

**NORTH FROG HOLLOW NEIGHBORHOOD  
REVITALIZATION ZONE COMMITTEE MEETING  
FROG HOLLOW, CONNECTICUT**

**c/o 617 Park Street  
Hartford, CT 06106**

**MINUTES**

June 10 2004, 5:00 p.m.

**ATTENDANCE:**

**CHAIR:** Jorge Rivera

**VICE CHAIR:** David Corrigan

**SECRETARY:** Romulo E. Samaniego

**COMMITTEE MEMBERS:** Joe Barber, Patrick Campbell, Marisol Monserrate, Steve Mirsky, Christine Moses

**GUESTS:** Melissa Kotulski, Officer Carlos Colon, Sgt. Heriberto Resto, Sgt. Luis Rodriguez, Det. Rob Davis

I. Minutes of the May 2004 meeting minutes were reviewed.

II. **REPORTS:**

1. Presentations of Public Safety in North Frog Hollow by Sgt. Luis Rodriguez of the South District and Office Carlos Colon, Community Service Officer of Frog Hollow. The officers reported that drug activity on Zion Street has quieted down after the shooting of the officer in the month of June. Police are doing new things to change their ways so that they are not so predictable. Sgt. Rodriguez provided his phone number 527-7300, Ext. 5434. Officer Colon's number is 982-0768. The officers made the numbers available to the community to report an illegal activity that needs their attention.

2. **Committee Reports:**

A. **Executive Committee:** No report

B. **Housing Committee:** The committee provided a written report. (See attached). The issue of eminent and domain was discussed as an NRZ initiative to acquire or control blighted properties.

C. **Economic Development:** Marisol Monserrate reported that the Special Services District of Park Street Ambassadors have been hired and are walking the street. The construction of the sidewalk renovations has started and is three weeks behind schedule. The delays are due to the utility companies not finishing their underground work. There will be a thirty-minute parking time limit on Park Street during construction.

The trees from Frog Hollow on Park Street will go to Parkville to the Greco Memorial Park.

- D. Promotional Outreach: Steve Mirsky updated the committee on the Putnam Street Pride Block.
- E. Hartford 2000: Joe Barber reported on the annual meeting of the Hartford 2000. The minutes were distributed for review. The Leadership Greater Hartford QUEST class will graduate its third class on June 17, 2004 at 5:30 p.m. Please call Linda Baher at 509-3710 to confirm attendance. Joe Barber provided the following information:
- Hartford Police Department is providing special screws for license plates.
  - On June 21, 2004 there will be the Understanding City Services workshop at the Hartford Public Library.
  - On June 30, 2004 the second installment on How To Implement the NRZ Strategic Plan will be held at 34 Sequassen Street.
  - On July 19, 2004 the Property Tax Reform panel discussion will be held at the Hartford Public Library.
  - September 30, 2004 the big event for the Hartford 2000 will be happening.
- F. Administrative & Organizational: No report.
- G. Public Safety: Meeting is to be rescheduled.

III. ACTION ITEMS:

1. No quorum: Hence pending issues will be sent to ballot.

- IV. OLD BUSINESS: Jorge Rivera reported that CPEC/City Scan project in NRZ is going to work with the youth of Mi Casa in providing summer employment. The youth need to apply for the summer program. Jorge is working with Tom Phillips to make the kids apply for the program and be able to work the summer and fall.
- V. NEW BUSINESS: We are attempting to provide homeownership awareness by getting the Connecticut Housing Finance Authority, House Hartford, and other down payment assistance programs to run workshops in the community. We are also looking for the Realtors in Hartford to also provide first time homeownership workshops.

