

Agenda
CRDA Board Meeting
Thursday, November 19, 2020

*****3:00pm*****

Go-To-Meeting

- | | |
|-----------------|---|
| 3:00pm – 3:05pm | <ul style="list-style-type: none">● Call to Order & Minutes<ul style="list-style-type: none">- Draft Minutes October 15, 2020 * |
| 3:05pm – 3:15pm | <ul style="list-style-type: none">● Mayors Reports |
| 3:15pm – 3:20pm | <ul style="list-style-type: none">● Finance Report<ul style="list-style-type: none">- Monthly Financial update |
| 3:20pm – 3:30pm | <ul style="list-style-type: none">● Venue Update<ul style="list-style-type: none">- XL Center<ul style="list-style-type: none">○ Hearing ordered for XL Plan *- Rentschler- Connecticut Convention Center<ul style="list-style-type: none">○ COVID-related operations- Dillon Stadium |
| 3:30pm – 3:45pm | <ul style="list-style-type: none">● Housing & Neighborhood Committee<ul style="list-style-type: none">- 103-21 Allyn Street (aka 88 Allyn Partnership) *- 100 Trumbull street *- Pratt Street I – 55-75 Pratt Street *- 1279-83 Main street<ul style="list-style-type: none">○ Conversion date amendment *○ Budget Amendment *- Projects |
| 3:45pm – 3:50pm | <ul style="list-style-type: none">● Regional & Economic Development Committee |
| 3:50pm – 4:00pm | <ul style="list-style-type: none">● Executive Director<ul style="list-style-type: none">- Front St District - HB Nitkin Pilot Deferral *- Bushnell South Development area - RFP- Regional Market – Development RFP- Contract Standard Review Board Draft Report- Construction update |
| 4:00pm | <ul style="list-style-type: none">● Adjourn |

** Vote item*

DRAFT

Board Meeting Minutes
October 15, 2020

Capital Region Development Authority
100 Columbus Boulevard
5th Floor
Hartford, CT 06103
Thursday, October 15, 2020
3:00 pm – GoToMeeting

(The Board Meeting was held via GoToMeeting with public access)

Board Members Present: Chairwoman Suzanne Hopgood; Andy Bessette; Mayor Luke Bronin; David Jorgensen; Alexandra Daum; David Robinson; Robert Patricelli; Joanne Berger Sweeney

Board Members Absent: Seila Mosquera-Bruno; Mayor Marcia Leclerc; Melissa McCaw; Joseph Giulietti

CRDA Staff Present: Michael Freimuth; Joseph Geremia; Kim Hart; Robert Saint; Terryl Mitchell Smith; Anthony Lazzaro; Jennifer Gaffey

Minutes

The minutes of the September 17, 2020 CRDA Board Meeting were moved by Andy Bessette, seconded by Joanne Berger-Sweeney and approved.

Mayor Report

Housing - Mayor Bronin mentioned keeping an eye on the housing market of people that moved out of the cities, including college students that moved home with parents. There may be a way to market to that group of people that may not want to return to New York or Boston.

XL - Mayor Bronin reiterated his support to move forward with the XL renovation project.

Regional Market – the Mayor encouraged Mr. Freimuth not to limit the regional market to the current role that it plays. He expressed that it is strategic land and he would like to see the regional market draw more foot traffic and activate an area that is more pedestrian. He would like to see it live up to its full potential.

Albany and Woodland – the City is working hard to try to make something happen at Albany and Woodland.

DoNo – official groundbreaking was held today, October 15 at 2pm.

Tax Deed sale – The City has a tax deed sale coming up.

Finance

CRDA CFO Joseph Geremia reported the following financial update for October 2020.

Fiscal Year 2021 Operating Statistics

CT Convention Center – Aug. 2020

Stats:	no events scheduled until Jul. 2021 due to state COVID-19 restrictions
Aug. financials:	Net Loss of \$1.061M favorable to budget by \$72,200 due to COVID-19 shutdown
	Total year projection of \$6.432M loss unfavorable to budget by \$2.424M

CRDA advance of \$750,000

CRDA Parking Facilities – Aug./Sept. 2020

Stats: Utilization of 43% unfavorable to budget by 16%
Monthly rate customers unfavorable to budget by 1,800 at 5,900 YTD
Transient customers unfavorable to budget by 27,100 at 11,900 YTD
Aug. financials: Revenue unfavorable to budget by \$321,200 due to facility limited openings thru Jul. 2021
Expenses \$206,000 favorable compared to budget due to savings in utilities, security, vehicle ID tag purchases, credit card fees, and repairs & maintenance
Net Income \$115,200 unfavorable to budget
Total year projection \$700,000 unfavorable to budget

Church Street Garage – Aug./Sept. 2020

Stats: Utilization of 58% unfavorable to budget by 14%
Monthly rate customers unfavorable to budget by 600 at 2,700 YTD
Transient customers unfavorable to budget by 2,500 at 1,500 YTD
Aug. financials: Revenue unfavorable to budget by \$51,200
Expenses \$102,000 favorable compared to budget due to savings in utilities and security
Net Income \$51,000 favorable to budget
Total year projection \$264,000 unfavorable to budget

XL Center – Aug. 2020

Stats: no events scheduled until Sept. 2021 due to state COVID-19 restrictions
Aug. financials: Operating expenses \$246,800 favorable to budget due to savings in personnel and repairs & maintenance
Net Loss of \$886,400 favorable to budget by \$257,900 due to COVID-19 shutdown
Total year projection of \$4.444M loss unfavorable to budget by \$447,800

