

NORTH FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE
OFFICE OF THE CHAIR
16 COLUMBIA STREET
HARTFORD, CONNECTICUT 06106

A regular meeting of the North Frog Hollow Neighborhood Revitalization Zone (NRZ) Committee was held on Thursday, December 9, 2004 at 5:00 PM at the offices of Broad-Park Development Corporation, 617 Park Street. The chair, David Corrigan, was present. Members present were Joe Barber, Patrick Campbell, Steve Mirsky, Donald Poland, and Romulo Samaniego. Also attending were Gerry Maine, City of Hartford, and Jim O'Toole, a resident of the NRZ.

Upon calling the meeting to order, Mr. Corrigan noted that a quorum was not present, and he adjourned the meeting. Under the rules of the Committee, he scheduled an adjourned meeting for Thursday, December 23, 2004 at 5:00 PM at the offices of Broad-Park Development Corporation, 617 Park Street. Because six (6) members were present, the members assembled could and did proceed with items as they appeared on the agenda.

Mr. Barber moved, and Mr. Poland seconded, that approval of the minutes for the November 2004 regular meeting and the November 2004 certification of ballots be moved to the ballot. The motion passed unanimously.

Mr. Corrigan reported on memberships not yet re-affirmed, and those members are Jacqueline Hicks, Norma Jones-Irving, and Saint Ann's-Immaculate Conception Roman Catholic Church. Jacqueline Hicks has yet to contact the Committee, and she has not been in contact with the Committee since June 2004, at which time she indicated she would be unable to attend for a time due to personal reasons. Norma Jones-Irving returned a ballot for the October 2004 annual meeting and October 2004 regular meeting, at which time she expressed her continuing interest in membership on the Committee. Saint Ann's-Immaculate Conception was represented on the Committee by James Lowery, who was pastor at that church, but he is no longer with Saint Ann's-Immaculate. Mr. Corrigan has not yet contacted Saint Ann's-Immaculate Conception about the appointment of a new representative. Mr. Corrigan also noted that Mr. Poland's membership had not been re-affirmed, but that was due to his having been made a member under the Committee's emergency provisions.

Mr. Corrigan reported the remaining subcommittee chairs that had not yet been re-affirmed. Marisol Monserrate will continue as chair of the Economic Development subcommittee, but Mr. Mirsky will not continue as chair of the Promotions/Outreach subcommittee. Mr. Corrigan suggested that the duties of the Promotions/Outreach subcommittee be moved to the executive committee. Mr. Poland so moved and that it be placed on the ballot. Mr. Barber expressed his concern that the Committee should continue to have an independent Promotions/Outreach subcommittee, and he suggested that the duties of that subcommittee be moved to the executive committee temporarily. Mr. Poland accepted the change to his motion, and Mr. Barber seconded the motion. The motion passed unanimously.

Mr. Corrigan suggested that members of the Committee begin to document any and all expenses that they incur on behalf of the Committee starting January 1, 2005. He noted that the Committee did not have any funds and so would not reimburse members for their expenses, but he added that such documentation of expenses would permit the Committee to determine what funds it might need to raise, should such an opportunity arise. Mr. Barber so moved and that it be placed on the ballot. Mr. Poland seconded the motion. The motion passed unanimously.

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Mr. Corrigan also reported that Marilyn Rossetti, executive director of HART, had suggested they meet, and he reported that representatives from the Parkville NRZ committee were also interested in contacting him.

Mr. Barber reported on the New Britain-to-Hartford busway. He stated that Linda Osten was willing to attend the February 2005 regular meeting in order to make a presentation on the project. Mr. Poland noted that it would be very important to have strong attendance for this presentation.

Mr. Barber reported on issues regarding the problem-solving committees and the NRZ committees. He said that funding for an organizer would be made available perhaps as early as March 2005, and he added that the NRZ committees, among others, could submit applications for this funding. He also noted that such applications would constitute an opportunity to collaborate with various neighboring NRZs.

Mr. Barber reported on the upcoming Hartford 2000 gala, which is scheduled for Thursday, December 16, 2004. He noted that the gala was looking for an update of the posterboard display the Committee prepared for Hartford 2000's fifth anniversary gala in 2002, and he added that Mr. Painter, in his capacity as a member of the Court of Common Council, had urged that the displays consider what might attract future visitors to the convention center downtown to our NRZ. The members assembled agreed that the display should highlight Park Street and Pope Park. Mr. Mirsky agreed to provide pictures of Pope Park, and Mr. Corrigan said that he would contact Ms. Monserrate about photos of Park Street.

Mr. Barber reported that he had contacted the Zoning Board of Appeals, and he had had Mr. Lubin added to their mailing list. He said that Mr. Lubin should contact him if nothing arrives from the ZBA in the near future.

Mr. Corrigan submitted the Housing subcommittee report into the proceedings of the meeting. They will be attached to these minutes.

The members assembled addressed the two policies and procedures on the agenda. With regards to a procedure for matters germane to the NRZ before the ZBA, the members assembled agreed that the Committee should issue a letter in support of proposed changes to zoning in the NRZ as well as in opposition to proposed changes. The members assembled agreed that it wouldn't be necessary to send a representative to ZBA hearings unless the matter was a controversial one. Mr. Maine noted that zoning issues were also considered by the Planning and Zoning Commission, and the members assembled agreed that this procedure should apply to that body as well. The members assembled moved to refer this matter to the Administrative/Organizational subcommittee.

