

CRDA
Executive and Finance
Committee Meeting
Tuesday, May 10, 2022
10:00am - 11:00am

- Draft Committee meeting minutes {10-6-21} *
- Fiscal Year 2022-2023 Budgets *
 - CT Regional Market
 - Front Street District
 - Bond Indenture/Trustee
 - Central Utility Plant
 - CRDA Parking Facilities
 - Church Street Garage
 - Bushnell South Garage

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**Capital Region Development Authority
CRDA Executive and Finance Committee
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103**

Wednesday, October 6, 2021

2:00 PM – Conference Call

Call-in #1.888.273.3658

Access Code: 5298122#

(The Meeting was held via Conference Call with public access)

DRAFT

Board Members Present: Chairwoman Suzanne Hopgood; Andy Bessette; Konstantinos Diamantis; and Mayor Luke Bronin

The meeting was called to order by Ms. Hopgood at 2:03 PM and the minutes of the February 18, 2020; April 9, 2020; June 3, 2020; June 7, 2021; and June 8, 2021 were unanimously approved.

The Executive and Finance Committee reviewed the long-standing problem of salary compression and, after a comprehensive discussion, unanimously voted to increase the annual salary of the Executive Director, Michael Freimuth, from \$190,800 to \$225,000; such salary increase to be retro-active to July 1, 2021.

Additionally, Mr. Freimuth shall receive a one-time “True-up” bonus of \$2,000.

Adjourned 2:13 PM

FY 2022-2023 BUDGET DRAFT
CT Regional Market

1. Income/Expense History
2. CT Regional Market Consolidated Budget
3. Hartford Farmer's Market Budget
4. Stacking Plan

April 22, 2022

EXPENSE HISTORY

CT Regional Market

	FY 2020-2021 ACTUAL	FY 2021-2022 PROJECTED	FY 2022-2023 BUDGET
INCOME			
Warehouse Rent	\$ 628,081	\$ 672,317	\$ 740,416
Office Rent	\$ 6,384	\$ 6,670	\$ 7,014
Fowler Land Lease	\$ 12,747	\$ 12,744	\$ 12,747
Restaurant Rent	\$ 19,235	\$ 20,160	\$ 20,880
Rail Car Rent	\$ 2,400	\$ 2,400	\$ 67,392
CTRM Farmers Market	\$ 12,394	\$ 18,600	\$ 19,300
CTRM Billboard	\$ 157,809	\$ 133,670	\$ 100,000
TOTAL INCOME	\$ 839,050	\$ 866,561	\$ 967,749
EXPENSES			
Cleaning	\$ 11,496	\$ 19,042	\$ 16,924
R&M	\$ 203,906	\$ 254,352	\$ 240,601
Security	\$ 277,361	\$ 249,949	\$ 264,163
Roads & Grounds	\$ 22,067	\$ 2,475	\$ 70,550
Administrative	\$ 54,014	\$ 86,292	\$ 90,325
Utilities	\$ 78,901	\$ 89,740	\$ 109,100
Insurance	\$ 15,078	\$ 13,448	\$ 25,440
TOTAL EXPENSES	\$ 662,823	\$ 715,298	\$ 817,102
NET OPERATING INCOME	\$ 176,227	\$ 151,263	\$ 150,647

4/22/2022

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CT Regional Market Consolidated

PREPARED BY Holly Dupont
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FOR FY 2022-2023