Cash Flow: Payables aged at 90 to 150 days (\$2.988M), 81% over 120 days
Payables: City: \$2.194M, Spectra Corp.: \$330,000
CRDA advance of \$750,000
Cash flow: Oct. 2020 thru Feb. 2021 – payroll and limited payables

P&W Stadium at Rentschler Field – Aug. 2020

Stats: Toronto FC scheduled for 6 games through Nov. 2020
UConn football season cancelled due to COVID-19 restrictions
Aug. financials: Operating expenses \$97,700 favorable compared to budget due to savings in personnel and repairs & maintenance
Net Loss of \$311,100 favorable to budget by \$95,800 due to COVID-19 shutdown
Total year projection of \$993,300 loss unfavorable to budget by \$41,200

Cash Flow: Payables aged at 90 to 120 days (\$884,000), 47% over 120 days
Cash flow: limited payables and no payroll
Payables: XL for payroll: \$320,000, Spectra Corp.: \$240,000, State police: \$90,000

CT Regional Market

Stats: 82 warehouse units and restaurant – Occupancy: 78% with 13 tenants
Activity: Farmers' Market opened for 2020 season on May 2 operating through Oct. 2020
Aug. financials: Operating revenue of \$118,000 slightly favorable to budget

Operating expenses of \$135,100 slightly unfavorable to budget due to security services and farmers' market labor
Net loss of \$17,100 unfavorable to budget by \$4,900

Dillon Stadium – Calendar Year – Aug. 2020

Calendar year revised operating expense budget of \$250,000

Aug. financials: Operating expenses of \$148,500 (60% actual vs. 67% of revised annual budget)
Capital reserve balance: \$261,000

Andy Bessette inquired about Dillon Stadium expenses. Mr. Geremia explained that although the season is over, their budget is based on the entire calendar year and there remain expenses for the year. Dillon has only used 60% of their budget so they should fall within their restructured budget of \$250,000 for the year. Mr. Bessette asked if the playoff game helped CRDA financially. CRDA does not take in any revenue based on how many games they play. Mr. Geremia explained that CRDA is responsible for the field, making sure the Stadium is up and running for those games as well as coordinating the community events.

Suzanne Hopgood asked if community events were on hold. Kim Hart responded that the City of Hartford has closed all of their fields to community and private events. The only events that will take place at Dillon are managed activities, such as school groups, as opposed to community events.

Venue Update

Andy Bessette deferred to Michael Freimuth to update the Board regarding the cost reductions for the venues. Mr. Freimuth reported the following:

Rentschler Field - Rentschler Field will be closed, after the Toronto games, until late Spring. There are restrictions regarding how many fans will be allowed in the building, for the games, based on both MLS and State COVID restrictions, perhaps a capacity of 5,000 people.

Convention Center – Staff is trying to secure re-bookings and longer term events. The building is quieted down until next fall.

Dillon – Dillon Stadium wrapped up after the USL playoff. Subject to COVID restrictions, the stadium will reopen in the Spring for the next season. Managed activities such as school groups are the only events that may take place.

XL – Due to the unknown of COVID restrictions, CRDA and UCONN have agreed that games will not take place at XL this year.

There have been unconfirmed reports that the AHL season may start in January or February, versus the normal season starting in October. What is not currently known is how the league will open their season, i.e. complete league or broken into divisions, fanless or fans, etc.

The CRDA has communicated with MSG explaining that if it is going to be a practice league and no fans, then MSG will have to help with building expenses because it cannot be run under the current agreements.

Bob Saints team is preparing construction packages to be bid on late 2020, early 2021 for activity in late February, early March. A cost estimator has been retained and design teams are running through multiple variations. The construction manager RFP to oversee multiple tasks is underway. A

construction calendar has been set up on the assumption the building will be shut down. The construction will be in the public areas while the building is quiet and if projects go into the latter part of the year and the building opens, the construction will move to back of house so events will not be disrupted. It is unclear how much can be done as it will be a function of the Bond Commission and whether more funds can be authorized. Plans, studies, appraisals and title work are all in the process of being updated.

Last month Bob Patricelli asked if staff would put together a calendar of different scenarios for XL. Staff is working on that and will put it before the Venue Committee to vet some ideas.

Bob Patricelli asked if Mr. Freimuth could put some numbers together regarding the gap between Bond Commission funds and how much more is likely to be needed. Mr. Freimuth responded that the \$100M lower bowl strategy is the best scenario, which would make the lower bowl a premium bowl, allowing pressure to be taken off the concourse. The \$100M should buy what the plan entails however there are two new elements that were not in the original budget that need to be considered. One is security demands today are far different than when the analysis was started, i.e. what has happened in soccer stadiums in Europe and concerts in Las Vegas. It will require people being screened inside the building and staff being trained with equipment made to accommodate security and screening. The second is COVID, which will require further health screening.

Andy Bessette wondered if he should call Governor Lamont and explain that the CRDA Board fully supports the \$65M Bond Commission submission, and it would be appreciated if he passed it so the work can proceed at the XL Center.

David Robinson asked what the timing is around the construction. Mr. Freimuth responded that the work has been planned around a two-year construction window.

David Jorgensen asked where CRDA stands with Northland because it will affect the work being done while the building is shut down. Mr. Freimuth responded that Northland has not yet been reapproached.

Housing & Neighborhood Committee

Michael Freimuth noted that last month the Board approved some adjustments to projects that are in construction and have been affected by COVID. Mr. Freimuth presented the following project as one of the affected projects.