VI. ADJOURN

# North Frog Hollow NRZ Hartford, CT 06106

Meeting Location: Broad-Park Development Corporation

MEETING DATE: June 10, 2004

ATTENDEES:

Name	Organization/Address	Telephone Number	Email
Off Carlos Edin	50 JENNINGS RD	992-0768	
Sgt. Heriberto Resto	HPD/ "	527-7300 X 5618	
SGT. LUIS RODRIGUEZ	HPD	527-7300 X 5434	
DET. ROB DAVIS	POLICE	527-7300 XT 5116	
Chris Moses	19 Mortson	560-0086	cmoses@ctcse.org
Steve Mirsky	3 Mortson	985-3902	
David Corzjen	16 Columbia st	525-3323	corzi@iubionline.net
Romula Samanpego	B.P.D.C	249-0649	
Marisol Monserrate	SAMA	278-5825	marisol-monsewate@ sama.ct.org
Melissa Kotulski	Broad P.D.C.	324-0973	melissa.kotulski@trincoll.edu
PATRICK CAMPBELL	CITY OF HARTFORD	543-8568	
Jill Barber	17 Park Terrace	525-3333	jbarber@trincoll.edu
Jorge L. Rivera	MICASA	522-5222	Jorge@MICASAPer.org

Excused: Barry Lubin  
Patti White  
Isabelina Hules

June 10, 2004

North Frog Hollow NRZ

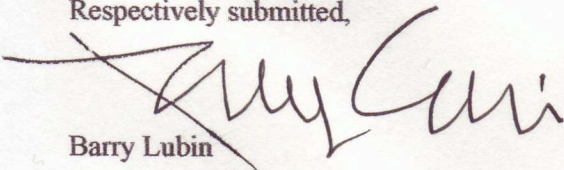
REPORT OF HOUSING SUBCOMMITTEE FOR JUNE 10, 2004

1. DEVELOPMENT REVIEWS: Changes to the property development log (Attachment 1) reflect continued interest in 158,162-164 Ward Street by Rego Realty. As stated in Attachment 2, no recommendation could be made due to lack of sufficient financial information provided by Rego.

A draft of the Attachment 2 has been sent to HEDC, Rego and the City of Hartford. Unless the NRZ committee recommends otherwise, the attached letter will be send to the city, with copies to the developers, summarizing these concerns.

2. 138 PUTNAM STREET: Property sold to O'Neill Lodge, who now owns 3 properties on Putnam Street. Progress on renovations to the property will be monitored and effort made to talk with Mr. Lodge on participating in the Pride Block.
3. 142 PUTNAM STREET: Repeated phone calls to Atty. Forrest, part owner of the property, have not been returned. Efforts to talk with Mr. Forrest will continue.
4. YORK-ZION: The developer, Kurt Von Braun's office committed to sending the NRZ a letter documenting the status of the project and their estimate of when the project will start.
5. POWERS OF EMINANT DOMAIN: Review of the NRZ legislation indicates that the NRZ may have powers of eminent domain. The Connecticut Urban Legal Initiative at the University of Connecticut Law School will be asked to determine if such powers are contained in the legislation and conditions and procedures for their use. Donald Poland will be monitoring this effort.
6. NEXT MEETING: July 6 @ 4pm, 243 Jefferson Street.