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	2022-2023 BUDGET TOTAL	2021-2022 PROJ TOTAL	Comments
INCOME																
4050-0000	Warehouse Rent	56,831	56,691	62,710	62,710	62,710	62,710	62,710	62,710	62,710	62,710	62,710	62,710	740,416	672,317	September rent step 56 \$0 psf, August Lease
4060-0000	Office Rent	585	585	585	585	585	585	585	585	585	585	585	585	7,014	6,670	
4072-0000	Fowler Land Lease	1,352	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	12,747	12,744	
4070-0000	Restaurant Rent	1,590	1,690	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	20,880	20,160	
4075-0000	Rat Car Rent	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	67,392	2,400	2022 71 Ratcar \$25/car 2,000 cars
9115-0000	CT Regional Market - Farmer's Market Income	1,500	-	-	0	0	0	0	0	11,200	6,600	0	0	19,300	18,600	
4110-0000	CT Regional Market - Barboard Income	50,000	-	-	-	-	-	50,000	-	-	-	-	-	100,000	133,670	
TOTAL INCOME		117,083	66,643	71,722	71,722	71,722	71,722	121,722	71,722	82,922	78,322	71,722	71,722	967,749	888,661	
EXPENSES																
CLEANING																
6020-0000	Cleaning Services	770	770	770	2,270	770	770	805	805	805	1,805	805	805	11,948	11,290	\$770 MDC 3% in Jan \$1k carpet clean \$1.5k smp and wax flrs
6021-0000	Mats	72	72	90	72	90	72	72	90	72	90	72	72	936	880	
6060-0000	Trash Removal/Pest Control	370	370	320	320	320	320	320	320	370	320	370	320	4,040	6,872	\$55,660 per/USA 556/HK/\$65 Building Contamination in 2021/22
TOTAL CLEANING		1,212	1,212	1,180	2,662	1,180	1,162	1,197	1,215	1,247	2,215	1,247	1,197	16,924	19,042	
REPAIRS & MAINTENANCE																
6164-0000	General Building Maint	7,500	7,950	1,750	2,250	750	750	750	750	750	750	750	750	25,450	35,756	\$500/mo bldg contingency New boiler 175 BTU A/B in 2021-22 # moved to #6345 act 2022-23 Re-stone lot 8-22
6150-0000	Gen Bldg Payroll	8,955	7,593	8,055	7,593	8,825	10,595	8,825	8,825	9,595	7,593	7,593	8,055	101,202	96,094	2 FT less 1 ct, 3days during FM 25 498 2 days per week in 202-23 FT in 2021 22
9125-0008	Gen Bldg Payroll FM	1,540	1,232	1,540	1,232	-	-	-	-	-	1,232	1,232	1,540	9,548	-	
6150-0001	Gen Bldg Payroll Fringe	3,222	3,037	3,222	3,037	3,530	4,238	3,530	3,530	3,838	3,037	3,037	3,222	40,481	34,205	
9125-0007	Gen Bldg Payroll FM Fringe	616	493	616	493	-	-	-	-	-	493	493	616	3,819	4,120	
6154-0000	General Bldg Supplies	470	470	470	470	470	470	470	470	470	470	470	470	5,640	5,136	
9125-0000	General Bldg Supplies FM	50	50	-	-	-	-	-	-	1,500	500	500	500	3,100	6,715	
6155-0000	Equip Lease/Rent/Other	12	12	12	12	12	12	12	12	12	12	12	12	144	122	
6158-0000	Uniforms/Footwear	200	-	-	200	-	-	200	-	-	-	-	-	1,200	600	
9125-0008	Uniforms FARM	-	-	-	-	-	-	-	-	200	-	-	-	200	200	
6164-0001	Controllable Expenses	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	22,395	
6168-0000	Telephone	120	120	120	120	120	120	120	120	120	120	120	120	1,440	1,200	
6167-0000	Internet/Cable	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,351	
6171-0000	Auto Fees	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	19,907	19,270	
6172-0000	MV Repairs	0	0	600	0	0	0	0	0	450	0	0	0	1,050	500	
6173-0000	MV Fuel/Gas	160	160	160	160	160	160	160	160	160	160	160	160	1,920	1,100	
6174-0000	MV Fuel Diesel	-	-	-	-	-	-	-	-	-	-	-	-	0	0	
TOTAL REPAIRS & MAINT		25,729	24,901	20,329	19,361	17,661	20,129	17,861	17,861	20,879	18,261	18,351	19,429	240,601	264,362	
SECURITY & LIFE SAFETY																
6220-0000	Security	21,930	21,187	18,132	18,610	17,961	19,985	19,624	18,201	18,955	18,999	18,944	18,539	231,067	274,172	Mat Sec. Benefits-3% increase
9125-0002	Parish Attendants FM	5,898	1,874	1,050	870	-	-	-	-	-	5,898	5,898	7,335	28,823	22,819	Apr 01 21/22 \$20/m + \$150/mo 12/21 \$719/mr-\$110/mo
6230-0000	Other Security Expense	356	356	356	356	356	356	356	356	356	356	356	356	4,272	2,958	Radios, Uniforms, etc added cameras in 2021/22, monitoring in 22/23 \$116/mo
TOTAL SEC & SAFETY		28,184	23,418	19,538	19,836	18,317	20,341	19,880	18,857	19,311	25,263	25,198	26,210	264,183	249,949	
ROADS & GROUNDS																
6345-0000	Railway Maintenance	1,800	-	1,600	1,800	50,000	1,600	1,800	-	1,600	1,800	-	1,600	63,600	-	\$50k repairs. \$114ktr inspect \$500 repair A/B \$1 Bldgtr signal inspection
6350-0000	Snow	-	-	-	-	-	1,275	1,275	1,275	1,275	-	-	-	5,100	1,275	Coverage for larger storms
6350-0001	Salt Snow	-	-	-	-	1,350	-	-	-	500	-	-	-	1,850	1,200	
TOTAL ROADS & GROUNDS		1,800	0	1,600	1,800	51,350	2,875	3,075	1,775	2,875	1,800	0	1,600	70,860	2,475	
ADMINISTRATIVE																
6509-0000	Office Supply & Postage	40	40	40	40	40	40	40	40	40	40	40	40	480	375	
6509-0001	Office Equip/Lease/Other	50	50	50	50	50	50	50	50	50	50	50	50	600	400	
6511-0000	Management Fee - RMB	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	36,000	
6511-0001	Management Fee - CRUA	-	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	
6552-0000	Transition Reserve	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000	23,345	
6547-0000	Other Admin Expense	25	25	25	25	25	25	25	25	7,500	280	280	280	8,095	11,120	Includes credit card exp. Audit fees
6548-0000	Meals	13	13	13	13	13	13	13	13	13	13	13	13	150	52	
7180-0000	Marketing	1,250	-	-	1,250	-	-	1,250	-	-	1,250	-	-	5,000	0	