88 Allyn Partnership (aka 103-21 Allyn)

Background: Located in the former 'entertainment zone', the three-building complex known as 103-21 Allyn was acquired by Paul Khakshouri (owner of abutting Bond building) from the Lewtan Family estate. The \$21.1M project was funded by CRDA (\$6.6M), Peoples Bank (initially with United Bank) and federal and state historic credits. The property has been completed and has now begun leasing its 66 units (and 3750 sf retail) but was delivered six months late due to a variety of construction delays, in part caused by COVID (three week shut down, material delays, smaller work crews), a sudden late summer storm/flash flood (that damaged the basement requiring rebuilding and c/o delays), and a variety of historic preservation amendments necessitated by problems/conditions discovered during demolition and reconstruction that incurred considerable time for approval. As the building enters the rent up period, it is contending with a slower market due to COVID but has rented its first four units with other applications in review.

Proposal: The developer has asked for a three month deferral in interest payments to compliment a like deferral from Peoples Bank. Such deferral will ease cash flow during the lease up/operations period over the next fiscal quarter. The value of the deferral in interest is \$49,500.

The CRDA Housing and Neighborhood Committee approved this deferral at its October 2, 2020 meeting.

The following motion was moved by Andy Bessette, seconded by Joanne Berger-Sweeney and approved.

"The CRDA Board of Directors approves the deferral of interest on the CRDA mortgage to 88 Allyn Partnership LLC for the property at 103-21 Allyn for a period of three months beginning Oct 1, 2020. Such interest deferral being valued at \$49,500, with such value being added to the outstanding principle."

Regional & Economic Development Committee

Chairwoman Hopgood inquired about and activity on the Regional & Economic Development Committee. Mr. Freimuth indicated that the Committee has not met in quite some time.

The following projects would come under this committee:

Regional Market – The Governor has asked for a plan for the Regional Market at 101 Reserve Road.

Founders Plaza – Redevelopment of Founders Plaza – housing development and parking.

Silver Lane – The old theater site.

Goodwin College – as the infrastructure work is done, they will be able to pursue a couple of projects that relied on the storm drainage system being built.

Wethersfield – possibility of a project off the Silas Dean Hwy.

West Hartford – talking to West Hartford about the former UConn campus.

Executive Director Report

Bushnell South Planning Project

Michael Freimuth and Bob Patricelli explained that CRDA has been asked to advance the Bushnell south area. The next step is how the project moves forward with Spinnaker and 55 Elm Street as well as other surrounding properties. The Bushnell South Garage should be completed in Spring 2021 and the following was presented and discussed regarding the next planning phase.

Whereas the City of Hartford, the Spinnaker Development Group, the Bushnell Theatre and the CRDA have had discussions for the redevelopment of land and buildings within the Bushnell South planning area, defined as that area between Buckingham Street, Bushnell Park/Elm Street, Trinity Street and Hudson Street in Hartford;

Whereas the entities wish to advance the planning effort and incorporate market data, infrastructure demands and neighborhood issues and state office operations into the overall program;

Whereas CRDA owns land, has developed a garage and is likely to acquire additional parcels/buildings within the are in the near term;

Whereas it is expected that CRDA will be a source of financing for the overall development;

Whereas it is appropriate for CRDA to participate in the funding of such a study in partnership with other entities engaged in the area;

The following motion was moved by Andy Bessette, seconded by Bob Patricelli and approved.

"Now therefore be it resolved, that the executive director is authorized to participate in such study and subject to funds being available, to contribute up to \$50,000 towards the overall planning exercise."

Other Items Discussed

Kim Hart explained that the Hartford Minority Construction Council held their annual networking event and recognized CRDA as one of forty organization as partners in their efforts.

Mr. Freimuth reported that CRDA was recognized by National LISC as a Champion Public Partner for Neighborhood Development.

There has also been a request by the Dept. of Administrative Service (DAS) for CRDA to take two properties on Trinity, which are the smaller buildings located near the Arch.

CRDA Board Meetings will continue to be held on the third Thursday of the Month. Meetings will be held at 3:00pm as a virtual meeting until in-person meetings resume. The meetings may then revert to 6:00pm and be held at the CRDA office. Michael Freimuth asked that both times be held. The list of meeting dates for the upcoming year will be sent via email.

Adjourned 3:51pm

Finance Report

Financial Update – November 2020

Fiscal Year 2021 Operating Statistics

CT Convention Center – Sept. 2020

Stats: no events scheduled until Jul. 2021 due to state COVID-19 restrictions
Sept. financials: Net Loss of \$1.474M favorable to budget by \$283,600 due to COVID-19 shutdown
Total year projection of \$6.432M loss unfavorable to budget by \$2.424M
[CRDA advance of \\$750,000](#)

CRDA Parking Facilities – Sept./Oct. 2020

Oct. stats: Utilization of 43% unfavorable to budget by 16%
Monthly rate customers unfavorable to budget by 2,400 at 7,800 YTD
Transient customers unfavorable to budget by 37,800 at 14,200 YTD
Sept. financials: Revenue unfavorable to budget by \$489,500 due to facility limited openings thru Jul. 21
Expenses \$236,700 favorable compared to budget due to savings in utilities, security, vehicle ID tag purchases, credit card fees, and repairs & maintenance
Net Income \$252,800 unfavorable to budget
Total year projection of \$2.201M net income unfavorable to budget by \$1.161M

