

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

**Thursday, October 10, 2024
3:00 pm**

Agenda

- I. Introductions
- II. Approval of Minutes from May 9, 2024 Meeting*
- III. New Projects
 - a. Washington Street Development Planning Study – SINA*
- IV. Project Updates
 - a. East Hartford
 - b. Bushnell South
 - c. Pulaski Circle
 - d. Connecticut Children’s Hospital Expansion
- V. Next Meeting: November 7, 2024
- VI. Adjournment

Microsoft Teams

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**Regional and Economic Development Committee
Conference Call
Draft Meeting Minutes
May 9, 2024
1:00 PM**

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

Staff Present via Microsoft Teams: Mike Freimuth, Mark O'Connell, Erica Levis, Tony Lazzaro, Derek Peterson and Kim Hart

Guests Present via Microsoft Teams: Mike Zaleski (Executive Director - Riverfront Recapture), Marc Nicol (Director of Park Planning & Development - Riverfront Recapture) and Eileen Buckheit, (Development Director - Town of East Hartford)

Mayor Martin called the meeting to order at 11:07 p.m. and the minutes of the January 11, 2024 meeting were approved on a voice vote.

A. Riverfront Recapture Update

Mr. Zaleski and Mr. Nicol gave an update on Riverfront Recapture's Great River Park and Hartford/Windsor Line park projects, both of which include a CRDA funding component. Both projects have been significantly delayed due to ongoing permit issues, particularly with the Army Corps of Engineers. Mr. Nicol also noted that construction costs have gone up since the group's original funding requests were made.

In response to a question from Mr. Freimuth, Mr. Zaleski noted that the group has been in contact with the State's Congressional delegation for assistance with the permit delays, most regularly with Congressman Larson's office. Mr. Nicol noted that while such contact may move one project forward, other projects often fall further behind. Mr. Freimuth encouraged the group to reach out to the Congressman's office again to force the issue. He also asked Mr. Zaleski and Mr. Nicol to present an abbreviated version of their presentation at the May CRDA Board meeting.

Mayor Martin offered his support for the projects and volunteered to assist with rallying the mayors of other member towns to draft a letter of support. Mr. Pugliese also offered to sign a letter of support.

B. Former McCartin School – Housing Development

Ms. Buckheit outlined the project for the Committee. She noted that CRDA previously granted the Town \$1 million for the demolition of various blighted properties and that a portion of these funds were used for a hazardous building materials survey and demo design at the former McCartin Elementary School.

Ms. Buckheit reported that East Hartford intends to demolish the school and replace it with single-family housing. The Town is asking CRDA for \$4.5 million of their designated bond funds for abatement and demolition, as well as for the construction of certain site improvements - including roadways and utilities – required 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.

Mayor Martin discussed the significance of the project for East Hartford, noting that most of the Town's housing stock was built in the 1940's and 1950's. While these offer good starter homes, they are relatively small and families are forced to relocate to outlying suburbs as they grow and need more space. This project would add larger homes to their inventory, allowing families to remain in Town as they grow.

The following resolution was approved:

“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.”

- C. **2024 Meeting Dates** - Mr. Freimuth directed members' attention to the list of 2024 meeting dates included in the agenda packet.

The next meeting of the Regional & Economic Development Committee is scheduled for June 13, 2024.

There being no further business, the meeting was adjourned at 1:41 p.m.

Washington Street Development Plan

Background: The Southside Institutions Neighborhood Alliance (“SINA”) is a partnership between Connecticut Children’s Medical Center, Hartford Hospital and Trinity College. Since 1978, the Alliance has worked collaboratively with community stakeholders to foster economic vitality and improve the health and quality of life of the people who live, work, visit, study and play in the neighborhoods of South Central Hartford.

The redevelopment of the Washington Street corridor, extending from the State Capitol to New Britain Avenue, is central to SINA’s mission and is identified as a transformative project in the City’s Plan of Conservation and Development. Over the next few years, this area will see investment of over \$1 billion, including a major expansion of Connecticut Children’s. Looking to build on such momentum, SINA will convene a planning committee and undertake a development planning study that would look at the following components:

- Innovation - Creation of a med-tech corridor
- Healthier neighborhood - Quality rental housing - particularly for medical staff working in the area - as well as a grocery store, day care and fitness facilities
- Neighborhood Prosperity - Commercial development, including neighborhood amenities (i.e., restaurants, dry cleaners, laundromat) and medical-related businesses
- Enhanced Safety and Environment - Reimagined streetscapes that address traffic and pedestrian flows, new lighting and signage
- Community Trust – Ways to strengthen neighborhood partnerships
- Investment – Identify priority projects and potential funding sources

CRDA has been asked to participate in the planning committee and to contribute toward the cost of the planning study. It should be noted that the redevelopment of the Washington Street corridor ties seamlessly into our work on the Bushnell South project, which sits at the northeast corner of the corridor.

SINA Development Planning Budget:

Liberty Bank	\$15,000
LAZ Foundation	\$ 7,500
Webster Bank	\$ 5,000
<u>CRDA Grant</u>	<u>\$25,000</u>
Total	\$52,500

RESOLUTION:

The Regional and Economic Development Committee recommends to the CRDA Board that the Executive Director be authorized to grant up to \$25,000 to the Southside Institutions Neighborhood Alliance for the purpose of hiring a consultant to undertake a development planning study for the Washington Street Corridor in Hartford. Such funding shall be subject to 1) all other required funds being secured and 2) such fiduciary terms and conditions as deemed necessary and appropriate by the Executive Director and CRDA counsel.

CRDA/East Hartford

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
Former Showcase Cinema Site	Acquisition, demolition and redevelopment of former multiplex site	\$12,000,000 ¹	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
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	Completed
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
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		5/18/2023	6/1/2018 6/30/2023	Discussions continue with Town, developer planning consultants and CRDA Demo of BOA building in planning
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	Army Corp. permits to be issued soon
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	Four structures demolished to date; Demo plan created for McCartin
McCartin Site Housing	Demolition and abatement of former school and construction of site improvements to allow for residential development	\$4,500,000	Grant-in-aid	5/9/2024	5/18/2023 5/16/2024	6/7/2024	Funds Approved 6/7/24
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	First of three buildings has been demolished. RFP for abatement and demo of other two buildings issued this week. Town in discussions with potential developer.

10/7/2024

¹ Transferred to CRDA from other State Agencies

CRDA Regional and Economic Development Projects

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
Newington - National Welding Site	Administration of a batement 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
Parkville Market	Community Market	\$3,500,000	Construction / Bridge Loan Note Repaid	12/20/2018	1/10/2019	4/2/2019	Open
Riverfront 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	Opened 3/24
Bond	Elevator work	\$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Construction completed
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 1/18/2024	Site work underway
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	Loan closing in process

10/17/2024