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CT Regional Market Consolidated

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FOR FY 2022-2023

Comments

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	2022-2023 5,000	2021-2022 5,000
9125-0004	Marketing FM														
	TOTAL ADMINISTRATIVE	6,438	5,211	5,211	6,461	5,211	6,211	16,461	5,211	12,888	11,716	5,308	8,206	90,325	86,292
UTILITIES															
6600-0000	Electricity	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	32,700	26,673
6630-0000	Water/Sewer	5,850	5,700	4,600	4,200	4,100	5,200	4,600	4,100	4,000	4,200	5,200	4,100	55,350	52,461
6610-0000	Oil	600			1,160	2,920	3,990	3,990	3,850	3,850	2,820	1,440	1,440	25,850	18,180
6605-0000	Gas	410	410	520	780	1,320	1,500	1,320	1,380	1,260	890	560	440	10,790	8,428
	Utility Reimbursements	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)	(15,000)	(16,002)
	TOTAL UTILITIES	8,285	7,035	8,545	7,685	9,785	12,115	11,335	10,755	10,535	9,135	8,625	7,405	109,100	89,740
INSURANCE															
7100-0000	Building Insurance	25,440												25,440	13,448
	TOTAL INSURANCE	25,440	0	0	0	0	0	0	0	0	0	0	0	25,440	13,448
	TOTAL BUILDING EXPENSES	97,085	61,775	64,403	67,675	103,474	61,833	69,899	65,164	67,532	68,470	68,726	61,066	817,102	716,298
	NET OPERATING INCOME	19,998	3,887	17,319	14,047	(31,752)	9,889	51,824	18,558	15,390	9,852	12,998	10,866	160,847	151,263

