

**CRDA Regional and Economic Development Committee
Microsoft Teams Meeting**

**Thursday, May 9, 2024
1:00 pm**

Agenda

- I. Introductions
- II. Approval of Minutes from January 11, 2024 Meeting*
- III. Riverfront Recapture Update on Hartford and East Hartford Projects
- IV. New Projects
 - a. Former McCartin Elementary School*
- V. Project Updates
- VI. Committee Meeting Dates Through December 2024
- VII. Next Meeting: June 13, 2024
- VIII. Adjournment

Microsoft Teams

Join the meeting now

Meeting ID: 261 762 512 115

Passcode: F2WmgH

Dial-in by phone

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**Regional and Economic Development Committee
Conference Call
Draft Meeting Minutes
January 11, 2024
3:00 PM**

Members Present via Microsoft Teams: Randal Davis, Pam Sucato, Matt Pugliese and Mayor Connor Martin

Other Board Members Present via Microsoft Teams: Board Chair David Robinson

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

Guests Present via Microsoft Teams: Eileen Buckheit, (Town of East Hartford), Patrick Pentalow (City of Hartford)

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

Project Updates

A. Albany and Woodland

Mr. Freimuth reminded Committee members that the City has tried unsuccessfully for a number of years to develop the vacant 2.3-acre property at the corner of Albany Avenue and Woodland Street in the heart of the Upper Albany neighborhood.

A developer was selected in early 2023 and plans approved for a 32,000 square foot commercial building, including restaurant space, a bank and City Health Department offices. Total development costs were estimated to be around \$13 million and funding from both CRDA bond funds and City Revolving Loan funds were approved by the Board in March of 2023.

Since that time, construction cost estimates have increased significantly and the project is now expected to total \$19.4 million, including Health Department fit out. To fill the gap, the City is proposing to increase its contribution from the Revolving Loan Funds held by CRDA from \$7.0 million to \$12.85 million. The City will grant an additional \$1.05 million directly to the developer.

Mr. Freimuth noted that the \$5.5 million CRDA construction loan approved by the Committee and Board in March of 2023 will not change. The \$1.75 million in Revolving Loan Funds approved in April for distribution as pre-development funding, however, has been increased to \$3.1 million.

Mr. Davis noted that the additional pre-development funds will cover a variety of preconstruction expenses, including environmental remediation, until April 2024.

The following resolution was offered and approved:

The executive director is authorized to grant up to \$12.85M 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). Such funds would be distributed as a grant, with up to \$3,100,000 released as pre-development funding. All funding shall be subject to such fiduciary terms and conditions as deemed necessary and appropriate by the executive director and CRDA counsel.

B. Other Project Updates

Mr. Freimuth reported on the following:

- 1) **Carbone's Restaurant** – On December 15th, the State Bond Commission approved funding to relocate the restaurant to Front Street and plans are being developed.
- 2) **235-237 Hamilton** – The capital stack for this project has been assembled.
- 3) **Bond Hotel** – The equipment required for the elevator replacement has finally been delivered and is currently being installed. The project should be completed in a few months.
- 4) **Hilton Hotel** – Construction on both the hotel and residential portions of the project are nearing completion and should be open in March.
- 5) **Parkville Market** – Phase 2 of the project is moving forward.

Mayor Martin reported on the following:

- 1) **Silver Lane Plaza** – The site was acquired by the Town via eminent domain and all of the tenants in the middle building have been relocated. Demolition of that building will begin shortly under a contract with CRDA. Six tenants remaining in the other two buildings will also be relocated. The Town is currently reviewing a development proposal received in response to its RFP.
- 2) **Former Showcase Site** – The developer has secured its financing and the Town expects to have the site transferred and construction started by April of this year.

Finally, Mr. Freimuth noted that the November RED Committee meeting and December Board meeting both included lengthy discussions regarding the purchase of Parcel A within the Bushnell South project area. Additional conversations with the relevant parties are ongoing and Mr. Freimuth expects to have a compromise proposal ready for the Board's consideration on January 18th.

The next meeting of the Regional & Economic Development Committee is scheduled for February 8, 2024.

There being no further business, the meeting was adjourned at 3:14 p.m.

