

Agenda

CRDA Regional and Economic Development Projects Committee

Meeting / Microsoft Teams (see below)

Thursday, September 8, 2022

12:00 pm

- I. Approval of Minutes from March 10, 2022*
- II. Project Updates
 - a. Hilton / Doubletree
 - b. 235-7 Hamilton
 - c. Silver Lane Redevelopment
- III. Next Meeting – October 13, 2022
- IV. Adjournment

Microsoft Teams meeting

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Regional and Economic Development Committee
Conference Call
Draft Meeting Minutes
March 10, 2022
3:00 PM

Members Present via Microsoft Teams: Committee Chair Mike Walsh, Randal Davis and Bob Patricelli

Staff Present via Microsoft Teams: Mike Freimuth and Kim Hart

Guests Present via Microsoft Teams: Thomas Jansen, HR&A Advisors

The meeting was called to order at 3:04 p.m. by Chairman Walsh and the minutes of the January 13, 2022 meeting were approved on a voice vote.

1) **Regional Agricultural Market**

Mr. Jansen walked Committee members through the consultant's report on the Regional Market, highlighting agricultural and food system issues currently facing the State. These include supply chain issues that have been exacerbated by climate change and the COVID pandemic, as well as the insecurity associated with most of the State's food supply originating west of the Hudson River. An aging farmer population, a lack of diversity and inadequate training and support systems for new farmers also present challenges.

HR&A believes that redevelopment of the Regional Market could help address many of these issues. Mr. Jansen indicated that their plan provides for new warehouse and distribution space to enhance the Market's current role. The plan would also expand that role by including space for production and processing to extend the growing season for farmers. A redeveloped Market would give farmers greater access to sellers, including restaurants, schools and other institutions, while providing space for training and educational programs.

Mr. Freimuth noted that the goals set forth in the report align closely with those expressed by the State Department of Agriculture and that CRDA would work in conjunction with that agency on implementation of the Market plan. It was noted that HR&A met with the Ag Commissioner and current Market tenants, as well as with a variety of agriculture and food-related organizations as part of their research.

Mr. Patricelli queried whether HR&A reached out to groups such as the Farm Bureau during their work. Mr. Jansen noted that they had met some individuals, but that meetings with different stakeholders would continue through the development process.

Mr. Jansen suggested some next steps related to implementation of the plan, including the selection of development/management entity who could advise CRDA during the design and construction process. Funding will obviously be a critical issue and Mr. Jansen noted that a variety of sources could be explored. Mr. Davis expressed support for the plan and suggested that securing letters of interest from entities would help provide justification for moving forward with the planning process. Mr. Freimuth suggested that CRDA might want to initiate site prep work, including demolition of Building C, and that any new investment in the property would be done in segments.

Mr. Patricelli inquired about how the protein processing/slaughterhouse component included in the plan would work on the site. Mr. Jansen noted that care would be taken to keep it separate from the more public areas and that it would be fairly small.

Mr. Freimuth noted that HR&A will offer a presentation of the Market plan to the full Board at the March 24th meeting.

2) Project Updates

Mayor Walsh and Mr. Freimuth walked Committee members through the project spreadsheets, with the following highlights:

- a) Former Showcase Cinemas Site – The East Hartford Town Council unanimously approved a tax incentive deal for Jasko Development for construction of a 360-unit housing development on the site.
- b) Hilton Hotel – A double closing for both the hotel renovation and residential conversion will be scheduled shortly. Construction is scheduled to start in late Spring or early Summer.
- c) Silver Lane Sidewalk Project – CRDA will be forced to rebid the project as the selected contractor was unable to hold their price beyond the required 90-day period. The project has stalled as it awaits OPM signature on easements.
- d) Bond Façade Project – Financing for the project is expected to close shortly.
- e) Silver Lane Plaza – The Town is currently negotiating for the purchase of the blighted property, while consultants are working on a marketing study.
- f) SiFi – The town-wide fiber project is expected to begin installation in April and should be completed in 2024.

The next meeting of the Regional & Economic Development Committee is scheduled for April 14, 2022.