CT Regional Market Farmer's Market

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2022-2023
BUDGET

FOR FY 2022-2023

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	2022-2023 BUDGET TOTAL
INCOME													
9116-0000 CT Regional Market - Farmer's Market Income	1,500			0	0	0	0	0	11,200	6,600	0	0	19,300
TOTAL BASE RENT	1,600	0	0	0	0	0	0	0	11,200	6,600	0	0	19,300
TOTAL INCOME	1,600	0	0	0	0	0	0	0	11,200	6,600	0	0	19,300
EXPENSES													
9125-0006 Gen Bldg Payroll FM	1,540	1,232	1,540	1,232	0	0	0	0		1,232	1,232	1,540	9,548
9125-0007 Gen Bldg Payroll FM Fringe	616	493	616	493	0	0	0	0	0	493	493	616	3,319
9125-000 General Bldg Supplies FM	50	50	0	0	0	0	0	0	1,500	500	500	500	3,100
9125-0008 Uniforms FARM	0	0	0	0	0	0	0	0	200	0	0	0	200
TOTAL REPAIRS & MAINT	2,206	1,776	2,156	1,725	0	0	0	0	1,700	2,225	2,225	2,656	16,467
SECURITY & LIFE SAFETY													
9125-0002 Parken Attendant	5,898	1,874	1,050	876	0	0	0	0	0	5,898	5,898	7,335	28,823
TOTAL SEC & SAFETY	6,898	1,874	1,050	876	0	0	0	0	0	6,898	6,898	7,335	28,823
ADMINISTRATIVE													
9125-0004 Marketing FM	0	0	0	0	0	0	0	0	0	5,000	0	0	5,000
TOTAL ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	5,000	0	0	5,000
TOTAL BUILDING EXPENSES	8,104	3,649	3,206	2,601	0	0	0	0	1,700	13,123	8,123	9,991	50,491
NET OPERATING INCOME	(6,604)	(3,649)	(3,206)	(2,601)	0	0	0	0	9,600	(6,623)	(8,123)	(9,991)	(31,191)

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**CT REGIONAL MARKET
101 RESERVE RD
HARTFORD, CT**

Building D	44,000 sf
Freshpoint	
Land Lease	
44,000 sf	

Building B	54,340 sf				
Capital Sausage	12,540 sf	Musto Wine & Grape	31,350 sf	C Liberatore	10,450 sf
B1-B6 Temp Space		B7-B21		B22-B26	

Building A	126,053 sf
Offices -	3,328 sf
Storage	1,053 sf
A1A	
Libro	3,159 sf
A1B & A2	
Fmr Hld Hydro	1,440 sf
A3	
CRDA Storage	1,440 sf
A4	
Vacant	1,440 sf
A5	
Vacant	1,440 sf
A6	
Vacant	1,440 sf
A7	
Vacant	1,680 sf
A8	
HOH	10,950 sf
A9-A13	
Cap Sausage	9,578 sf
A14-A18	
Tinarose Produce	8,544 sf
A19-A21	
Freshpoint	10,950 sf
A22-A26	
Vacant	4,380 sf
A27-A28	
Fmr Foodshare Vacant	8,760 sf
A29-A32	
Freshpoint	10,950 sf
A33-A37	
Hemmingway's Farm Cc	7,505 sf
A38-A41	
Vacant	6,570 sf
A42-A44	
N. Casertano	1,848 sf
A45	
Manchester Packing	5,508 sf
A46-A48	

Building E	3,912 sf
Market Restaurant	3,912 sf

Building A		#
Offices	3,328 sf	
CRDA	435 sf	1
Security	457 sf	2
Conference Room	575 sf	3
Libros eff 9/1/21	687 sf	4
USDA	200 sf	5
Fmr Libros	200 sf	6
Paperwork/Storage	292 sf	7
Breakroom	254 sf	8
Office Maint	228 sf	9

Building C	13,692 sf
Vacant	13,692 sf

AJ Bellevue RR	
2 RR Cars	

**Capital Region Development Authority
 Front Street District Budget
 Fiscal Year 2023**

	Budget FYE 2021	Budget FYE 2022	Forecast FYE 2022	Budget FYE 2023
PILOT	91,965	91,965	91,965	121,353
Other Income - Rent & Interest	1,320	1,320	777	1,320
Reserve Availability	20,000	11,489	19,511	19,500
Total Revenues	113,285	104,774	112,253	142,173
Expenses				
Operation Expenses	65,029	68,348	66,506	75,031
Tenant-related Expenses	35,985	24,800	28,950	28,228
Total Expenses	101,014	93,148	95,456	103,259
Net Income/(Loss)	12,271	11,626	16,797	38,914

Note: District Maintenance reserve at \$19,500.

Note: Operating expenses include insurance, security, snow removal, signs, and bank service fees.

Note: Tenant-related expenses include lighting and infrastructure maintenance, landscaping, water, electricity, and advertising.

