

## LARSON ANNOUNCES \$1.5 MILLION FEDERAL LOAN GUARANTEE FOR NEIGHBORHOOD DEVELOPMENT IN HARTFORD

FOR IMMEDIATE RELEASE: October 29, 2003

LARSON ANNOUNCES \$1.5 MILLION FEDERAL LOAN GUARANTEE FOR NEIGHBORHOOD DEVELOPMENT IN HARTFORD

HARTFORD-U.S. Congressman John B. Larson (CT-01) today announced that the U.S. Department of Housing and Urban Development (HUD) has awarded a \$1.5 million loan guarantee to the City of Hartford to help fund the development of a shopping center in the Clay Arsenal area of the city.

"This project will be a major component in the revitalization of the city's Clay Arsenal neighborhood and will be a critical contributor to Hartford's economic fortunes," said Larson. "I am thrilled that the loan has been awarded for this important economic development effort in the heart of our Capital City."

The Main and Pavilion Shopping Center project will consist of 40,000 square feet of newly constructed retail space. The city in September transferred ownership of the land to Public Housing Residents Going Places Inc. (PHRGP), a non-profit organization that will serve as the project's developer, owner and property manager. PHRGP utilized the services of HEDC to make this project, which is expected to create 40 to 50 jobs for neighborhood residents, a reality.

"This project clearly demonstrates the pride Hartford residents have in their neighborhoods and their willingness to work collaboratively to improve their quality of life," said Hartford Mayor Eddie A. Perez. "When Main and Pavilion is complete, it will be a model for others to follow as Hartford continues to revitalize its neighborhoods."

Larson's office worked closely with the City of Hartford on the loan application and urged the Department of Housing and Urban Development to award the loan guarantee to the city.

"This loan guarantee is one of the most successful public investment tools that HUD offers to local governments," said Julie Fagan, HUD's Connecticut state director. "HUD is committed to strengthening communities and the mall will play a key role in the Clay Arsenal revitalization."

The Main and Pavilion Shopping Center will be anchored by a Midland Farms grocery store and will also include a Family Dollar store, a Laundromat, an American Cellular outlet and clothing and shoe stores. Approximately 30 percent of the neighborhood residents own cars, and the new center will give them walking access to basic goods and services they need.

PHRGP hired Northeast Retail Leasing and Management Company, LLC, to attract tenants and develop the shopping center. For the first five years after the complex is complete, Northeast will co-manage the property with PHRGP as it trains PHRGP in shopping center management. After five years, PHRGP will take over as the management company.

"There is opportunity for growth in every Hartford neighborhood, and the city worked hard to support the Clay Arsenal residents in pursuing their vision for their neighborhood," said Harry Freeman, executive director, Hartford Economic Development Commission, which worked closely with PHRGP to make this project a reality. "This is Hartford's time. All the elements are in place for continued success."

###