Church Street Garage – Sept./Oct. 2020

Oct. stats: Utilization of 57% unfavorable to budget by 15%
Monthly rate customers unfavorable to budget by 900 at 3,600 YTD
Transient customers unfavorable to budget by 2,900 at 2,500 YTD
Sept. financials: Revenue unfavorable to budget by \$155,500
Expenses \$77,400 favorable compared to budget due to savings in utilities and security
Net Income \$78,100 unfavorable to budget
Total year projection even with budget of \$62,000 net income

XL Center – Sept. 2020

Stats: no events scheduled until Sept. 2021 due to state COVID-19 restrictions
Tentative AHL season in Feb. 2021
Sept. financials: Operating expenses \$413,600 favorable to budget due to savings in personnel and repairs & maintenance
Net Loss of \$1,225,500 favorable to budget by \$480,900 due to COVID-19 shutdown
Total year projection of \$6.245M loss unfavorable to budget by \$448,500

Cash Flow: Payables aged at 90 to 150 days (\$3.257M), 74% over 120 days

[Payables: City: \\$2.194M, Spectra Corp.: \\$330,000](#)

[CRDA advance of \\$750,000](#)

[Cash flow: Nov. 2020 thru Feb. 2021 – payroll and limited payables](#)

P&W Stadium at Rentschler Field – Sept. 2020

Stats: Toronto FC scheduled for 6 games through Nov. 2020

UConn football season cancelled due to COVID-19 restrictions

Sept. financials: Operating expenses \$156,900 favorable compared to budget due to savings in personnel and repairs & maintenance

Net Loss of \$405,800 unfavorable to budget by \$51,400 due to COVID-19 shutdown

Total year projection of \$993,300 loss unfavorable to budget by \$41,200

Cash Flow: Payables aged at 90 to 120 days (\$1,084,400), 38% over 120 days

Cash flow: limited payables and no payroll

Payables: XL for payroll: \$319,000, Spectra Corp.: \$240,000, State police: \$90,000

CT Regional Market

Stats: 82 warehouse units and restaurant – Occupancy: 88% with 16 tenants

Activity: Farmers' Market opened for 2020 season on May 2 operating through Nov. 2020

Sept. financials: Operating revenue of \$230,300 favorable to budget by \$28,200

Operating expenses of \$179,600 favorable to budget by \$8,800 due to savings in building maintenance and utilities offset with increases in security and farmers' market labor

Net income of \$50,700 favorable to budget by \$37,000

Dillon Stadium – Calendar Year – Sept. 2020

Calendar year revised operating expense budget of \$250,000

Sept. financials: Operating expenses of \$169,600 (67% actual vs. 75% of revised annual budget)

Capital reserve balance: \$261,000

Venue Committee

MOTION

“The CRDA Board requests and hereby approves that the CRDA Venue Committee schedule a public hearing (virtual) on Tuesday, January 5, 2021, 4:00pm, for the purpose of presenting the updated and revised redevelopment plan for the XL Center, including an opportunity for public comment.

Housing & Neighborhood Committee

103-21 Allyn Street (aka 88 Allyn Partnership)

Whereas 103-21 Allyn, a historic renovation encompassing a three building configuration creating 66 units of housing along with street level retail is eligible for historic credit bonus if it were to dedicate 20% of the units as affordable;

Whereas a review of the rents and operating pro forma show that the property's ability to service its expenses and debt would not be adversely impacted by a restriction on rents for the affordable units;

Whereas the project would be able to secure additional funds from the credits to meet construction delays and overruns created in part by the Covid pandemic but also by standards required by the historic renovation program;

Whereas the CRDA loan agreements restricted the property to a market rate units;

Now therefore be it resolved that the Executive Director is authorized to enter into agreements allowing for a bonus increase in historic credits to 103-21 Allyn St (aka 88 Allyn Partnership) requiring a 20% affordable housing unit mix.

100 Trumbull Street

Whereas 100 Trumbull Street is owned by the same investment group that developed 101 and 111 Pearl Street, both of which are changing ownership in order to raise capital for the completion and lease up/stabilization of 101/111 Pearl;

Whereas CRDA lent to 100 Trumbull Street in order to convert 8 units into 16 one bedroom and efficiency units, nearly half of which have been or will be completed by December 2021;

Whereas the remaining funds have not be expended but the new ownership group wishes to continue the program and has asked for an extension of the completion date;

Whereas such extension does not harm the operating pro forma;

Now therefore be it resolved that the Executive Director is authorized to extend the completion date for the full conversion of the first 8 units to December 2021 and the second 8 units to December 2022 and amend the subsequent repayment commencement dates to January 2022 for the first tranche of units and January 2023 for the second tranche of units.

Pratt Street 1 – 55-75 Pratt Street

Whereas CRDA has approved acquisition and construction loan funding for the Pratt Street Initiative phase 1 at 99 Pratt Street and 196 Trumbull Street for the conversion of those vacant properties into 129 apartment units;

Whereas the Project eventually will include the conversion of the adjoining properties known as 55-75 Pratt Street for additional retail and residential space;

Whereas the executive director may request that the phase 1 funding also be secured by a mortgage on 55-75 Pratt Street in order to provide additional collateral for the CRDA phase 1 financing;

Now therefore be it resolved that should the executive director determine it is appropriate to obtain additional collateral to further secure CRDA funding phase 1 of the Project, that the executive director be fully authorized to require that the property at 55-75 Pratt Street be secured as collateral for said CRDA loan.