Intacct Account	Front Street District Budget	Budget FYE 2021	Budget FYE 2022	Actual (Jul-Feb) FYE 2022	Forecast (Mar-Jun) FYE 2022	Forecast (12 Mos) FYE 2022	Budget FYE 2023	PRELIM (APRIL 2022)
				[8 MONTHS]	[4 MONTHS]	[12 MONTHS]		COMMENTS RELATE TO FYE 2023 BUDGET
DISTRICT MAINTENANCE								
	REVENUES	113,285	104,774	92,483	19,770	112,253	142,813	
41101	CRDA Appropriation	0	0	0	0	0	0	
43301	PILOT Income-Front Street	91,965	91,965	91,965	0	91,965	121,353	(PILOT Schedule (2020) for 2022-23 - Abated Values \$80,184 + \$24,195 + \$18,074 + \$6,790 = \$129,253)
71101 / 71201	Other Income-Interest	120	120	18	0	27	120	
71701	Other Income-Rental Income	1,200	1,200	500	250	1,500	1,200	Parking Income
	Opening Reserve Available	20,000	11,489	0	10,511	19,511	19,500	
EXPENSES								
91352	Snow Removal Expense	2,500	2,500	0	0	0	2,500	Contingency
91293	Lighting Maintenance Expense (Tenant-related)	3,000	5,000	0	2,500	2,500	2,500	Contingency
52301	Insurance - FYE 2017-18 procured through State of CT	57,870	61,248	42,813	21,483	64,296	67,855	Includes +5% increase from FY22 annual premium
	Know: Commercial General Liability Policy Period 7/1/19X-7/1/19X	36,452	39,568	27,418	13,711	41,127	43,183	
	Know: Commercial Umbrella Excess Policy Period 7/1/19X-7/1/19X	21,217	21,680	15,395	7,771	23,169	24,672	
	Contingency	0	0	0	0	0	0	
54501	Administrative Fee-CRDA	0	0	0	0	0	0	Anticipate No Admin. Fee
50110	Water Expense (median-related water usage) (Tenant-related)	2,000	2,000	1,215	608	1,823	2,000	Contingency
61302	Median and Bridge Maintenance Expense (landscaping-related expense) - (Tenant-related)	24,616	10,000	11,416	3,728	17,144	15,000	Contingency
61101 / Others	Engineering and Infrastructure Maintenance (Tenant-related)	0	3,000	0	3,000	3,000	3,000	Contingency
61231	Furniture-Outdoor Benches (Tenant-related)	0	0	0	0	0	0	
50101	Electricity Expense (Tenant-related)	5,568	3,800	3,202	1,591	4,793	4,728	Includes +5% increase from Forecast
Various	Marketing (Front Street Only) (Tenant-related)	1,000	1,000	0	0	0	1,000	Contingency
63101	Advertising	500	500	0	0	0	500	
63401	Meals (Meatballs)	0	0	0	0	0	0	
67101	Sundry Expenses	500	500	0	0	0	500	
84101	Security	2,750	2,750	0	1,000	1,000	2,750	Estimate: security guard + nurse for 3 days (8 hour shifts)-will depend on customer needs &/or city requirements
81305	Signs	1,000	1,000	0	0	0	1,000	Nurse: \$55/hour with 4 hour minimum, Security guard: \$25/hour with 4 hour minimum
56101	Bank Service Fees	1,109	850	811	261	1,072	1,128	Includes +5% increase from Forecast
	TOTAL EXPENSE (OPERATIONAL)	101,014	93,148	59,258	38,060	95,456	103,239	Excludes Extraordinary Expenses (Tenant Development) which are shown as Development Costs on Statement of Revenues and Expenses without reference to any fund
	NET INCOME/LOSS	12,271	11,626	33,027	(18,290)	16,797	39,574	
DISTRICT MAINTENANCE - CAPITAL BUDGET								
	NONE	0	0	0	0	0	0	

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**Capital Region Development Authority
 Bond Indenture / Trustee Budget
 Fiscal Year 2023**

	Budget FYE 2021	Budget FYE 2022	Forecast FYE 2022	Budget FYE 2023
Revenues				
Total Revenues	8,990,668	6,882,946	8,076,024	9,145,929
Expenses				
Parking	3,107,090	3,636,157	4,443,438	5,705,757
Parking Capital Reserve	960,000	960,000	960,000	960,000
Bond Operating	482,544	430,073	376,868	393,666
CUP Operating	1,814,369	1,653,273	1,867,004	2,029,872
Total Expenses	6,364,003	6,679,503	7,647,310	9,089,295
Net Income/(Loss)	2,626,665	203,443	428,714	56,634

Note: The revenues from Parking and CUP are deposited with the Trustee. CRDA then allocates a board approved budget to fund the expenses of the operations and the costs associated with the bond debt service.

