

**Housing and Neighborhood Committee Conference Call**  
**Draft Meeting Minutes**  
**May 11, 2023**  
**12:00 p.m.**

**PRESENT:**

**Members Present via Microsoft Teams:** Committee Chair Joanne Berger-Sweeney, Mayor Luke Bronin, Bob Patricelli, Paul Canning and Randal Davis\*.

(\*Mr. Davis arrived later in the meeting and did not vote on the three resolutions presented.)

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

**Guests Present via Microsoft Teams:** Charlie Adams and Sandy Cloud (PennRose/Cloud), Patrick McKenna and David Foster (Community Solutions)

The meeting was called to order by Ms. Berger-Sweeney at 12:03 p.m.

The minutes of the March 10, 2023 meeting were approved on a voice vote.

**1. Project Updates**

- a. **690-714 Albany Avenue** – Mr. Freimuth reported that this project includes the rehabilitation of 8 residential units (6 affordable, 2 market rate) and 3 retail spaces on the corner of Albany Avenue and Vine Street. CRDA has been asked to provide an \$800,000 loan from the City’s Revolving Fund. Mr. Freimuth noted that CRDA approved funding for the rehab of these properties in 2018, but the funds were reallocated when the prior developer failed to secure the property.

Mayor Bronin expressed his support for the project, noting that the Albany Avenue corridor remains a priority for the City. In response to a question from Mr. Canning, Mr. Freimuth noted that the “Section 8” funds secured for the project were a special COVID-related subsidy.

The following motion was approved on a voice vote:

**RESOLUTION:** *The executive director is authorized to lend to Andaleeb Enterprises LLC or such single purpose entity acceptable to CRDA, up to \$800,000 for the renovation of 690-714 Albany Avenue subject to funds being available within the CRDA Housing*

*Revolving Fund, all other sources of funding being secured and such fiduciary terms as deemed necessary by the executive director and CRDA counsel.*

**18-20 and 30 Trinity Street** – This project includes the rehab of two historic office buildings across from the State Capitol into 108 residential units (20% affordable) and ground floor retail space. The Department of Administrative Services, which managed the structures, selected PennRose/Cloud as developer and has granted them a fiduciary due diligence period to secure their financing package and to assess construction/development issues. Total development costs are estimated to be \$45.4 million and CRDA has been asked to provide assistance in the form of a \$6.5 million loan.

Mr. Freimuth noted that the proposed use of the buildings aligns with the Goody Clancy master plan for the Bushnell South area. Parking for residents will be leased from CRDA at the Bushnell South garage.

In response to a question from Mr. Canning, Mr. Freimuth explained that the commercial space has not been included in the project's pro forma keeping it as conservative as possible with revenue estimates. Mr. Adams explained that while this is a busy corner, there are no restaurants close by and his team is talking to restauraners about utilizing 3,000 sf on the first floor of one of the buildings. The "alleyway" between the structures will also be designed as an outdoor amenity.

Mr. Canning questioned whether the developer fee would be subordinate to the CRDA loan. Mr. Freimuth responded that the two would be coterminous.

The following motion was approved by voice vote, with Mr. Patricelli abstaining.

**RESOLUTION:** *The executive director is authorized to lend to PennRose/Cloud (or such single purpose entity acceptable to CRDA) up to \$6.5 million at 1.5% interest only, for a five year period, with an adjustment of the interest rate and amortization schedule in year 5 and an overall term of 30 years, for purposes of converting the two former state office buildings at 18-20 and 30 Trinity Street, Hartford into 108 units of housing including 20% of them as affordable; subject to State Bond Commission approval, all financing sources being secured; and such fiduciary terms as deemed necessary by the executive director and CRDA counsel.*

- b. **241 Asylum Avenue** – Mr. Freimuth reported that in 2018, CRDA approved a \$200,000 loan to Cast Iron Associates for conversion of this vacant office space into four residential units within a seven-story historic mixed-use development. The source of the assistance was the CRDA's Revolving Loan fund.

The loan was to be retired upon the monetization of State historic credits or five years, whichever occurred first. (The principal balance of the note is \$174,109 and it is current.) The developer has asked to extend the term of the CRDA loan by one more year to allow for the finalization of the historic credit documentation and receipt of the equity resulting from the sale of the credits.

The following motion was approved on a voice vote:

**RESOLUTION:** *The Executive Director is authorized to extend the original term of the CRDA loan for one additional year or until the historic credit proceeds are monetized, whichever occurs sooner.*

- c. **North Hartford Housing Trust** – Mr. McKenna offered a presentation on Community Solutions’ creation of the North Hartford Housing Trust (NHHT). The non-profit organization seeks to improve housing stability, address blight and bring additional rental units online in North Hartford. Under their model, the organization acquires and rehabilitates houses (typically “perfect sixes”) and holds leases to 50% of AMI. Local residents are also employed in both the rehab and management of the units.

The organization is seeking \$2.5 million from CRDA to tap for acquisition and renovation as apartment buildings come up for sale - an arrangement similar to what CRDA has set up for NINA in the Asylum Hill neighborhood.

Mr. Patricelli and Mr. Canning both expressed their support for the concept, citing similar programs organized in the City many years ago. Mr. Freimuth questioned Mr. McKenna about other sources of funding being tapped or explored for the program, including Trinity Health, the Housing Development Fund and Hartford Foundation for Public Giving.

Mr. Freimuth indicated that he would continue working with NHHT on an assistance package and would bring a proposal to the Committee for a vote in the near term..

II. **Other Projects** - Mr. Freimuth reported on the following other projects:

- a. **Pratt Street and Temple Street** – Two of CRDA’s newest projects, these are more than 75% occupied.
- b. **The Pennant (DoNo)** – The new apartments are about 95% occupied.
- c. **200 Constitution** – CRDA has rescinded its commitment to the project and the funds will be reallocated to other projects.
- d. **Heritage Homes** – NINA will be closing in a few weeks on its latest projects..
- e. **Bedford Commons and MLK** – These projects are expected to close later this summer. Both are awaiting funding approvals from CHFA.
- f. **Arrowhead** – Expected to close in July.
- g. **275 Pearl and 525 Main** – Construction work is underway.
- h. **Colt L East and former Fuller Brush** – Both projects will close shortly.

The next meeting of the Housing and Neighborhood Committee is scheduled for June 2, 2023.

There being no further business, the Committee adjourned at 12:53 p.m.

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