Respectively submitted,

  
Barry Lubin

xc: D.Mesite  
D. Poland

Attachment 1: Log of Housing Subcommittee Activity as of January 24, 2010

Number	PROPERTY	CONTACT INFO	LETTER	RESPONSE	ACTION	LETTER	STATUS
1.	881-Broad	Clarence Tuning 658 Trout Brook Drive West Hartford, CT 06119 860-519-7187	Jan 2	Jan 7 response to questionnaire	Financial info seems low. Questions on size of apts	Jan 9	Feb 10; Based on revised financial plan letter sent to PAD recommending Mr. Tuning be considered
2.	142 Putnam	Mark Mullings; Mulling's Engineering 45 Wintonbury Avenue Bloomfield , CT 06002 860-242-8782; 860-490- 0372 cell	Jan 2		ZBA issues that need to be addressed. Use of upper floors not clear	Jan 9	NRZ at meeting of 3/13, not ready to consider resolution for approval . Developer told no action by NRZ until variances filed with the ZBA
		Jose Reyes PO Box 331554 West Hartford, CT 06133-1554 250-9246	Jan 2				
3.	881- Broad	Nuriddin Rashid 109 Irving Street Hartford, CT 06112 860-246-7244	Jan 7	Jan 24: some info on project and experience	Asked for added information, which was provided		Developer no longer interested in the property
4.	881-Boad	Sayed Ali 373 Prospect Avenue West Hartford, CT 06105 702-3460, 250-6803 cell	Jan 9	Jan 23: responses not complete	None		Based on no response for additional information no action
		Sayed Ali 491 Darling Street Unit 05 Southington, CT 06489 1-860-612-5115	April 17	Did not send follow up letter to Jan 9 responses	Sent letter asking for additional financial information		No response..
5.	881-Broad	Juan Velez PO Box 935 New London, CT 06320 860-961-3040					Based on no response for additional information no action

Number	PROPERTY	CONTACT INFO	LETTER	RESPONSE	ACTION	LETTER	STATUS
6.	881-Broad	Haddy Samba 31 Laurel Drive West Hartford, CT 0611 712-8268 (cell), 521- 2218 (home)	Feb 25				No response to letter
7.	881-Broad	John Stewart 15 Ward Street Hartford, CT 06106 860-727-0574	Jan 29	Feb 2: responses are not complete. Seeks interview			Based on no response for additional information no action
8.	62 Hillside	Nuriddin Rashid 109 Irving Street Hartford, CT 06112 860-246-7244	Called Feb 18	Feb 20 –revised original estimates	Not in NFHNRZ area	Sent letter	No further action needed
9.	881-885 Broad	Carlos Ramos PO Box 203 Bloomfield, CT 06002 860-726-9680	Called March 3 Letter sent March 4	No response			No action until added information is received
10.	663 Broad	John Rogers, AIA	March 12 meeting	Design and financial information ok	Resolution for approval		Act on Resolution
11.	670-700 Broad (3 bldgs)	Rego Realty	March 12 meeting	Design info sent 3/21	Asked for financial info	April 10	Financial information received April 16. Drafted resolution.
12.	765-767 Broad St	Romona Miranda-Ortiz 767 Broad St. 722-9509	Call of April 8th Zone change to open home office and need to go to City Council.	Discussion with M.Rodriguez confirmed that ordinances for zone changes must go to city council	Ordinance was presented to City Council for 4/28 meeting. Hearing on June 9	Called Ms. Miranda-Ortiz to clarify situation	NFH Strategic plan support change in zoning of Broad; Grand-Park for R3 to B4

Number	PROPERTY	CONTACT INFO	LETTER	RESPONSE	ACTION	LETTER	STATUS
13.	158,162-164 Ward St	Larry Labonte New England Real Estate Advisors 1123 Main Street East Hartford, CT 06108	Letter 4/27/04	used info provided to city	12 units 158 parking \$195K	To City with xc to developers	
14.	158,162-164 Ward	Clive Duncan & Hughie Gooden D&G Property Management LLC 35 Elmer Street	Letter 4/29/04	used info provided to city	12 units 158 parking \$213K		
15.	158,162-164 Ward	Oluremi Oni PO Box 2194 Hartford, CT 06105 401-529-2446 401-781-4625 (cell) remioni464@aol.com	email, letter 5/7/04	provided info by email, 5/10	6 units 158 parking \$150K		
16.	158,162-164 Ward	Rego Realty Corporation 15 Webster Street Hartford, CT 06114 vgriffin@regocorp.com	call from G. Geathers on 6/08/04	letter/email of 6/9: need more information			

Attachment 2: DRAFT 162-164, 158 Ward Street Rego Realty

June 9, 2004

Mark Williams  
City of Hartford  
Department of Development Services  
Property Acquisitions and Dispositions Division  
250 Constitution Plaza  
Hartford, CT 06103-1822

SUBJECT: 158 WARD STREET, 162-164 WARD STREET

Dear Mr. Williams,

In response to a request by Glen Geathers of the Hartford Economic Development Corporation we have reviewed the attached project profile provided by Rego Realty on 158, 162-164 Ward Street. Our comments are as follows.

