

**Housing and Neighborhood Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, June 7, 2019
8:30 a.m.**

PRESENT:

Members Present: Mayor Luke Bronin

Members Present via Phone: Suzanne Hopgood, Erik Johnson, Joanne Berger Sweeney; Seila Mosquera-Bruno; Paul Canning; Don Chapman

Staff: Mike Freimuth; Anthony Lazzaro

Minutes

The meeting was called to order at 8:32am. The minutes of March 1, 2019 were adopted.

Miscellaneous

Upon the Mayor's request, Erik Johnson updated the committee on the Park & Main project by outlining the ongoing Land Development Agreement (LDA) status.

Committee Chairman Johnson asked MWF to update committee on other projects. It was noted that 111 Pearl was about to be placed in service, 1279-83 Main was restructured and about to begin construction, 370 Asylum is leasing, 81 Arch is pre-leasing with a August opening and Colt North, 28 High, 103 Allyn, 246 Lawrence are in construction. The Radisson has been re-started and the committee was informed of ongoing mechanic lien and subcontractor issues between developer and vendors. Erik Johnson noted that the Swift Factory has had some tenant issues.

289 Asylum

The project incurred construction delays resulting from a variety of issues including legal disputes that compromised the elevator installation and consequently, the timing of completion. This has led to financial issues. Discussions between the developer, CRDA and the primary lender, HCLF have resulted in the recommendation that the property be put into revenue service as a rental this fall, following the expected August completion. The rights and strategy to pursue sales as condominiums is reserved for future decisions. The CRDA construction note would therefore need to be restructured as a permanent mortgage.

Upon motion made and seconded, the following resolution was adopted by the committee:

“The executive director is authorized to convert the existing \$450,000 construction loan for 289 Asylum Ave with Ajar, LLC to a permanent mortgage secured by the property and subordinate to a HCLF first mortgage of \$850,000 at 3% interest, 30 year amortization for a period of five years.”

Brackett Knoll

CRDA and the Toraal, the developer, have twice bid the project's components (road construction, site work, housing construction) and the bids have come in high. Federal and state housing monies are nearing expiration and CRDA, City and Toraal need to close the funding gaps or forego the project at this time. Additional savings have been secured by the city in a land reduction and assistance for the site work. Toraal will forego some fees to meet the budget. CRDA capital reserve funds are needed to close the remaining gap.

Upon motion made and seconded, the following resolution was adopted by the committee:

“The CRDA Housing and Neighborhood Subcommittee hereby recommends that the Board authorize the use of up to \$154,000 from the CRDA Housing Initiative Revolving Fund to provide additional funding to the Brackett Knoll project. Such funds shall be used to cover any shortfall on the road extension project at the discretion of the Executive Director.”

There being no further business, the committee adjourned at 9:05am