

**CRDA Neighborhood Committee Meeting
June Meeting
Tuesday, June 14, 2016 at 2:00PM**

PRESENT:

Directors: Mayor Luke Bronin, Board Chair Suzanne Hopgood, David Jorgensen, Mayor Marcia Leclerc, Joanne Berger-Sweeney

Advisory Member: Donald Chapman

Staff: Michael Freimuth, Anthony Lazzaro, and Lauren Vaz

The meeting was called to order at 2:03pm.

1. Committee Chair & Meeting Schedule

The Committee passed the motion to recommend Mayor Bronin as its Chair. The suggested monthly meeting schedule is each second Friday at 8:30am as needed.

2. Funding & CRDA's Role

A large portion of the funding is allocated to the designated Promise Zone primarily located in the city's North-end. CRDA's Board Resolution defines the Authority's project range to those that promote Housing, Economic Development, and/or Infrastructure in the City of Hartford. The full \$40 Million (\$20 Million for each of two years) will become available as of July 1, 2016 to aid in funding suitable projects.

Set-asides

Additional set-asides have been requested within the Promise Zone to implement the Neighborhood Security Fellows Program (NSFP) & Neighborhood Security Project (NSP) requirements to include employment or internships for the "difficult to employ". These added set-asides will add additional costs to eligible projects. CRDA will absorb these costs using a portion of the \$40 Million.

Further details about how to implement these processes need to be clarified before any projects become active. \$500,000 is allocated to cover administrative costs, training, and preparation for this segment of the workforce.

City Referral Process

The suggested process is for the Mayor's Office/Developmental Services to refer prospective developments to the Neighborhood Committee for review and approval. Committee approved developments are forwarded to the CRDA Board for further approval, and then to the Bond Commission.

Dr. Berger-Sweeney advised the entire process must be clarified including, but not limited to, priorities, goals, and the referral/selection method. Mayor Leclerc recommended that a required contractual mechanism or safeguard to ensure the new developments have funds allocated for maintenance and property preservation.

Mayor Bronin stressed that developments must have the potential to serve as anchors for neighborhood rebuilding and redevelopment; they should also be spread out throughout the City, not just concentrated in the downtown area. Mr. Jorgensen suggested that developments must also focus on main arteries and gateways into the City of Hartford.

3. Potential Development Projects

- a. Chester Bowles Park & Westbrook Village, Public Housing Transformation: *Approximately 800 units (400 each). Bowles to start first with demo in the Fall of 2016 (mixed income affordable housing). Westbrook

Village will follow in 2017. (Mixed income affordable and homeownership housing) Westbrook will also have a retail component. The Developer of Bowles Park is looking for money for demolition.

- b. Terry Square, Land Assembly, infrastructure: A potential town center plan ideally comprised of mixed used housing/retail development requiring street realignment
- c. Albany Ave commercial upgrades/gateway projects: Albany/Woodland Town Center Project will ideally contain senior housing and retail. Centerplan's prior plan included a Rite Aid and a restaurant.
- d. South Green or Park & Main Street: *Milone & MacBroom, consultants retained to study/propose redevelopment concept for gateway project.
- e. Metropolitan AME – housing – 2063 Main St.: 50 units of Senior Housing
- f. Homestead Ave corridor (city owned industrial sites): *Brownfield cleanup; home to new energy fuel cell development
- g. Salvin Shoes (Block – West side of Main Street between Ely and Pleasant Streets): *Facade Improvement & Housing rehabilitation
- h. Park Street Library: includes potential retail space.
- i. Farmington Avenue: Improvements along Farmington Avenue

4. Next Meeting: July 8, 2016.

Review project selection guidelines, and any potential development proposals.

5. Adjourned at 3:15pm.