

HARTFORD REDEVELOPMENT AGENCY

REGULAR MEETING

**FEBRUARY 11, 2016
CITY HALL FUNCTION ROOM
550 MAIN STREET, 2ND FLOOR
6:15 P.M.**

JOURNAL

The regular meeting of the Hartford Redevelopment Agency was called to order by Chairman Bonafonte at 6:23 p.m.

I. Call to Order

II. Roll Call

Commissioners Present:

Commissioner Rafael López Hernández

Commissioner Bernadine Silvers

Commissioner Steven Bonafonte

Commissioner Arnaldo Sierra (Joined the meeting at 6:24)

Commissioner David Jorgensen (Left the meeting at 7:14)

Commissioner absent:

Commissioner Moraima Gutierrez

III. Approval of the Minutes of the January 14, 2016 Regular Meeting

Commissioner López Hernández made a motion to approve the Minutes of January 14, 2016 meeting, seconded by Commissioner Silvers and unanimously approved with the following correction:

The start time of the meeting was 6:20 p.m.

IV. Constituents Correspondence

A letter was received from Upper Albany Development, Inc. (UADI) regarding the Albany/Woodland area development.

V. Appointment of Executive Director-Secretary of the Hartford Redevelopment Agency

Commissioner Sierra made a motion to approve Sean M. Fitzpatrick as Executive Director-Secretary of the Hartford Redevelopment Agency, seconded by Commissioner Silvers and unanimously approved.

VI. Projects in Execution

North Meadows IBD Project Area

Consideration of a Resolution Authorizing the Sale of 36 Leibert Road to the State of Connecticut Department of Transportation (CTDOT).

Mr. Looney explained that this item was discussed at the January Agency meeting and was tabled to allow the City the opportunity to inquire whether the State would permit patrons of the Xfinity Theatre to utilize the lot for parking.

Mr. Looney introduced Philip Scarrozzo, Michelle A. Miller and Lisa J. Tilum, of the State of Connecticut Department of Transportation, who were in attendance to address any questions related to the acquisition.

Mr. Scarrozzo informed the Commissioners that it would not be possible for the State to allow patrons of the Xfinity Theatre to use the parking lot once it is acquired by the State. Mr. Scarrozzo explained that the CT Transit operation would need the parking on a 24/7 basis, there are strict protocols regarding public access to a secured facility due to the valuable equipment on site, the operation receives federal funding and using the property for any other purpose may jeopardize future funding. Lastly, Mr. Scarrozzo expressed their concerns regarding safety and liability.

Commissioner Sierra stated that he has passed by the area on the weekends and has noticed that the parking lot has been empty. He asked if it would be possible to work out a plan where the parking lot area may be used on the weekends by the Xfinity Theatre patrons, specifically on major events on weekend nights, Friday through Sunday. Mr. Scarrozzo reiterated the issues and concerns recited above.

Commissioner Jorgensen asked if there were going to be any PILOT payments to the City once the property was acquired. The State representatives indicated that they had no knowledge as to whether there would be PILOT payments as that is not a function of their particular department.

Commissioner Jorgensen made a motion to table a Resolution Authorizing the Sale of 36 Leibert Road to the State of Connecticut Department of Transportation, seconded by Arnaldo Sierra. Commissioner Silvers opposed. The motion passed 5-1.

Albany Avenue – Woodland Street Project Area

Consideration of a Resolution Nominating Centerplan Development Company, LLC as Tentative Developer for 1135, 1137H and 1137 Albany Avenue and 425 and 426 Woodland Street in the Albany Avenue-Woodland Street Project Area.

Mr. Fitzpatrick stated that the staff recommends that the Agency approve the Resolution Nominating Centerplan Development Company, LLC as Tentative Developer for 1135, 1137H and 1137 Albany Avenue and 425 and 426 Woodland Street in the Albany Avenue-Woodland Street Project Area.

Mr. Fitzpatrick stated that Jason R. Rudnick, Centerplan's President, was present to speak about the proposal. Mr. Fitzpatrick noted that discussions had taken place with Centerplan and they had agreed to work with the City to increase the MWBE and Hartford Residency requirements.

Upper Albany Development, Inc. (UADI) representatives present at the meeting were - Dr. Richard Fichman, Ms. Patricia Williams and Ms. Denise Best. They expressed their support of the project and the importance of creating a destination at the site rather than repeat what already exists in the area.

Mr. Glenn Geathers (HRA Staff) , Mr. Rohan Freeman, President & CEO, Freeman Companies, LLC and the City's Brokerage Consultant, Jonathan Cohn of Goman & York Property Advisors, LLC expressed their support of the project and their commitment to working with UADI to obtain the goals of the proposed development.

Upon motion by Commissioner Bonafonte to approve the Resolution Nominating Centerplan Development Company, LLC as Tentative Developer for 1135, 1137H and 1137 Albany Avenue and 425 426 Woodland Street in the Albany Avenue-Woodland Street Project Area, the item was unanimously approved.

VII. Discussion Items

VIII. Presentations

IX. Executive Director's Report

Ms. Hobbs provided an update on the status of the Xfinity parking lease stating that a resolution would be presented to the Court of Common Council seeking authorization for the execution of the lease.

Mr. Geathers informed the Commissioners of the acquisition and construction easement correspondence submitted by the State for 1161 Albany Avenue.

X. Public Comment/Comment of the Members

XI. Old/New/Other Business

XII. Adjournment

The meeting adjourned at 7:21 p.m.

Respectively submitted,

Sean M. Fitzpatrick
Executive Director-Secretary