



Hartford NEXT March 21, 2024 Board Meeting Minutes

Time: 6:00_– 7:30 pm Board Meeting

Mission: A collective voice of Hartford residents and stakeholders working to strengthen and grow our community

BOARD DIRECTORS

✓	Marion Griffin, Co-Chair, Frog Hollow		Bongi Magubane, Co-Chair, WECA
✓	David MacDonald, Asylum Hill		Cindy Fenton, MARG
	Janine McMahon, Asylum Hill		Charles Teale, Northeast
	Sharmeen Wright, Blue Hills	✓	Frank Sentner, SODO
	Chris McArdle, CSS/CON	✓	Emely Lugo, South End
✓	Cheryl Zeiner, CSS/CON	✓	Lawrence Williams, Upper Albany
✓	Bernadine Silvers, CSS/CON, Chair Emeritus	✓	Yackecha Dickenson, Upper Albany
✓	Jean Holloway, Clay Arsenal	✓	Susan Lennon, WECA
✓	Janice Castle, Mayor’s Office, COH	✓	Mary Falvey, At-Large
✓	Randal Davis, COH	✓	Violette Haldane, At-Large
✓	Elizabeth Davis, At-Large	✓	Jeff Stewart, At-Large

MEMBERS

	Donna Thompson-Daniel, Blue Hills		Helen Nixon, Northeast
	Bea Powell, Clay Arsenal		David Morin, Parkville
✓	Carey Shea, Frog Hollow		Robin Zaleski, SODO
✓	Marcus Ordonez, Frog Hollow		Carl Williams, South End
	Rhodee Gine, Frog Hollow		Kathy Evans, SW & BTR
	Hyacinth Yennie, MARG		Blair Hughes, WECA

ASSOCIATE MEMBERS

✓	Jack Antonich		Henry Hester, Keney Park
	Jackie McKinney	✓	Mary Pelletier

GUESTS

Kim Gauthier, Hartford Next	Wayne Benjamin
Tyler Havens, Hartford Land Bank	Yondel Gilfurt

Expected Outcome(s):

- **Blight remediation Process– Hartford Land Bank**
- **3.2.24 Board Retreat Update & Follow-up**
- **Update on NRZ Community Development Activities**
- **NRZ Statute & Compliance Update**

Time (est.)	Agenda Item	Facilitator Presenter	Purpose/Action	Activity/Essential Questions
6:00 pm	Welcome	Board Chair Marion	Call to Order	

The meeting was called to order at 6:05 pm.
Marion Griffin welcomed attendees.



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6:00–6:05 pm	Meeting Protocol & Introductions	Jeff Marion	<ul style="list-style-type: none"> HNXT Board Meeting Protocol What should we know Review of Agenda 	<ul style="list-style-type: none"> Best Practices for meeting participation Add Your Organization to your Zoom name Additions /changes to the agenda
<p>The meeting protocol and ground rules was read by Jeff Stewart. Marion Griffin reviewed the agenda.</p>				
6:05 – 6:10 pm	Board Business	Marion Violette	<ul style="list-style-type: none"> Approval of February Board Minutes Financial Report 	<ul style="list-style-type: none"> Vote on Board Minutes Financial
<p>Marion Griffin called for a motion to approve the February minutes. The motion was made by Bernadine Silvers and seconded by David MacDonald. No items for discussion; no abstentions. Minutes were approved unanimously.</p> <p>Financial report deferred until next month.</p>				
6:10–6:30	Special NRZ Report	Wayne Benjamin & David MacDonald	Comet Diner	Background and overview for Asylum Hill Development project
<p>Wayne Benjamin is the owner of the historic Comet Diner. He gave background information about the Diner’s history, property development plans, and considerations for the restoration and remediation aspects of the project. David MacDonald and AHNA have been partners supporting the rehab of the property. Restoring the property involved funding from remediation of an underground tank, asbestos removal, and contaminated topsoil. Part of the project was funded from the state’s Community Investment Fund.</p>				
6:30-6:50 pm	NRZ Roundtable	NRZ Reps	<ul style="list-style-type: none"> Opportunity (s) for Collaboration (1.5 min max) 	<ul style="list-style-type: none"> What did your NRZ do that other NRZ’s can benefit from?
<ol style="list-style-type: none"> Frank Sentner/SODO: SODO is partnering with Friends of South Green to help direct development of South Green/Barnard Park. Susan Lennon/WECA: WECA prepared a tree amendment to the city to do with making sure that property owners are given sufficient notice when the city forester proposes cutting down a tree. If anyone has relationships with other park associations or sits on a related board, their support would be appreciated. Violette is on the board for Elizabeth Park and will bring up the issue. Cheryl Zeiner/CSSCON - MLK Housing Project is closing the middle of April and will begin working on the new development. Bernadine Silvers/CSSCON reminded attendees that they own the MLK development. David MacDonald/AHNA- Received a grant from Eversource for outreach to landlords about state programs for energy savings, etc. Determining ways to work with Blue Hills and Upper Albany to reach landlords. If you’re interested in getting information, contact David and he will provide information. Keisha Dickenson will follow up. 				