FORMER McCARTIN SCHOOL HOUSING SUBDIVISION

Background: In September 2018, the State Bond Commission allocated \$1 million of designated East Hartford bond funds for the demolition of four blighted properties in the town.

In July 2022, the Bond Commission amended its allocation to allow a portion of these funds to be used at the former McCartin Elementary School, which the Town intends to demolish and replace with single family housing. Pursuant to an MOU with the Town, CRDA utilized approximately \$70,000 of these funds for a hazardous building materials study and the creation of a demolition and abatement plan for the site.

In May 2023, the Board approved \$3.5 million to implement the abatement and demolition plan.

Proposal: The Town is now seeking an additional \$1.0 million from its bond account to construct certain site improvements - including roadways, sidewalks and utilities - necessary for residential development. Following completion of that work, the Town will issue an RFP for a housing developer to construct at least 16 single-family houses on the site.

RESOLUTION: *The Executive Director is authorized to apply to the State Bond Commission for a total of \$4.5 million from the designated CRDA/East Hartford authorizations to provide a grant in aid to the Town of East Hartford for demolition, abatement and site work at the former McCartin school to allow for residential development on the site. The Executive Director is authorized to enter into appropriate assistance agreements with the Town of East Hartford for such grant and to utilize CRDA staff to assist the Town with these projects.*

Former McCartin Elementary School



Former McCartin Elementary School – Site Location



DATE: May 1, 2024
TO: Regional and Economic Development Committee Members
FROM: Michael W. Freimuth
RE: Meeting Dates Through December 2024

The RED Committee will meet the **second Thursday of each month at 3:00 p.m.** unless otherwise indicated:

- June 13th
- July 11th (Call of the Chair)
- August 8th
- September 12th
- October 10th
- November 14th
- December 12th

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 in negotiation with residential developer CRDA role complete
Bushnell South Garage	Garage	\$17,000,000	CRDA Prop.	-	-	9/20/2018	Completed
Parkville Market	Community Market	\$3,500,000	Construction / Bridge Loan Note Repaid	12/20/2018	1/10/2019	4/2/2019	Completed
Rivertown 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 to new brand 170 Rooms	\$5,100,000	Loan	12/3/2021	12/15/2021	12/21/2021	Completed
Bond	Elevator work	\$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Construction underway
235-7 Hamilton Part 1	Construction & Environmental loan	\$4,000,000	City Funds loan	1/7/2022	6/16/2022	n/a	Work Underway
Albany/Woodland	New construction, mixed use project	\$5,500,000	Loan / Equity	3/9/2023	3/16/2023	7/21/2020 7/23/2021	Construction to begin shortly
Carbone's Restaurant	Restaurant relocation to Front Street	\$1,700,000	\$1.4m CRDA loan \$300k City MOU Loan	11/9/2023	12/6/2023	12/14/2023	

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	Grant-in-aid		9/15/2016 5/18/2023	7/12/2016 6/1/2018 6/30/2023	Design plans include approx. 300 apartments plus amenities; CRDA \$7m grant agreement currently being drafted
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. Phase III is nearing completion
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 EHBN project)			4/4/2009	Phase 1 of sidewalk project completed CRDA assisting Town with planning for Phase 2
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development and demolition/abatement Demolition of buildings on or adjacent to Founders Plaza site	\$500,000 \$6,500,000	Grant-in-aid Grant-in-aid			6/1/2018 6/30/2023	Discussions continue with Town, developer planning consultants and CRDA Work continues, Army Corp. permits
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	9/20/2018	Four structures demolished to date Demo plan created for McCartin
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties. Funds also available for McCartin School	\$1,000,000	Grant-in-aid		9/20/2018	9/20/2018 7/29/2022	Funding awaiting Committee / Board approval
East Hartford - McCartin Housing Subdivision	Demolition and abatement of former school and construction of site improvements to allow for residential development	\$4,500,000	Grant-in-aid		5/18/2023		First of three buildings has been demolished. Demo design underway for other two while Town work to relocate remaining tenants. Town in discussions with potential developer.
East Hartford - Silver Lane Plaza	Acquisition and Redevelopment of Silver Lane Retail	\$10,500,000	Grant	9/9/2021	2/8/2018 9/16/2021	12/21/2021 5/26/2022	

5/7/2024

¹ Transferred to CRDA from other State Agencies