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**Central Utility Plant
FY 2023 Budget**

	BUDGET Total FYE 2023	BUDGET Total FYE 2022	FORECAST Total FYE 2022
Convention Center Consumption (assuming allocation %)	\$944,194	\$876,332	\$754,199
Convention Center Capacity	\$37,039		
Convention Center Bond Debt Service	\$593,702	\$616,704	\$616,704
Convention Center Capital Improvements Accrual Account	\$60,718	\$60,718	\$60,718
Total Convention Center CUP Bill	\$1,635,653	\$1,553,753	\$1,431,620
Marriott Consumption (assuming allocation %)	\$789,888	\$583,020	\$885,120
Marriott Capacity	\$15,804		
Marriott Bond Debt Service	\$198,959	\$206,667	\$206,667
Marriott Capital Improvements Accrual Account	\$25,929	\$25,929	\$25,929
Total Marriott Hotel CUP Bill	\$1,030,580	\$815,616	\$1,117,716
CT Science Center Consumption (assuming allocation %)	\$134,774	\$93,925	\$127,689
CT Science Center Capacity	\$8,177		
CT Science Center Bond Debt Service	\$214,696	\$216,946	\$217,113
CT Science Center Capital Improvements Accrual Account	\$13,350	\$13,350	\$13,350
Total CT Science Center CUP Bill	\$370,997	\$324,221	\$358,152
TOTAL GROSS REVENUE	\$3,037,230	\$2,693,590	\$2,907,488
EXPENSES			
Fixed Labor Expense (Nemsi Contract)	\$566,610	\$464,184	\$537,740
HVAC (Trane) Service Contract Expense	\$74,831	\$71,509	\$71,689
Maintenance, Materials and Parts -Heating & Cooling	\$6,000	\$9,000	\$6,959
Spare Parts	\$1,000	\$1,000	\$0
Labor - Outside Subcontracts Expense	\$2,000	\$4,500	\$1,125
Repair Materials Expense	\$16,000	\$16,000	\$14,249
Electricity Expense	\$492,913	\$359,442	\$383,249
Gas Expense	\$572,562	\$443,894	\$560,352
Low Sulfur Heating Oil Expense (assume on gas fye 2011)			
Water Expense	\$91,995	\$80,506	\$89,253
Water treatment Chemical Expense	\$28,062	\$24,969	\$25,650
CUP Computer Maintenance Expense	\$3,804	\$4,404	\$4,104
Energy Consultant Expense	\$7,230	\$7,230	\$6,480
Office Supplies (Ready Refresh)	\$500	\$500	\$367
Metering Engineering Expense	\$0		
Safety Supplies Expense	\$250	\$250	\$62
Telephone//DSL Expense	\$3,600	\$3,600	\$3,466
Balance of Plant Maintenance - Incidentals	\$1,500	\$2,000	\$500
Total Consumption O & M charges	\$1,868,857	\$1,492,989	\$1,705,244
CRDA Administration Expense	\$36,000	\$36,000	\$36,000
Siemens Contracting Services	\$25,020	\$24,288	\$25,764
Total Equipment O&M Charges	\$61,020	\$60,288	\$61,764
Bond Debt Service	\$1,007,358	\$1,040,318	\$1,040,484
Capital Improvements Accrual Account	\$99,996	\$99,996	\$99,996
TOTAL OPERATING EXPENSE	\$3,037,230	\$2,693,590	\$2,907,488
GRAND TOTAL (All Expenses are billed out to users)	\$0	\$0	\$0

Water-side boiler maintenance covered by NEMSI Contract (yearly)
Fire-side boiler maintenance NOT covered by NEMSI Contract (every two years)

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**CRDA Parking Facilities
FY2023 Budget
CONSOLIDATED**