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<p>5. Janice Castle/COH – As part of Arbor Day celebrations, Eversource is giving away 1,000 free trees. Residents can register online to receive a tree and pick them up on May 9th from noon to 7:00 pm.</p> <p>6. Mary Pelletier/Park Watershed – Mary talked about environmental issues at the headwaters of South Branch; efforts to find new management. Storm water authority should not be taken by MDC should be https://forms.gle/q6hCXeewXcNF81TAA March 22nd is World Water Day! Mary will provide information about a bill regarding management by Riverfront recapture, Connecticut HB5214 AN ACT CONCERNING BATTERSON PARK. https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&which_year=2024&bill_num=5214https://experience.arcgis.com/experience/559590ece9904173b75535c2e7f00cda/</p> <p>7. Bernadine Silvers/CSSCON – served on committee for Batterson Park. Though the park belongs to Hartford, there should be conversation between Hartford, New Britain, Farmington how to share responsibility for park for more inclusive planning. Trying to get it adopted as a state park to use state resources.</p> <p>8. Keisha Dickenson/Upper Albany – The NRZ is working with HPL and the University of Hartford to create a website.</p>				
6:50 – 7:00 pm	Blight Remediation	Marcus Ordonez	Hartford Land Bank Role in Neighborhood Revitalization	<ul style="list-style-type: none"> • What is it? • How does it work? • What is its impact on Hartford's neighborhoods?
<p>Marcus Ordonez gave a presentation about the Hartford Land Bank, its history, function and its role in blight remediation in Hartford's neighborhoods. The Land Bank purchases blighted properties which are rehabbed by both the Land Bank or private developers. These properties are made available for purchase by Hartford residents, increasing homeownership opportunities. Go to https://hartfordlandbank.org/ to see completed projects, homes for sale, and projects in development.</p>				
7:00 – 7:15 pm	HNXT Updates	Marion Committee Report Chairs/Reps	<ul style="list-style-type: none"> • Executive • Communications & Marketing • Development • Governance • Program 	<ul style="list-style-type: none"> • What has been accomplished? • What needs to be done & by whom? • What are the next steps? • What can you do?
<p>Comm & Marketing: Put together 4-month plan; website primarily done but will keep adding to it; also learning the marketing tools available. Will support upcoming Program Committee initiatives.</p> <p>Development: Met and discussed plans for 2024; second meeting scheduled for April 2nd.</p> <p>Governance: Preparing for annual meeting; drafting framework for Environmental Justice Adhoc Committee</p> <p>Program: Working on Community Engagement pilot with SODO; Kim/Jack attended 3/20 SODO meeting and introduced the program; workshops will be developed. Discussed potential programs including NRZ 101 and updates to "It's Your City" toward end of year.</p>				