1279-83 Main Street (conversion date extension)

Whereas CRDA has partnered with the Hartford Community Loan Fund (HCLF) and the San Juan Center to renovate 1279-83 Main Street (Project) into 10 units and two storefronts;

Whereas the Project has incurred construction delays and costs overruns, was redesigned and secured new general contractor and its funding was increased by HCLF and by CRDA (2017);

Whereas the Project has now made considerable progress and is nearing completion;

Whereas the Projects initial conversion date was to be May 2021 for full mortgage servicing but now needs to be adjusted to May 2022 in order to allow for lease up and stabilization in 2021;

Whereas HCLF and SJC have requested that CRDA amend its conversion date to be consistent with HCLF mortgage:

Now therefore be it resolved that the CRDA Board approves the adjustment of the mortgage conversion date to May 2022; as approved by the CRDA Housing and Neighborhood Committee at its November 6, 2020 meeting;

Alternate Resolution for housing items:

The CRDA Board approves the actions of the Housing and Neighborhood Committee of November 6, 2020 approving term modifications as expressed in the resolutions above to the following projects: 103-21 Allyn, 100 Trumbull St, Pratt Street Phase 1, and 1279-83 (conversion date extension).

1279-83 Main Street (Budget Amendment)

Whereas the 1279-83 Main Street Project must adjust underground electrical cables traversing Main Street in order to upgrade its electrical service which had not been budgeted or planned and presents a cost increase of \$60,000, of which the developer will contribute \$20,000 with additional funds being redirected from the balance within the Project contingency account, and the developer has asked for an increase of \$32,000 from CRDA;

Whereas the increase in units from 8 to 10 as well as storefront rent will increase the Project's revenue in order to service the additional debt;

Whereas CRDA has a special development account of \$4 million established to renovate mixed use properties including retail components on the 'Arrowhead Block' within the DoNo Redevelopment Area and 1279-83 Main Street is such a property;

Whereas the Arrowhead Funds can also be used in lieu of CRDA Capital Reserve Funds previously allocated to this Project;

Now therefore be it resolved that the CRDA Board approves an increase in its original loan to the 1279-83 Main Street Project to \$297,000 to accommodate the increased electrical cost and associated fees at the same terms and conditions as the initial note and that such funds totaling \$32,000 shall be allocated from the Arrowhead Block fund previously approved by the Board and the State Bond Commission; and that CRDA staff re-allocate funds from the Arrowhead Block accounts to supplant those CRDA Capital Reserve funds totaling \$140,000 previously utilized for the 1279-83 Main St project

CRDA Housing Approved

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/Aff Split	Structure	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased ¹
777 Main	285	\$84.5M	\$296K	\$17.7M	\$62K	80/20	\$7.5M equity \$10.2M 2nd mortgage	1/30/2013	3/13/2013	3/28/2014	Renting	86%
201 Ann/Grand	26	\$4.45M	\$202K	\$3.8M/\$750K	\$28.8K	100	initial constr. note \$3.8M ³ convert to 2nd mortgage at \$750,000	3/21/2013 4/25/2013	6/21/2013	10/29/2013	Renting	35%
179 Allyn	63	\$14.89M	\$233K	\$6.5M	\$103K	80/20	\$3.25M equity, \$3.25M 2nd Loan	3/21/2013	6/21/2013	11/15/2013	Renting	97%
Sonesta/Spectra	190	\$23.9M	\$123K	\$2.05M	\$10.6K	85/15	Bridge HTC ³	6/4/2013	6/21/2013	12/5/2013	Renting	95%
Capewell	72	\$26.1M	\$359K	\$5.0M	\$69.4K	80/20	construction financing/converted to mortgage note	1/15/2014	11/16/2014	6/30/2015	Renting	97%
390 Capitol	112	\$85.3M	\$290K	\$7M	\$62.5K	80/20	2 loans, .5% 20 yr.	6/19/2014	3/17/2015	9/21/2015	Renting	97%
36 Lewis	6	\$1.8M	\$308K	\$300K	\$50K	100	construction/perm loan 1-.3% 30 yr.	6/19/2014	7/25/2014	4/8/2015	Renting	100%
38-42 Elm	6	\$1.24M	\$208K	\$349,350 ⁴	\$61.5K	100	loan 3% 30 yr.	6/19/2014 2/18/2016	7/25/2014	2/25/2015	Renting	100%
1279-83 Main	10	\$1.35M	\$135K ⁶	\$265K ⁶	\$26.5K	100	loan 3% 25 yr.	5/21/2015 6/16/2016 11/30/2017	7/28/2015	9/202019	2021	
370 Asylum	60	\$20.3M	\$338K	\$4M	\$66K	70/30	loan <3% 20 yr.	6/18/2015 2/18/2016	3/24/2016	9/29/2017	Renting	96%
Radisson	96	\$19.5M	* 2	\$6.5M	\$67.7K	100	hotel conv. const. note	10/15/2015	12/11/2015	3/31/2016	Renting	33%
81 Arch	53	\$23M	\$380K	\$5.6M	\$103.7K	100	30 yr. 1% loan	10/20/2016	11/15/2016	11/7/2017	Renting	81%
101 Pearl	157	\$28.4M	\$184K	\$9.24M	\$58.8K	100	construction/perm loan 3% 30 yr.	12/8/2016	5/12/2017	11/8/2017	Renting	80%
111 Pearl	101	\$21.55M	\$208K	\$6.06M	\$59.47K	100	construction/perm loan 3% 30 yr.	12/8/2016	5/12/2017	11/8/2017	Renting	90%
103 Allyn	66	\$21.1M	\$319K	\$6.6M ⁷	\$103K	80/20	construction/perm loan 3% 5 yr.	12/8/2016 8/8/2018	2/1/2017 6/26/2019	10/31/2018	Renting	6%
105-7 Wyllys	9	\$2.5M	\$277K	\$800K	\$88.8K	100	construction/perm loan 2-3% 30 yr.	5/18/2017 3/21/2019	11/29/2017 6/26/2019	8/31/2019	2021	
Colt North	48	\$13.6M	\$283K	\$2.88M	\$60K	100	construction/perm loan 3% 20 yr.	5/18/2017	11/29/2017	7/2/2018	Renting	100%
28 High	28	\$5.5M	\$196.4K	\$1.9M	\$67.8K	80/20	loan 3% 30 yr.	2/2/2018	2/16/2018	8/29/2018	Fall 2020	
100 Trumbull	16	\$1.5M	\$93.7K	\$960K	\$60K	100	loan 3% 20 yr.	9/21/2017	2/16/2018	4/12/2018	2018/19/20	95%
246-250 Lawrence	12	\$1.5M	\$125K	\$521K	\$43.4K	100	Historic bridge loan & perm loan 3% 20 yr.	10/18/2018	12/11/2018	1/4/2019	Late 2020	
Colt "U"	26	\$7M	\$269K	\$1.5M	\$57.6K	100	loan 3% 20 yr.	1/10/2019	12/18/2019		2022	
Prairie	129	\$29.8M	\$231K	\$12M	\$93K	80/20	\$5.5M bridge loan; \$6.5M construction/perm loan 2.75% 30 yr.	10/17/2019	12/18/2019		2022	
Park/Main	126	\$26.8	\$212K	\$8.4M	\$66.7K	80/20	Yr. 3%	9/20/2018	9/20/2018	6/25/2020	2022	
Dono "C"	270	\$56.2M	\$208K	\$11.8M	\$43.7K	90/10	3% 30 yr. 15 yr. term	9/20/2018	9/20/2018	9/30/2020	2022	
Summary	1967 ⁵	\$472M	\$239K	\$122.4M	\$62.5K median \$64K avg.	86/14	1697 market /251 affordable					