There being no further business, the meeting was adjourned at 3:49 p.m.



Town of East Hartford Silver Lane Redevelopment Area

Update as of 9/2022

Apartments Updated Rendering Concourse Park



Highlights

- Approved by Inland Wetland Commission in July 2022
- Site plan approval expected at 9/14/22 Planning and Zoning meeting. Plans are for up to 477 units.
- Property transfer 4th quarter 2022.
- March 2022 Town began Silver Lane Redevelopment Plan process. Plan adopted by the Council in August 2022.

Silver Lane Redevelopment Plan:

Chapter 130 Redevelopment



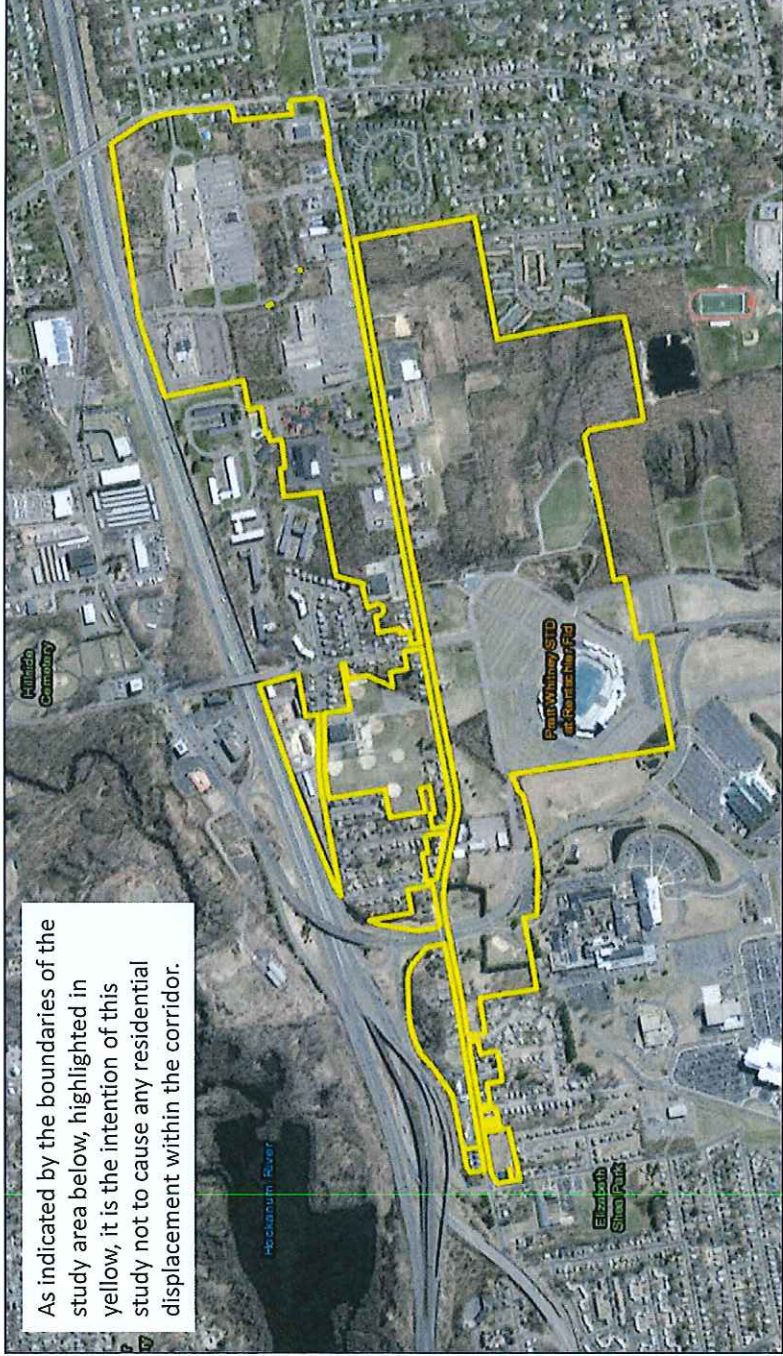
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Silver Lane Redevelopment Area Boundary

