

**Regional and Economic Development Committee  
Conference Call  
Draft Meeting Minutes  
April 13, 2023  
3:00 PM**

**Members Present via Microsoft Teams:** Committee Chair Mike Walsh, Randal Davis, Commissioner Alexandra Daum and Pam Sucato

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

The meeting was called to order at 3:02 p.m. and the minutes of the March 9, 2023 meeting were approved on a voice vote.

1) **Project Updates**

**Albany & Woodland** – Ms. Hart reminded members that in March the Committee - and later the full CRDA Board - approved a \$5.5 million CRDA construction loan and a \$7 million grant from City Revolving Funds to support a \$10-\$12 million mixed-use development at the corner of Albany Avenue and Woodland Street in Hartford.

Included in that resolution was a provision authorizing up to \$750k of the City funds to be released for pre-development costs prior to NDC's receipt of construction bids. The City and developer are asking that an additional \$1 million of the City funds be released for environmental remediation and site improvements subject to the terms of an assistance agreement between the developer and CRDA.

The following resolution was approved on a voice vote:

**RESOLUTION:**

*The resolution adopted by the CRDA Board at its March 20, 2023 meeting authorizing the loan of up to \$5.5M of CRDA bond funds and a grant of up to \$7M of City Revolving Loan funds to Community Development Properties Woodland Inc (or such acceptable single purpose entity) for the Albany & Woodland project is amended to include the distribution of up to \$1 million of the City funds to be released for environmental remediation and site improvements. The early release of these funds shall be subject to such fiduciary terms and conditions as deemed necessary and appropriate by the executive director and CRDA counsel.*

## 2) Front Street Tax Fixing Agreement Extension

Attorney Lazzaro explained that there are three tax-fixing agreements governing the Front Street district. These were signed with the master developer of the district, HB Nitkin, and are tied to the various phases of its development. The PILOT payments received by CRDA under these agreements are used for maintenance of the district and are calculated as follows:

| <b>Tax Year</b> | <b>Payment – Percentage of Actual Taxes</b> |
|-----------------|---|
| 1-3             | 0%  |
| 4-7             | 10%   |
| 8-11            | 20%   |
| 12-15           | 30%   |

The agreements for Phases I, III and IV of the development are set to expire in 2027, 2032 and 2034 respectively. Attorney Lazzaro indicated that HB Nitkin has asked for 30-year extensions to these agreements, increasing payments as follows:

| <b>Tax Year of Extension</b> | <b>Payment – Percentage of Actual Taxes</b> |
|------------------------------|---|
| 16-20                        | 40%   |
| 20-45                        | 50%   |

The following resolution was approved on a voice vote:

### RESOLUTION:

*The CRDA Regional and Economic Development Committee hereby recommends the proposed terms of this Tax Fixing agreement extension to the CRDA Board of Directors for approval in accordance with the terms and conditions provided above.*

## 3) Adriaen's Landing Hotel Tax Fixing Agreement Extension

Attorney Lazzaro explained that the Marriott Hotel is governed by a tax fixing agreement similar to those at Front Street. The current agreement was signed in 2020 and provides for a PILOT payment to CRDA of up to 3% of gross hotel revenues for a period of 15 years.

The owners of the hotel are looking to refinance their existing debt and have asked for a 30-year extension, moving the agreement's end date to 2065. Attorney Lazzaro noted that such refinancing will allow the hotel to repay a \$3.5 million COVID recovery loan received from DECD.

Commissioner Daum raised a question as to whether CRDA was limited as to the number of years by which it could extend an agreement. Attorney Lazzaro responded that the relevant state statute is written quite broadly and does not limit our ability to extend agreements.

The following resolution was approved on a voice vote:

**RESOLUTION:**

*The CRDA Regional and Economic Development Committee hereby recommends the proposed terms of this Tax Fixing agreement extension to the CRDA Board of Directors for approval in accordance with the terms and conditions provided above.*

The next meeting of the Regional & Economic Development Committee is scheduled for May 11, 2023.

There being no further business, the meeting was adjourned at 3:16 p.m.

DRAFT