11/18/2020

- ¹ deposits and leases
² \$75K/unit est. residential + 188 hotel rooms
³ notes repaid
⁴ \$16K from Housing Cap. Fund
⁵ 2108 w/ Front St. & Recap deals
⁶ \$140K from Housing Capital Fund
⁷ \$200K reserve via Bond Commission

18

CRDA Housing Approved - Varied Funding Sources

[illegible]

11/16/2020

¹ Paydown of principle from sale

² New balance at \$485K with interest rolled

19

CRDA Neighborhood Projects

Project	Description	TDC	CRDA Amount	CRDA Funds	Structure	Committee Approval	CRDA Board	Bond Commission Approval	Status
Bowles Park	Demolition of 410-unit housing project & construction of 91 new rental and owned units on Granby Street (Blue Hills neighborhood)	\$40m	\$5,000,000	FY16 Neighborhood (Promise Zone)	\$5m grant for demolition	9/9/2016	9/15/2016	9/30/2016	Phase I complete & leasing underway.
Brackett Knoll	Construction of 14 two-family owner-occupied homes on Naugatuck Street	\$3.7m	\$1,555,000	FY16 Neighborhood (Promise Zone)	\$530,000 grant for site acquisition/improvements; CRDA to use \$925,000 to construct required road	11/10/2016	12/8/2016	2/1/2017	Road construction underway. Housing foundation to begin.
Swift Factory	Renovation of historic factory into "Community Food and Job Creation Hub" serving the Northeast, Upper Albany and Clay Arsenal neighborhoods	\$32.7m	\$4,300,000	FY16 Neighborhood (Promise Zone)	\$4.3m loan - minimum debt service calculated using an initial 1% APR and be paid monthly upon stabilization. CRDA to receive 70% of net available cash after payment of first lien debt service & other required distributions. Payment shall continue over a 20-year term until CRDA has received all of its capital with 3% IRR. Funds contingent upon execution of tenant leases (a) for no less than 50% of leasable project space or (b) no less than 50% of projected rental revenue.	3/10/2017	3/16/2017	5/12/2017	CO issued. First tenants moving in.
Albany Ave/ Main Street	High Speed internet cabling connection to North End Business	TBD	\$525,000	FY16 Neighborhood (Promise Zone)	Funds used to match Federal Promise Zone Funding and compliment Albany Ave. Streetscape project	6/15/2017	6/15/2017	11/29/2017	Construction complete.
Dillon Stadium	Management and renovation of Stadium, including replacement of field, replacement or refurbishment of bleachers, upgraded seating, lighting & sound system, upgrades to concessions, restroom and locker facilities, building code and ADA upgrades and new site entrance. Additional upgrades to be made at neighboring Colt Park.	\$10m	\$10,000,000	FY17 Neighborhood	CRDA to oversee renovations and hold construction contracts. Work at Dillon to be done in conjunction with Hartford Sports Group (HSG) and their architect. Scope of Colt Park renovation to be developed in conjunction with City of Hartford.	1/12/2018	2/8/2018	2/16/2018	Punch list items being completed.
Charter Oak Health Center	Renovation of vacant building into specialty health clinic	\$1.9 m	\$450,000	FY 16 General	Grant for exterior work, historic restoration & site work	NA	6/21/2018	9/20/2018	Construction completed
690-714 Albany Ave.	Renovation of 8 unit / 3,500 sf storefront bldg	\$3.8m	\$2,500,000	FY16 General	Equity investment in renovation	NA	6/21/2018 3/21/2019	7/25/2018	On hold
Quirk Middle School / PAL	Renovation of former middle school	\$7.5m	\$7,500,000	\$3.9 = FY16 General \$3.6 = FY16 Neigh (PZ)	Includes \$500,000 for implementation of Neighborhood Security Fellows training program			7/25/2018	Construction underway
Heritage Home	Assistance via NINA to increase home ownership in Asylum Hill area.	TBA	\$2,500,000	FY17 Neighborhood	Loans and grants	5/11/2018	5/24/2018	6/1/2018	Construction completed. 86 Hawthorne under contract / 88 Hawthorne on market.
Riverfront Recapture	Phase I development of extension to Hartford Riverwalk north of Riverside Park		\$1,000,000	FY15 Neighborhood	Grant-in-Aid			9/20/2018	Remediation completed on all structures. two demolished, one slated for dismantling. Soil testing, geotech borings completed.