East Hartford, CT – Silver Lane Redevelopment Study Area



- Red outline – Silver Lane Plaza
- Identified as priority redevelopment site
- Yellow outline – Showcase Cinemas



Goals, objectives and next steps

- Building on our first two projects – National Development at Rentschler Field and Apartments at Showcase Cinemas, we are repositioning the corridor for more development in several ways.
 - Selective acquisition and demolition of obsolete structures
 - Promotion of market sustainable uses and new imaging
 - Public investment where required and necessary
 - Improvements to the built environment i.e. movement toward complete streets with sidewalks, pedestrian scale lighting, bike paths and connections to the East Coast Greenway
 - Use of flexible zoning – Planned Development District (PDD)
- Redevelopment Plan adopted August 2022.
- Public Hearing held by Redevelopment Agency specifically for Silver Lane Plaza

CRDA Regional and Economic Development Projects

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
Hartford Regional Market	Planning & design for redevelopment & improvements	\$1,500,000	Grant-in-aid	-	-	7/25/2018 12/11/2018 7/21/2020	Report presented to Board 3/22
Front Street District	Paving & crosswalk improvements at Front/Columbus intersection, storm drainage improvements and waterproofing & related garage improvements at Front St. North Garage	\$3,000,000	Direct CRDA expenditure	-	-	7/25/2018	Completed
Newington - National Welding Site	Administration of abatement and demolition of site; Assistance with development of site	\$2,000,000	DECD Brownfields Grant	n/a	1/15/2013	n/a	Town negotiation with residential developer CRDA role complete
Bushnell South Garage	Garage	\$17,000,000	CRDA Prop.	-	-	9/20/2018	Garage open for State employees
Parkville Market	Community Market	\$3,500,000	Construction / Bridge Loan Note Repaid	12/20/2018	1/10/2019	4/2/2019	Open
Parkville Market 2	Comm. Mkt	\$3,500,000	Loan	1/13/2022	1/20/2022 6/16/2022	n/a	Pending Closing
Riverfront Recapture (Hartford/Windsor Side)	Phase I development of extension to Hartford Riverwalk north of Riverside Park	\$1,025,000	Grant-in-Aid	-	-	9/20/2018	site work scheduled, engineering underway
Hilton/DoubleTree	Conversion of hotel	\$5,100,000	Loan	12/3/2021	12/15/2021	12/21/2021	Financing Closed 8/29/2022
Bond	Historic Façade	\$1,000,000	Loan	1/17/2022	3/24/2022	n/a	Closed 3/30/2022
235-7 Hamilton	Construction & Environmental loan	\$4,000,000	City Funds loan	1/17/2022	6/16/2022	n/a	loan closed 9/1/2022 work underway

CRDA/East Hartford

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
East Hartford - Showcase Cinemas	Acquisition, demolition and redevelopment of former multiplex site	\$12,000,000 ¹	Grant-in-aid			7/12/2016 6/1/2018	Developer has been selected
East Hartford - Drainage Improvements near Goodwin College	Installation of new drainage lines to accommodate new development in Goodwin area	\$4,000,000	Grant-in-aid		6/21/2018	7/25/2018	Phase I and Phase II complete. Funding secured for Phase III.
East Hartford - Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CRCOG Silver Lane study	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EBN project)			4/4/2009	Contractor selected - awaiting OPM signoff on easements and environmental permit applications
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development in area	\$500,000	Grant-in-aid			6/1/2018	Discussions continue with Town, developer planning consultants and CRDA
East Hartford - Great River Park	Improvements to Great River Park, including repairs & improved access to and within the park, particularly for disabled visitors	\$1,340,000	Grant-in-aid			9/20/2018	Work continues, Army Corp. permits
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties	\$1,000,000	Grant-in-aid			9/20/2018	MOU signed with Town.
East Hartford	Aqc Redev. Silver Lane Retail	\$10,500,000	Grant	9/9/2021	9/16/2021	12/21/2021 & 5/26/2022	\$500K Preliminary Planning 12/21/21 \$10M 5/26/22 Balance

6/1/2022

¹ Transferred to CRDA from other State Agencies