

**Housing and Neighborhood Committee Virtual Meeting**  
**Draft Meeting Minutes**  
**May 2, 2025**  
**9:00 a.m.**

**PRESENT:**

**Board Members Present via Microsoft Teams:** Committee Chair Joanne Berger-Sweeney, Commissioner Selia Mosquera-Bruno, Bob Patricelli, Shay Ajayi and Paul Canning

**Staff Present via Microsoft Teams:** Derek Peterson, Sean Harrison and Kim Hart

**Guests Present via Microsoft Teams:** David Schick (Shelbourne), Zach Feldberg (Shelbourne), Annette Sanderson (Hartford Housing Authority) and Elisa Hobbs (Hartford Housing Authority)

The meeting was called to order by Committee Chair Berger-Sweeney at 9:00 a.m. and the minutes of the February 7, 2025 meeting were approved on a voice vote.

**1. New Projects**

**a. 150 Trumbull Street**

Mr. Peterson walked Committee members through the project. Shelbourne Company is seeking assistance from CRDA for the conversion of its office building at 150 Trumbull Street into 46 apartment units. Built in 1909, the upper floors are currently vacant with Max's Trumbull Kitchen occupying the ground floor. The \$16 million project will create 12 studios, 28 one-bedroom units, 5 two-bedroom units and 1 three-bedroom unit. Amenities will include a lounge, fitness room, bicycle room, business center, dog-washing station and library. There is no parking at the building, however, there are public garages nearby. Shelbourne is seeking a loan of up to \$4 million (\$86,900/unit) from CRDA, however, this could be reduced to \$3.6 million should the City approve the use of \$400,000 in HOME Funds.

In response to a question from Chair Berger-Sweeney, Mr. Ojaji expressed the City's support for the project and opined that the developer should have no problem leasing out the units. The City has been working with Shelbourne on a tax-fixing agreement, as well as the potential utilization of HOME funds for the project. In response to a follow-up question from the Chair regarding the possibility of securing a Downtown grocery store,

Mr. Ojayi indicated that City is currently reviewing responses to a Request for Expressions of Interest from grocery developers.

Mr. Ojayi posed a question as to whether any tenants remained in the building. Mr. Schick noted that Trumbull Kitchen still operates on the ground floor of the building and the developer hoped to keep the restaurant open during construction.

In response to a question from Chair Berger-Sweeney, Mr. Schick indicated that impending tariffs were a grave concern for Shelbourne, as well as for the larger marketplace, and additional contingency has been set aside to offset any impact. Mr. Peterson noted that CRDA was asking all developers seeking funding to include such additional contingency.

Mr. Canning asked about the layout of the building, noting that while the building boasted large windows along Trumbull Street, there were no windows on either side of the building. Mr. Peterson noted that the majority of the one-bedroom units opened up to Trumbull Street. In response to a follow-up question from Mr. Canning, he confirmed that there is additional retail space on the ground floor not being utilized by Trumbull Kitchen. It is unclear how this would be leased out and no rental income from this space is included in the developer's pro forma.

Mr. Patricelli praised Shelbourne for their investment in Hartford and asked Mr. Schick what he felt was needed to facilitate further housing development in the city. Mr. Schick explained that conversion of commercial properties into residential units, including mixed use and hotel properties, is the only way to address the area's housing shortage. He noted how complicated such projects are, both physically and in terms of planning and financing, and highlighted the need for subsidies, tax credits and more flexible building regulations. Such measures would, in turn, encourage commercial lenders to engage in such projects.

Commissioner Mosquera-Bruno raised a question about the use of HOME funds. Mr. Peterson responded that in order to access such funds, the project would need to designate up to 20% of the units (6-8 units) as affordable. He indicated that the project was looking at an 80%-120% AMI for the affordable units, however, Commissioner Mosquera-Bruno reminded him that 60% would be required.

The following resolution was read and adopted on a voice vote:

*Resolution: The Executive Director is authorized to provide financing to Shelbourne Company (or such single purpose entity as approved by CRDA) for the conversion of vacant office space into 46 residential units at 150 Trumbull Street, Hartford, CT. CRDA will lend up to \$4.0 million at 3% interest, with an interest-only period not to exceed 24 months. Interest will be paid using a 300-month amortization schedule and approval is subject to: 1) All financing being secured; 2) Approval of the State Bond Commission; 3) City Council approval of a Tax Agreement with the Borrower for the Project; and 4) Other fiduciary terms deemed necessary and appropriate by the Executive Director and CRDA counsel.*

b. Dutch Point

Mr. Peterson walked Committee members through the project. The Hartford Housing Authority (HHA) is seeking assistance from CRDA for pre-development costs associated with the next phase of the Dutch Point redevelopment project. Some 127 rental units and 27 townhomes have been constructed since 2002, replacing the WWII-era barracks-style housing that originally stood on the site. Another 31 townhomes had been planned, however, the project stalled in 2007. HHA has requested \$250,000 from CRDA to restart the project, with funds budgeted for community engagement, master planning, survey work, environmental and geotech, as well as a market study and home ownership plan.

In response to a question from Chair Berger-Sweeney, Mr. Ajayi reported that his office has been meeting with HHA and that the City remains supportive of the project.

The following resolution was read and adopted on a voice vote:

*The Executive Director is authorized to provide financing from the CRDA Housing Revolving Capital Fund to The Housing Authority of the City of Hartford (or such single purpose entity as approved by CRDA) for pre-development costs associated with the completion of the development at Dutch Point, consisting of approximately 31 for-sale homes. CRDA will lend up to \$250,000 at 1% interest, with interest only throughout the loan term of 5-years. All interest will be accrued until payoff or maturity, whichever comes first. CRDA may forgive or extend the loan in its sole discretion. Approval is subject to such fiduciary terms deemed necessary and appropriate by the Executive Director and CRDA Counsel.*

**2. Project Updates**

Mr. Peterson indicated that he would provide detailed updates on various projects at the May 15<sup>th</sup> Board meeting. These will include a potential refinancing of 179 Allyn Street and new projects in the Parkville neighborhood.

The next meeting of the Housing and Neighborhood Committee is scheduled for June 6, 2025.

There being no further business, the Committee adjourned at 9:47 a.m.