\$35,330,000

11/16/2020

20

**Regional
&
Economic Development
Committee**

CRDA Regional and Economic Development Projects

Project	Description	TDC	TDC Per Unit	CRDA Managed Amount	Structure	Committee Approval	CRDA Board	Bond Commission Approval	Status
Hartford Regional Market	Planning & design for redevelopment & improvements		n/a	\$1,050,000	Grant-in-aid			7/25/2018 12/18/2018	Formal leases underway, long term planning RFP issued
Front Street District	Paving & crosswalk improvements at Front/Columbus intersection, storm drainage improvements and waterproofing & related garage improvements at Front St. North Garage		n/a	\$3,000,000	Direct CRDA expenditure			7/25/2018	Garage storm drain improvement work nearing completion
East Hartford - Showcase Cinemas	Acquisition, demolition and redevelopment of former multiplex site		n/a	\$12,000,000	Grant-in-aid			7/12/2016 6/1/2018	Demolition complete. Town discussions with developer underway
East Hartford - Drainage Improvements near Goodwin College	Installation of new drainage lines to accommodate new development in Goodwin area		n/a	\$4,000,000	Grant-in-aid		6/21/2018	7/25/2018	Phase I and Phase II work nearing completion
East Hartford - Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CRDOG Silver Lane study		n/a	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EHBX project)			4/4/2009	Sidewalk design complete. Liability & maintenance issues to be resolved.
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development in area		n/a	\$500,000	Grant-in-aid			6/1/2018	Discussions continue with Town, developer planning consultants and CRDA
East Hartford - Great River Park	Improvements to Great River Park, including repairs & improved access to and within the park, particularly for disabled visitors		n/a	\$1,340,000	Grant-in-aid			9/20/2018	Agreements signed with Riverfront Recapture.
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties		n/a	\$ 1,000,000	Grant-in-aid			9/20/2018	MOU signed with Town.
East Hartford - Horizon Mall	Infrastructure improvements and site work for outlet mall		n/a	\$ 12,000,000	Urban Act Grant	n/a	9/15/2016	7/12/2016	Mall development cancelled 3/18
Newington - National Welding Site	Administration of abatement and demolition of site. Assistance with development of site	TBD	n/a	\$ 2,000,000	DECD Brownfields Grant	n/a	1/15/2013	n/a	Town negotiation with residential developer
Bushnell South Garage	Garage	\$17m	N/A	\$17,000,000	CRDA Prop.			9/20/2018	in construction
Parkville Market	Community Market	\$5.1m	N/A	\$3,500,000	Construction / Bridge Loan	12/20/2018	1/10/2019	4/2/2019	Certificate of Occupancy received. Opened

11/16/2020

CRDA Redevelopment Projects

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board	Bond Commission Approval	Status
DoNo - Healthy Hub	Grocery Store	N	\$22.7m	\$8,500,000	Loan and cash flow note	9/20/2018	9/20/2018	Site selection process underway
DoNo - Arrowhead Block	Establishment of fund to assist neighborhood property owners with exterior refurbishments	N	-	\$4,000,000	Loan and equity	9/20/2018	9/20/2018	1279-83 Main; other projects in review
Albany/Woodland	new construction mixed use project	Y	\$21m	\$5,500,000	Loan/Equity		7/21/2020	Pre-development

11/16/2020

\$ 18,000,000

Executive Director

FRONT STREET DISTRICT
* * *
PILOT DEFERRAL AGREEMENT
BETWEEN CRDA AND HB NITKIN

Background:

- Pursuant to Chapter 588x of the Connecticut General Statutes, CRDA executed multiple PILOT Agreements with HB Nitkin ("HBN") for the respective properties located within the Front Street District.
- The proceeds from such agreements are used by CRDA to operate the Front Street District, including but limited to, insurance, snow removal (sidewalks and streets), utilities costs, repairs and maintenance of the sidewalks, streetlamp replacement, etc.
- Due to the COVID pandemic, numerous tenants located within the Front Street District have been unable to make rent payments or, in some cases, have permanently ceased operating; accordingly, HBN has asked for PILOT relief from CRDA.
- Due to the decreased utilization of the Front Street District, CRDA is able to offer a PILOT deferral for Thirty-Three Thousand Dollars (\$33,000) consistent with the terms provided below, for the current fiscal year.

Proposed Terms:

- HBN will receive a \$33,000 PILOT deferral for the current fiscal year;
- For the period beginning FY 2023 and ending FY 2025, HBN will make three (3) supplemental payments of Eleven Thousand Dollars (\$11,000) per fiscal year in addition to its scheduled PILOT payments.