With regards to the institution of a consent calendar for the Committee, the members assembled referred it to the Administrative/Organizational subcommittee.

Mr. Corrigan reported that the annual report to the City and the State was due in February 2005, and he requested that the subcommittees prepare their sections of the annual report.

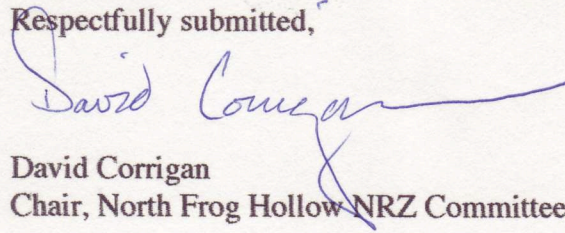
Discussion of Anne E. Casey NRZ Communications Mini-Grant was tabled.

Mr. Mirsky presented the Pope Park Master Plan to the members assembled in his capacity of Friends of Pope Park. The Friends of Pope Park was requesting the Committee's endorsement of the master plan. Mr. Samaniego so moved and that it be placed on the ballot. Mr. Barber seconded. The motion passed unanimously.

There being no other items on the agenda, the meeting was concluded at 6:45 PM.

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Respectfully submitted,

A handwritten signature in blue ink that reads "David Corrigan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Corrigan
Chair, North Frog Hollow NRZ Committee

December 7, 2004

North Frog Hollow NRZ

REPORT OF HOUSING SUBCOMMITTEE FOR DECEMBER, 2004

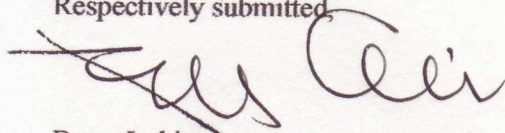
- 1 PARK-ZION AND 881-885 BROAD STREET: There has been limited or no progress on both these projects. In response to letters Clarence Tuning, developer for 881-885 Broad Street, and MaryBeth McNeerney, representing Curt Von Braun, developer for the Brick Hollow Project on Park and Zion Streets meet with the Housing Subcommittee to discuss the status and future of these projects. The discussions are summarized in the attachments. The comments and recommendations of the Housing Subcommittee are as follows.
 - 1.1 881-885 Broad Street (Attachment 1): Mr. Tuning's plans hinges on a zone change from R2 residential, to B4, mixed business and residential. It is our understanding that the City will recommend this change as being in agreement with the current Master Plan for streets adjoining Broad Street.

Though his house of cards is not as solid as we would like, the NRZ supported Mr. Tuning's bid for the property to encourage his efforts to be a developer. We recommend that the NRZ consider supporting him in this effort in supporting the proposed zone change.

- 1.2 Brick Hollow: The meeting scheduled for December 7th was canceled due to bad weather. The meeting with representative of the Brick Hollow Project will be rescheduled for the January 4th meeting. A special meeting was held on December 2nd for the discussion with Mr. Tuning.

- 2 NEXT MEETING: January 4TH @ 8:30 am, Offices of Broad-Park Development Corp.

Respectively submitted,



Barry Lubin

xc: D.Mesite
D. Poland
G. Maine

Attachment 1: Meeting with Clarence Tuning on Dec. 2, 2004

Attachment 1: Meeting with Clarence Tuning, doing business as Orthelius Investors, LLC, 658 Trout Brook Drive, West Hartford, CT 06119, developer of 881-885 Broad Street.

In attendance; David Corrigan, David Mesite, Clarence Tuning

Here are the five events in the timeline Clarence Tuning presented to us yesterday, as well as their various caveats:

1) Apply for — and receive — zone change for west side of Broad Street between Park Street (north) and Ward Street (south)

Mr. Tuning will seek a change on the current zone of R-2 to B-4. The zone change will permit commercial uses for first floor of 881-885 Broad Street and the lot at 901 Broad Street. The non-conforming use at 881-885 Broad Street has expired.

2) Submit bid for — and receive — parking contract with Juvenile Detention Center

The state has expressed an interest in leasing as many as 10 spaces in the parking lot to be installed at 901 Broad Street. Before Mr. Tuning can submit his bid, the state must, by law, put out an RFP to the general public. Mr. Tuning said he has been informed that RFP should be out in January 2005.

3) Receive \$30,000 from HEDCo for the work on the parking lot at 901 Broad Street

Upon receiving the parking contract for the JDC, which will likely be a 5-year, renewable lease, Mr. Tuning will install the lot at 901 Broad Street. Current plans call for 20 spaces, 2 of which will be for the disabled, and a gate operated by a key card.

4) Receive \$250,000 from CEDF for the rehabilitation of 881-885 Broad Street

Upon completion of the parking lot and, consequently, demonstration of an income stream from 901 Broad Street, CEDF will release a \$250,000 loan to Mr. Tuning for the rehabilitation of 881-885 Broad Street. CEDF has made it clear that release of this loan is dependent upon successful closing of the contract between Mr. Tuning and the JDC for the parking at 901 Broad Street.

5) Rehabilitation of 881-885 Broad Street to begin.

Mr. Tuning estimates that the rehabilitation will take 4 to 5 months to complete. He expects to start as soon as he receives the loan from CEDF.

David Corrigan