

**Regional and Economic Development Committee
Conference Call
APPROVED Meeting Minutes
March 9, 2023
3:00 PM**

Members Present via Microsoft Teams: Committee Chair Mike Walsh, Randal Davis and Pam Sucato (for Commissioner Eucalitto)

Staff Present via Microsoft Teams: Mike Freimuth and Kim Hart

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

The meeting was called to order at 3:02 p.m. and the minutes of the January 12, 2023 meeting were approved on a voice vote.

1) **Project Updates**

Albany & Woodland – Mr. Freimuth presented Committee members with a resolution on the Albany and Woodland project in Hartford.

The City has tried unsuccessfully for a number of years to develop this vacant property along Albany Avenue, with multiple plans being presented. In 2020, the State Bond Commission allocated \$5.5 million of CRDA funds for a mixed-use housing and commercial development on the site.

Most recently, the City selected the non-profit National Development Council (NDC) via RFP to partner with them on development of a portion of the site known as “Parcel B”. NDC signed a purchase and sale agreement with the City in February and plans call for construction of a new 30,000 sf building housing a new City Health Department, an upscale restaurant, a bank and an additional commercial tenant.

Total development costs for Parcel B are estimated at \$10 - \$12.5 million. CRDA has been asked to use the previously allocated \$5.5 million to provide a construction loan, which will be coupled with up to \$7 million from the City’s Revolving Loan funds. Up to \$750,000 of the City funds will be available to NDC for pre-development costs prior to construction.

The following resolution was approved on a voice vote:

RESOLUTION:

The executive director is authorized to lend up to \$5.5M of CRDA bond funds and to grant up to \$7M of City funds consistent with the CRDA/City of Hartford MOU of December 3, 2021 to Community Development Properties Woodland Inc (or such acceptable single purpose entity). CRDA bond funds would be distributed as a construction loan at 3% interest only in years 1-5 with a reset of interest, amortization and term in year 6. Any cash flow after expenses and debt service that the project may produce will be applied towards a reduction in the principal amount of the CRDA \$5.5M loan. City funds would be distributed as a grant, with up to \$750,000 released as pre-development funds and the balance released upon receipt of construction bids. All funding shall be subject to such fiduciary terms and conditions as deemed necessary and appropriate by the executive director and CRDA counsel.

2) Front Street PILOT Amendment

Mr. Freimuth noted that he will be presenting a resolution to the Committee in April concerning the Front Street District PILOT agreement with the State. The district covers both the entertainment district across from the Convention Center as well as the Hartford Marriott. A number of refinancings are being negotiated and Mr. Freimuth advised that the PILOT term needs to be extended to match up with those. He also noted that these PILOT payments are crucial as they fund operations and maintenance in the district.

3) Other Project Updates

Mr. Freimuth encouraged Committee members to review the project spreadsheets included in the agenda packet.

The next meeting of the Regional & Economic Development Committee has been rescheduled from April 7th to April 13, 2023, due to the Good Friday holiday.

There being no further business, the meeting was adjourned at 3:13 p.m.