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7:15 - 7:20 pm	Board Announcements	Marion	<ul style="list-style-type: none"> Board Retreat Update 	<ul style="list-style-type: none"> HNXT Updates and Accomplishment
<p>Marion gave review of the Board Retreat, shared photos, and asked for feedback from attendees. Very positive feedback about the quality of the meeting and everyone enjoyed gathering in person.</p> <p>Meeting went into Executive Session; other attendees were thanked for their contributions and dismissed from the meeting.</p> <p>Discussion about the process for execute director search. The consensus was positive and Horton International was selected as the search agency. Mary Falvey made a motion to adopt the search committee's recommendation to hire Horton International, the motion was seconded by Frank Sentner. No discussion. Randal Davis abstained. No opposition. Motion passed.</p> <p>Janice announced there are 77 application for the Love Your Block grants. She will let each NRZ know how many from their respective neighborhoods.</p>				
7:20 - 7:28 pm	Follow up and Assessment	All	Continuous Improvement	<ul style="list-style-type: none"> What did we miss discussing today? Does anything need to be documented and voted on? How am I doing as a Board Member? What went well? What did not go well? What needs to change?
No assessment				
7:30 pm	Close			
<p>A motion to adjourn was made by Jeff Stewart, seconded by Mary Falvey. The meeting adjourned at 7:30 pm.</p>				

Objectives, Actions, & Decisions:			
Objectives	Action Steps	Accountability	Timeline
Outstanding Items			
New membership for Finance and Governance Committees	Board members consider joining these committees	HNXT Board	By April 2024
Chairs for Governance and Finance Committees	Board members consider chairing these committees	HNXT Board	By April 2024
Establish Environmental Justice Ad Hoc Committee	Governance to draft framework for Committee	Mary Pelletier, Jeff, Marion & Bongi	By April 2024
Review Prosperity Funding Opportunity	Provide report	Bongi	March 2024
Share NRZ Activities/ requests for collaboration	NRZ Reps to Send NRZ Round Table items ahead of the meeting for sharing	NRZ Reps	Monthly



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Assist HNXT Board in supporting search for HNXT Executive Director	Circulate Executive Director job description	Marion	April 2024
Roberts Rules of Order	Provide refresher to NRZ Board	Jeff	April 2024
Quality of Life Committee	Establish Committee, schedule meeting, determine objective	SW/BTR & HNXT Board	???
Property Taxes/PILOT/.....	Establish Committee - schedule meeting, determine objective	SW/BTR – Amilcar Hernandez	In Process?

VIRTUAL MEETING PROTOCOL

**Mute your audio until you are ready to speak
Add your NRZ or organization’s name after your name in your Zoom window**

HARTFORD NEXT GROUND RULES

1. We come prepared.
2. We think before we speak.
3. We listen to each other.
4. We share and respect diverse points of view.
5. We don’t attack each other personally.
6. We don’t shout.
7. We stay for the whole meeting.
8. We avoid side conversations in and outside of the meeting room.
9. We are guided by the meeting chair or facilitator.
10. We turn off our cell phones during the meeting.
11. We keep our microphone on mute unless called upon to speak.
12. We raise our virtual hand to be recognized to speak.
13. We speak briefly and to the point.
14. We do not make inflammatory statements or accusations.
15. We work together to adhere to times noted on the agenda.
16. We help each other to stay on topic and on agenda.
17. We enjoy Ourselves.

HNXT Committees and Meeting Dates

Communications & Marketing Committee: Chair Mary Falvey, Meeting date - 2nd Tuesdays 8:30 am via Zoom

Development Committee: Co-Chairs David MacDonald & Susan Lennon, Meeting date: 1st Tuesdays beginning April 2nd

Finance Committee: Chair Violette Haldane, Meeting Date TBD

Governance Committee: Chair TBD, Meeting Date, as needed

Program Committee: Co-Chairs Jack Antonich & Frank Sentner, Meeting Date - 1st Wednesday of each month via Zoom.