

**CRDA Regional and Economic Development Committee
Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
September 13, 2018
9:00 AM**

Members Present Via Phone: Committee Chair Marcia Leclerc, Board Chair Suzanne Hopgood, Commissioner Catherine Smith

Staff: Executive Director Mike Freimuth, Tony Lazzaro, Bob Saint and Kim Hart

The meeting was called to order at 9:07 a.m. by Mayor Leclerc.

1. Hartford Regional Market

Mr. Freimuth reported on CRDA's new role at the Hartford Regional Market and presented a draft MOU to be signed with the State Department of Agriculture (DOAG). The market has been in serious disrepair for a number of years and has subsequently lost tenants. Last session, the General Assembly adopted legislation transferring ownership of the facility to CRDA. Per the MOU, the Authority will assume leases and handle redevelopment of the Market, while the DOAG will oversee day-to-day operations.

Mr. Freimuth noted that CRDA has undertaken a redevelopment study and will need to return to the General Assembly at some point to secure funding to implement that study's recommendations.

After a brief discussion, the Committee voted by voice vote to recommend approval of the DOAG MOU. The MOU will now go to the full Board for approval.

2. East Hartford Riverfront Improvements and Demo Projects

Mayor Leclerc updated the Committee on the Town's plans for bringing additional residential development to Founders Plaza. As part of that effort, the Town is looking to make improvements to nearby Great River Park.

Some \$1.34 million is being requested for repairs and improved access to and within the park, particularly for disabled visitors. Work will include (1) improved ADA access to the

boat launch and fishing pier, (2) new lighting and signage, (3) demolition of old structures and (4) improved access to the Founders' Bridge pedestrian walkway.

In addition, the Town is seeking funds for the abatement and demolition of four blighted structures, including a former Town fire station and three residential properties.

After a brief discussion, the Committee voted by voice vote to recommend approval of both funding requests. The requests now go to the full Board for approval.

3. Parking Garage Updates

- a. Adriaen's Landing Garages – Mr. Freimuth and Mr. Saint updated Committee members on repair work currently underway at the Convention Center and Front Street North garages. Such repairs are estimated at \$4.7 million and are being funded primarily out of garage operating funds, supplemented by Front Street capital funds. It was noted that additional work will also be required in the Science Center garage.
- b. Church Street Garage – Mr. Freimuth and Mr. Saint also outlined ongoing and future repair work required at the Church Street garage. Mr. Freimuth noted that operation of this garage is closely tied to the adjacent XL Center, with event-day incentives offered to patrons and garage operating revenue used to supplement the arena's budget.
- c. Bushnell Park Garage – Mr. Freimuth noted that demolition is proceeding on the former State DPH Laboratory on Clinton Street in order to make way for a new 400+ space parking garage to be utilized by State employees and public parkers in the Bushnell Park South area.

Pending Bond Commission approval of \$16 million in construction funds and the transfer of the required parcels, CRDA will construct, own and operate the new garage. This represents the first phase of a larger Bushnell Park South development in which parking spaces in the large surface lots that dominate this area are consolidated into parking structures, thereby freeing up land for new mixed-use development.

- d. Founders Plaza Garage – Following up on the earlier discussion of the Founders Plaza area, Ms. Hart noted that an RFP for garage / development planning has been drafted and will be issued shortly, pending the East Hartford Town Council's approval of an MOU with CRDA.

4. Wethersfield Borden Project

Mr. Freimuth reported that construction is underway on 120 housing units on the Silas Deane Highway in Wethersfield.

The next meeting of the Regional & Economic Development Committee is scheduled for October 5th. There being no further business, the meeting was adjourned at 9:50 a.m.