

**HARTFORD REDEVELOPMENT AGENCY**

**REGULAR MEETING  
SEPTEMBER 8, 2016  
CITY HALL FUNCTION ROOM  
550 MAIN STREET, 2<sup>ND</sup> FLOOR**

**6:15 P.M.**

**JOURNAL**

The Regular Meeting of the Hartford Redevelopment Agency was called to order by Chairman Bonafonte at 6:18 p.m.

**I. Call to Order**

**II. Roll Call**

**Commissioners Present:**

Commissioner Rafael López-Hernández  
Commissioner Arnaldo Sierra  
Commissioner Bernadine Silvers  
Commissioner Steven Bonafonte  
Commissioner David Jorgensen (arrived at 6:25)

Also present: Members of the Upper Albany Development, Inc. (UADI):  
Ms. Patricia Williams, Ms. Denise Best, Ms. Marilyn Rissi, Ms. Precious Ross and Mr. John Quayle

**III. Approval of the Minutes of the August 18, 2016 Special Meeting**

**Upon motion by Commissioner Silvers and seconded by Commissioner López-Hernández, the motion to approve the minutes of the August 18, 2016 Special Meeting carried three (3) in favor and one (1) abstention. Commissioner Sierra was absent at the Special Meeting and abstained from voting.**

**IV. Constituents Correspondence**

1. Correspondence from Upper Albany Development, Incorporated (UADI)

A letter of support from Dr. Richard Fichman, President, Upper Albany Development, Inc. (UADI) dated July 13, 2016 regarding the search to identify a new development team for the Albany /Woodland site.

**V. Projects in Execution**

North Meadows IBD Project Area

1. Consideration of a Resolution Granting Approval of a License Agreement for Parking with United Parcel Service, Inc. for Portions of Tracts C-3a (3) and C-3a (4) in the North Meadows IBD Project Area

Mr. Looney presented this item and recommended that the Agency adopt a resolution granting approval of a License Agreement with United Parcel Service, Inc. in the North Meadows Industrial Business Project Area.

United Parcel Service, Inc. (UPS) is requesting access to approximately four (4) acres on tracts C-3a (3) and C-3a (4). The premises will be utilized for holiday overflow staging of its trailers for a four (4) month period from October 1, 2016 through January 31, 2017, at a monthly rental fee of \$5,000.00. Revenue received will be deposited into the North Meadows IBD Project fund account.

**Upon motion made by Commissioner Sierra and seconded by Commissioner Silvers the Resolution Granting Approval of a License Agreement for Parking with United Parcel Service, Inc. for Portions of Tracts C-3a (3) and C-3a (4) in the North Meadows IBD Project Area was passed unanimously.**

#### Albany Avenue-Woodland Street Project

1. Review & Discussion of the Albany Avenue-Woodland Street Draft Request for Qualifications (RFQ) Package (Part II)

Mr. Looney addressed the Commissioners regarding the draft RFQ for the Albany-Woodland Street Project that was presented for review and comment at the Agency's August 18<sup>th</sup> Special Meeting. Mr. Looney informed the Commissioners that advance copies of the draft RFQ were distributed to the Upper Albany Development team as well.

Commissioner Bonafonte asked if the RFQ had been published as a draft on the website for review. Mr. Looney responded that it had not, but after authorization from the Agency, the RFQ would be posted on the Development Services website.

Mr. Looney informed the Commissioners that Agency staff wished to add a preference for green design under Section IV of the Proposal Guidelines prior to posting. Mr. Looney also commented on the various distribution outlets currently under consideration for the dissemination of the RFQ, including a posting on Planet Bid through Procurement Services. Other outlets included the Development Services homepage, Hartford Courant, Hartford News and the New England Real Estate Journal.

Ms. Patricia Williams, Vice Chairman/Vice President of the UADI was present at the meeting along with some other members of the organization to discuss UADI's role in the redevelopment process and their desire to move forward with the RFQ.

Ms. Williams expressed that they had reviewed the contents of the RFQ package and questioned whether, in accordance with the development pattern of the neighborhood and new zoning regulations, the plan for development could include more density on some of the smaller parcels across the street from the redevelopment area.

Ms. Williams said that an area of concern for UADI was the role it would play and how the organization would fit in the redevelopment process. Ms. Williams stated that UADI would like to see an inclusionary process. Ms. Williams pointed out that the organization is requesting that:

- a) The City, through the Hartford Redevelopment Agency, undertake the redevelopment of this important location, and that it is their desire that this partnership continue through the next phase of planning, developer selection and implementation;
  - b) UADI be included in the pre-bid conference session(s) to address questions regarding the community and community issues;
  - c) UADI be provided a copy or copies of the submitted responses for their review and comment.
2. Authorization to Publish a Request for Qualifications Package for the Selection of a Development Team for the Albany Avenue-woodland Street Project

**Upon Commissioner Bonafonte request for a motion for the Authorization to Publish the RFQ for the Selection of a Development Team for the Albany Avenue-Woodland Street Project, the motion passed and it was unanimously approved.**

- VI. Discussion Items**
- VII. Presentations**
- VIII. Executive Director's Report**
- IX. Public Comment / Comment of the Members**
- X. Old/New/Other Business**
- XI. Adjournment**

The meeting adjourned at 7:01

Respectively submitted,



Sean M. Fitzpatrick  
Executive Director-Secretary