

**Regional and Economic Development Committee  
Conference Call  
Draft Meeting Minutes  
January 12, 2023  
3:00 PM**

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

**Staff Present via Microsoft Teams:** Mike Freimuth, Tony Lazzaro and Kim Hart

**Guests Present via Microsoft Teams:** Erin Howard, Economic Development Director, City of Hartford

The meeting was formally called to order at 3:06 and the minutes of the September 8, 2022 meeting were approved on a voice vote.

- 1) **Albany & Woodland** – Ms. Howard updated the Committee on the City’s planned development of property on the corner of Albany Avenue and Woodland Street. The public-private endeavor will combine four City-owned parcels and two privately-owned parcels into two larger tracts, designated as Parcels A and B.

Fronting Woodland Street, the smaller Parcel A would be sold and the sale proceeds used for development of the other parcel. The developer of Parcel A has proposed a \$1.9 million building, including 2,500 sf of retail space occupied by a national retailer with a drive-thru window.

Parcel B would be sold to the non-profit National Development Council (NDC). The proposed 30,000 sf building would be occupied by the City Health Department and WIC offices, as well as a restaurant with rooftop dining, a bank and 119 parking spaces. Total development costs are \$10.5 million, with funds coming from a City grant and a proposed CRDA loan. The City’s development deal would include a 10-year tax-fixing agreement and an option for the City to purchase the property for \$1 after 10 years. The City would also retain a seat on a new nonprofit board set up to govern the development.

Ms. Howard and Mr. Freimuth noted that additional details will need to be worked out before a formal ask is made of the CRDA Board.

## 2) Project Updates

- a) Silver Lane Sidewalk and Pedestrian Bridge Project – Ms. Hart noted that all of the required easements and environmental permits for this project have been secured. The contractor, Mather, has ordered the pedestrian bridge and it should arrive by April. Sidewalk paving will occur after the bridge installation.
- b) National Development Logistics Center – Ms. Hart noted that site work had begun on the project. Discussions between Pratt & Whitney Stadium and National Development over traffic management on shared roadways are ongoing. A groundbreaking is scheduled for March 6<sup>th</sup>.

Mayor Walsh reviewed the Town of East Hartford's "Control Tower", updating the Committee on various projects, including:

- c) Silver Lane Plaza – The Town is in the process of acquiring the Plaza site via eminent domain, while working to resettle existing tenants and exploring development options.
- d) Concourse Park at Showcase – The former cinema site is being developed into 300 market-rate, amenity rich apartments along Silver Lane. Construction is expected to begin later this year.
- e) Riverview Apartments – Simon Konover has proposed the construction of 130 market rate units along the Connecticut River. Once financing is in place and permits secured, construction could start later this year.
- f) Church Corners – The historic boarding house was purchased by the Town earlier this month and tenants will be resettled before the derelict structure is gutted. The Town expects to flip the building to a developer by June 30<sup>th</sup>.
- g) McCartin School – The former elementary school will be demolished and the site flipped to a developer for construction of single-family homes. A pre-demolition hazardous materials survey is currently underway.

The next meeting of the Regional & Economic Development Committee is scheduled for February 9, 2023.

There being no further business, the meeting was adjourned at 3:45 p.m.