MOTION

THE CRDA BOARD HEREBY AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A PILOT DEFERRAL AGREEMENT WITH HB NITKIN FOR THE VARIOUS PROPERTIES LOCATED WITHIN THE FRONT STREET DISTRICT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS PROVIDED ABOVE.

State Contract Standards Board
Conclusions and Recommendations
Draft Report – Dillon Stadium

CONCLUSIONS AND RECOMMENDATIONS

1. When the City asked CRDA to conduct a RFP on its behalf, the City and CRDA should have entered into a memorandum of understanding outlining the roles, responsibilities and procedures for conducting such a RFP. In the future, CRDA should enter into memorandums of agreement when acting on the behalf of a state agency or a public subdivision of the state.
2. The circumstances for the waiver of competitive procurement applicable to the JCJ Architecture contract are found in C.G.S. 4e-1(16), emergency procurement and C.G.S. 43-16(6), waiver of bid or proposal for extraordinary circumstances. The SCSB does not find these circumstances to apply to the JCJ contract. CRDA should have known of the need for transparency in this process given the prior history regarding the Dillon Stadium renovation and the expenditure of public dollars. CRDA should incorporate language regarding the waiving of competitive procurement into its policies and procedures on procurement.
3. In issuing a RFP, it is assumed that all interested parties submitting responses have access to the same information. It appears that HSG through its prior discussion with the City was aware of the need for \$10 million for renovating Dillon Stadium. It also appears that CRDA was also aware of those discussions. In issuing the RFP, it should have included the amount of funds necessary to renovate Dillon stadium and the potential source of public funds so that respondents or potentially other respondents were aware of such funds. CRDA should in future procurement make sure that all bidders or proposers are operating on a level playing field.
4. If the City and CRDA knew at the time public money was going to be available or possibly available, it should have been explicitly stated in the RFP.
5. CRDA listed objectives for the RFP. These objectives and selection criteria should be used by the evaluation team to assess each proposal. In the future, CRDA, when issuing a RFP with multiple objectives/criteria, should disclose the weight of each objective/criteria. Disclosing the weighted criteria will allow each bidder/proposer to make their best offers and, eventually, the bidder/proposer will see how their offer lined up with other respondents to the RFP.
6. Following the RFP and recommendation of HSG by CRDA to the City, the City effectively abandoned the RFP by substantially changing the construct of the original RFP. CRDA and/or the City should have declared at that point the RFP and its evaluation were no longer valid. CRDA should develop as part of its procurement policies and procedures; 1) notification to bidders or proposers when it plans to abandon a RFP 2) notification to bidders or proposers of any substantial change to a RFP, and 3) the effect of any substantial change to a RFP and the proposals submitted by the bidders or proposers.
7. Following the abandonment of the RFP, HSG, CRDA and the City entered into term sheets that were approved by the CRDA Board, and the City's Common Council. The initial term sheets

were between the City and CRDA, and CRDA and HSG. It appears that the parties operated as though the term sheets were legally binding contracts. CRDA should have only engaged with HSG under a legally binding contract. CRDA should develop as part of its procurement policies and procedures that any expenditure of public funds or commitment of resources with a non-public entity should not occur until there is a legally binding agreement. SCSB further recommends any agreement between a quasi-public and a non-public entity should be reviewed for form by the Attorney General's office.

8. As recommended above, CRDA should conduct a review of its policies and procedures for the procurement of goods and services. The SCSB will share with CRDA model language for undertaking its review.
9. In February 2018, the State Bond Commission approved \$10 million in public funds for the renovation of Dillon stadium contingent upon a signed agreement for a professional sports team. The funds were released to CRDA prior to a signed agreement and CRDA expended those funds prior to a signed agreement. OPM should put into a place a procedure to ensure that the terms of a bond authorization are met prior to the release of funds. CRDA's representation that then Secretary Barnes knew of the situation is insufficient to secure the funds and to expend such funds. As state in #7 above, term sheets are not legally binding agreements. In the event that CRDA and/or the City failed to reach an agreement with HSG, public funds would have been improperly spent. In the case of the original arrangement under the term sheets, it would not have been possible for CRDA to have entered into a legally binding agreement with HSG because of the political contributions made by HSG owner, Bruce Mandell to the gubernatorial campaign of Bob Stefanowski. Such contributions would have made Mr. Mandell's company a non-qualified proposer and/or contractor under C.G.S 4e-34. CRDA should inform prospective bidders, proposers and contractors at the onset of its procurement process of the prohibitions on political contributions under C.G.S. 9-612(f).
10. CRDA should not have directed HSG to enter into a non-competitive contract with JCJ Architecture. As stated above, term sheets are not legally binding agreements and therefore CRDA had no authority to direct HSG to circumvent the competitive bidding process for a project that CRDA would ultimately be the project manager. SCSB saw no authority or contract that allowed CRDA to direct HSG to use JCJ Architecture. CRDA should develop as part of its procurement policies and procedures that any expenditure of public funds or commitment of resources with a non-public entity should not occur until there is legally binding agreement.
11. CRDA in the Dillon Stadium renovation had in effect become the project manager. It instructed HSG to hire JCJ Architecture to design the renovation work and it hired through a RFP process Newfield Construction to do the renovation work. To assume that role, the City entered into a license agreement with CRDA. Any actions taken by CRDA as the licensee would have to be in compliance with State law and its own policies and procedures regarding the procurement of goods and services.
12. The SCSB finds that it is not in the public interest to have public funds expended without legally enforceable contracts; to do so puts these public funds at risk.