1. Number of Apartments: The project proposes 12 one bedroom apartments. Current and projected needs are for multiple bedroom apartments. Thus we recommend that Rego reconsider their plans for 12 apartments.
2. Budget: No financial information was provided. Thus the committee has no way of judging the cost of the project, if projected income will cover expenses and the work needed to bring the building and grounds up to marketable level.
3. Parking: Though not explicitly stated it is assumed that 158 Ward Street would be demolished and use the vacant land for parking. The demolition and any environmental abatement that may need to be done should be budgeted as a separate line item. Inclusion into the overall budget makes it difficult to assess the overall financial viability of the proposals.

Just as a point of information, the applicant needs to be aware that demolition of 158 Ward Street, being part of the Frog Hollow National Historic District, will need the review and approval of the Connecticut Historical Commission and should be included in any schedule.

Rego Realty has completed or is in the process of completing a number of similar project in Hartford. However, lacking more detail on this project, we cannot at this time, offer any recommendation.

Sincerely,

Barry Lubin, Chairman  
North Frog Hollow NRZ Housing Subcommittee

xc: G.Geathers (HEDC)  
V. Griffin (Rego Realty)  
J. Rivera, D. Mesite, D. Poland

Attachment: Project Profile- 158,162-164 Ward Street, Rego Realty

- 1.0 DEVELOPER
- 1.1 Name: Rego Realty Corporation
- 1.2 Address: 15 Webster Street; Hartford, CT 06114
- 1.3 Phone/fax/email 860-525-7346 / 860-525-4499 [www.regocorp.com](http://www.regocorp.com)
- 2.0 PROJECT DESCRIPTION
- 2.1 Location: Address and street 158 & 162-164 Ward Street; Hartford, CT.
- 2.2 Residential or commercial Residential
- 2.3 Description of building(s) Brick Exterior & Tar and Grovel roof cover
- 2.4 Residential; apartments, or multiple family Apartments
- 2.5 Apartments: rental/condo/co-op: number of rooms. 12 1Bd units
- 2.6 Multiple family: rental/owner; how many flats, number of rooms N/A
- 2.7 Commercial: retail/type or manufacturing/product N/A
- 2.8 Social-Welfare: services, clients N/A
- 3.0 CONSTRUCTION
- 3.1 New construction or rehabilitation Rehabilitation
- 3.2 Schedule; start-complete-occupancy Start
- 3.3 General contractor Rego Construction, LLC
- 3.4 Subcontractors: minority contractors, local labor, training programs N/A
- 4.0 PERMITS & ZONING
- 4.1 Zoning Classification R2
- 4.2 Waivers needed None
- 4.3 Approvals required None
- 5.0 DESIGN
- 5.1 Description Apartment building 12 Units
- 5.2 Historic designation None
- 5.3 Landscaping Small Pine Trees and Maple plus existing trees
- 5.4 Parking provisions 10-12 Parking Spaces
- 5.5 Yard, green space 950 Sf
- 6.0 FINANCIAL
- 6.1 Principals \_\_\_\_\_
- 6.2 Financing Rego Corp and also Private Financing
- 6.3 Development budget & Pro Forma \_\_\_\_\_
- 6.4 Marketing study \_\_\_\_\_
- 7.0 EXPERIENCE
- 7.1 Other similar projects: 277 Buckingham Street, 19-21 Lincoln Street, 15 Webster Street, 322 Hudson Street, Currently 670-700 Broad Street , all in Hartford, Connecticut.
- 8.0 SPECIAL ISSUES: None