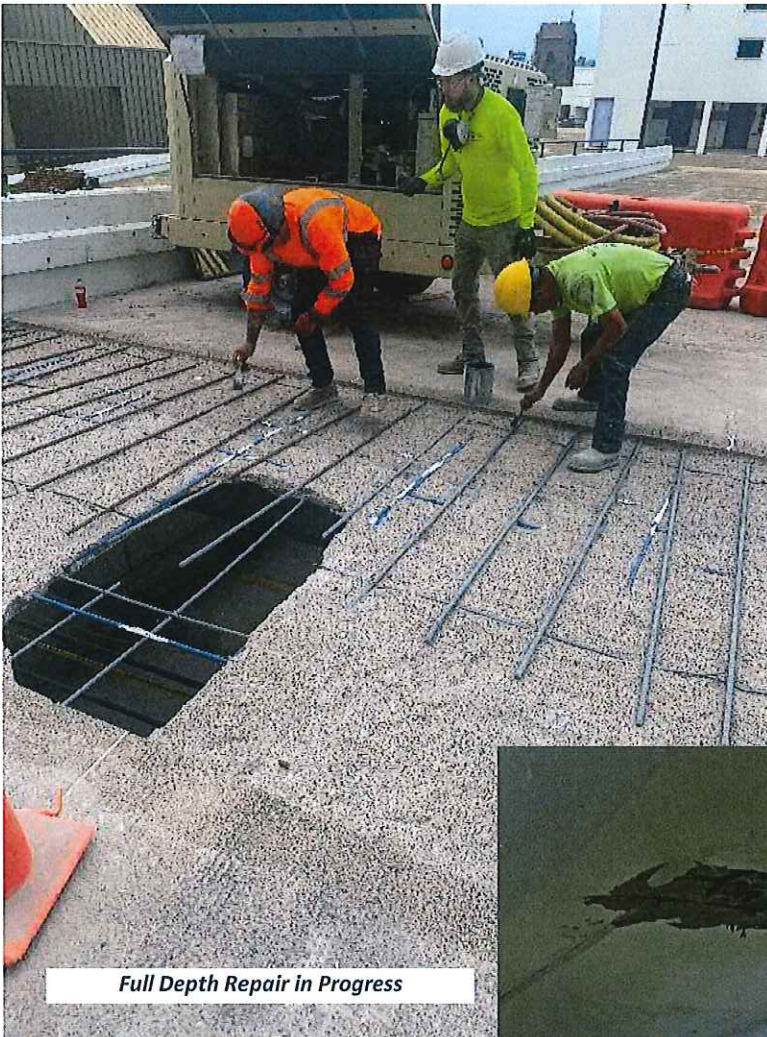
Use: Cap Ex demands of multiple CRDA garages

Bond Request: Major repairs are required at the Church Street Garage serving downtown and the XL Center and CRDA requests the release of the remaining bond authorization of \$5 million.

History: The facility was purchased from the City of Hartford in 2015, includes 1290 parking spaces and helps to underwrite the operating budget of the XL Center with event parking revenue.

The building has been using capital reserve funds as well as previously allocated bond funds to undertake a variety of major system replacements and upgrades, including: three elevators, a rebuilt stairwell and a variety of concrete repairs including water proofing, removing spalling concrete and replacing reinforcement bars.

Project: The total project to restore the garage is estimated at \$17.7M. The total estimated cost of structural repairs is \$13.7M, of which \$6.7M has been committed to date. Allocating the remaining garage funds will allow for the property to continue its restoration of major concrete elements and reduce the risk to personal and property using the building. *CRDA is concerned that it may have to restrict access to portions of the building due to safety issues that will also result in loss revenues to the building and the XL facility.*



Full Depth Repair in Progress



Existing Stair





Water leaking out of bowing cooling tower wall media



Frozen water seized up cooling tower wall media