

CSS/CON, INC.

The Coalition to Strengthen the Sheldon/Charter Oak Neighborhood, Incorporated

34 Sequassen Street • Hartford, CT 06106 • (860) 509-3705

CSS/CON Board Meeting Minutes

February 9, 2006

Call to Order: Board President Bernadine Silvers called the meeting to order at 5:35 p.m. Board member Ed Kaeser read the CSS/CON mission statement. A motion was made to approve the minutes from the January meeting (moved by Cole and seconded by Kaeser.) The motion was unanimously approved.

Public Safety - Lt. Harold Even /Anne Snyder -The Sheldon/Charter Oak Neighborhood currently has the lowest crime rate in the city. There has been a mugger reported in the downtown area and residents are encouraged to use street smarts when walking alone in the downtown area. The next public safety meeting is Wednesday, March 15, 2006 at 5:30 p.m. at the Good Shepherd Parish House.

Executive Director - Carol Coburn – Reported that Homes for American Holdings donated \$10,000 in January with an additional \$10,000 amount to be donated later in the year. Colt Gateway has committed to donating \$20,000 a year to CSS/CON through July 2008. Mr. MacFarlane recognizes the importance of a strong neighborhood organization such as CSS/CON and has committed \$20,000 annually for the next three years. A big thanks is due to board member Bruce Douglas for making the ask. Additionally Phoenix Foundation has awarded CSS/CON a total of \$20,000. \$15,000 of which will go towards operating and \$5,000 to go towards youth programming. Staff have received audited financials.

Executive Committee - Bernadine Silvers – Bernadine asked that members of the CSS/CON neighborhood do a better job of attending Hartford 2000 workshops. As a NRZ it is very important that members know the tools available to use to create a better neighborhood. The Hartford 2000 workshops do a great job of giving out information on how NRZs can help improve the neighborhoods they operate in.

Youth Council - Braulio Maysonet and Jahida Perez – Braulio reported that the weekly after-school ski program will wrap up tomorrow night at Sundown in New Hartford. This past weekend members of the *Winter Sports Experience* skied at Mount Snow in Vermont. WSE participants are hoping to plan one more trip up north before the end of the season. Jahida reported that the Youth Council met with Eddie Duran of Hartford Stage who gave a presentation of Hartford Stage's youth programs. Council members discussed possibilities of doing some programming in the neighborhood this coming summer.

Park and Main – On January 18, Hartford 2000 hosted a public forum for interested members of the public to comment on the proposed Park and Main Street development. Sheldon/Charter Oak, South Downtown, and South Green NRZs in collaboration with the Hartford Preservation alliance asked that this event be organized to allow for public comment on Plaza Mayor. Board member Bruno Ziobro stated that the current building design was out of place and more thought needed to go into making this new development fit in with the existing fabric of the neighborhood. Carmen Dornan stated that the city already has enough high-end residential buildings. Lynn Ferrari, who is also a member of the Hartford Preservation Alliance, stated that the 5% in increased cost to put the parking underground rather than above ground should not be seen as a barrier to dealing with this parking issue. Bill Fournier commented that this proposed development will ask for a lot of public funding, in his opinion more public funds need to go to the North End to improve conditions there.

Action Item: The Executive Committee recommends that the Board send a letter to the Office of the Mayor and to the Director of the Hartford Redevelopment Agency summarizing the January 18, 2006 presentation by the tentative developers of the Northwest and Southwest corners of Park and Main Streets (Plaza Mayor). The letter would include a summary of the public comments and request that Hartford Redevelopment Agency and the Tentative Developer work with the NRZ's – particularly South Green, SODO, North Frog Hollow, CSS/CON – and other interested parties including the Hartford Preservation Alliance. The motion was moved and seconded by Cole/Osten and passed. Bill Fournier voted against.

Development Committee - Linda Osten - There were a number of issues forwarded by the Development Committee for Board approval. They appear under "Action Items." Because of the shortened meeting in January, there was time set aside to more extensively discuss the action items that were tabled. Linda Osten gave an in-depth presentation documenting the neighborhood's current and planned housing stock and its affordability. The presentation was intended to address questions about the impact housing developments were having and to inform the board so that they could act on recent requests for project support from developers (see action items). The questions that the presentation sought to address were:

Is the neighborhood becoming gentrified so that current residents are displaced or so future lower income residents are excluded? Or is the neighborhood becoming more balanced with opportunities for a range of households?

Is there a market for the upper income developments that are in construction or proposed for downtown Hartford and our neighborhood?

She went on to project future housing stock given the planned neighborhood developments. Bernadine Silvers commented that in order to have a healthy community the neighborhood needs people from all economic backgrounds.

Action Item: The Development Committee recommends that the Board support Marty Hennessey's proposed 28-unit townhouse development as presented to the Development Committee on January 5, 2006. The development is on vacant land on the Wyllys Street side of the Capewell parcel and will run along Popieluszko Court and Wyllys Street. A motion was made and seconded by (Williams/ Kaeser) and passed with unanimously board approval.

Dutch Point – Pat Williams – At the last board meeting HHA and TCB asked that the CSS/CON board support a revision the Dutch Point housing plan. HHA and TCB would like to shift 21 rental units that would be built in phase two to homeownership units. In response to this request the board ask Pat Williams to update on the current progress of the project. As part of her presentation Pat Williams showed renderings of the housing units. Former Dutch Point resident Maritza Rivera asked how could she move in once the first phase was complete. Pat Williams explained the re-occupancy criteria and the work requirement. She added that unlike the Charter Oak Hope VI there would be no lease to own options at Dutch Point. Maritza then asked how Dutch Point residents could be employed with the construction of Dutch Point. Pat Williams explained the section three requirement and the Hartford Jobs funnel process.

Action Item: A motion was put before the board to support a change in the Dutch Point development project, shifting 28 units from "Rental Phase Two" to "Homeownership Phase Two." The motion was moved and seconded by (Dornan/Kaeser) and passed. (Williams abstained and Fournier voted no.

The meeting was adjourned at 7:00 PM (Moved by Cole and seconded by Snyder.) Approved unanimously.

Respectfully Submitted,

Arthur Hardy-Doubleday
Operations Manager.