	Budget FY2022 (Current Year)	Actual FY2022 (Projected)	Budget FY2023	Budget FY 2023 to Actual FY2022	
REVENUES					
41000 Monthly Income	2,285,817	2,332,693	2,307,028	(25,664)	UCONN students enrollment is lower than fall semester
40000 Transient Income	879,000	1,268,326	1,332,000	63,674	Increase are based on current trending revenue.
43000 Validation Income	68,500	142,611	130,800	(11,811)	
40203 Metered Parking	40,800	54,742	50,400	(4,342)	
44701 Guest Overnight Parking	240,000	518,824	650,000	131,176	Increase is based on current hotel trending.
41110 Employee Monthly	123,879	109,366	108,285	(1,081)	
41111 Market Monthly	116,186	33,658	74,059	40,401	Increases are based on current trending revenue.
44302 Trade Shows	202,020	223,358	1,028,101	804,743	Increase is based on events booked by Convention Center currently.
44303 Consumer Shows	-	224,316	163,625	(60,691)	
44304 Catered Events	20,763	21,138	7,800	(13,338)	
44305 Banquets	14,763	33,376	52,238	18,861	Increase is based on events booked by Convention Center currently.
41001 Residential Monthly Parking	197,629	204,307	201,964	(2,343)	
48000-CRD Citations	-	1,820	2,400	580	
80001 Interest Income	3,900	2,723	3,000	277	
49000 Sales Tax	-	(171,998)	(227,171)	(55,174)	Increase are based on current trending revenue.
Total Revenue	4,193,256	4,999,261	5,884,528	885,267	
OPERATING EXPENSES					
50000 Salaries & Wages	1,301,704	1,819,576	2,230,466	410,890	Increase is due to full staff schedule.
53000 Worker's Compensation	-	-	-	-	
Group Health Insurance	-	-	-	-	
65000 Payroll Fees	-	29,787	27,376	(2,411)	
55000 PTEB	505,061	711,866	887,721	175,855	Increase is based off of Salaries & Wages with a full staff schedule.
63550 Security	263,000	40,264	42,648	2,384	
63000 Advertise/Marketing	25,000	21,715	46,360	24,645	
64200 Auto Damage Claims	7,800	3,005	7,800	4,795	
63150 Auto Fuel	-	1,202	21,000	19,798	Not with R&M, fuel for sweeper, courtesy cart, etc.
61000 Dues/Fees/Subscriptions	-	42,327	37,560	(4,767)	
60200 Bank Fees	22,800	17,776	18,600	824	
64100 Command Center Fees	-	-	-	-	
60250 Credit Card Fees	92,800	100,988	158,321	57,333	All events are credit card only.
65150 Data Processing/Postage	-	25	5,160	5,135	
65200 Employee Processing	-	14,632	21,105	6,473	
60700 Equipment Lease	-	-	528,732	528,732	New PARCS equipment for FY2023.
63960 General/Misc Expense	-	-	-	-	
65200 Background Checks/ HR	-	-	-	-	
68000 Legal & Audit	-	-	-	-	
60000 Liability Insurance	83,616	83,809	108,084	24,275	Increase based on current rates.
60150 Auto Insurance	-	-	-	-	
67100 Utilities	348,000	363,490	384,600	21,110	Increase is based on current rates.
68900-CRD-FSE CRDA Facility Support	-	-	-	-	
67000 Postage & Freight	-	57	-	(57)	
62800 Printing/Tickets	-	14,382	15,000	618	
62000 Repair & Maintenance	331,994	508,961	428,998	(79,963)	Decrease is due to the new PARCS equipment installation.
66060 Sanitation	3,900	975	-	(975)	
61600 Office Supplies	9,900	41,818	37,500	(4,318)	
63600 Sign	6,600	22,330	8,700	(13,630)	
67050 Phone & Internet Services	42,600	961	29,328	28,367	Increases due to individual contract versus wholesale packages. Includes the lines for the elevator and the emergency call lines.
64000 Operating Supplies	13,800	90,183	79,992	(10,191)	
62400 Snow Plowing	179,099	123,564	172,284	48,720	
61100 Professional Fees	118,700	164,843	163,311	(1,532)	Increase is due to shuttle service and HPD for events.
66300 License & Permit	7,000	7,000	2,772	(4,228)	
66000 Uniforms	10,660	26,535	14,568	(11,967)	
61110 Accounting Fees	-	-	-	-	
61200 IT Fees	-	-	-	-	
62500 Elevator Service	-	21,664	-	(21,664)	Budgeted in R&M.
62600 Equipment Maintenance	-	-	-	-	
62601 Other Equipment Maintenance	-	-	-	-	
68900-CRD-ESE Engineering Services	-	-	-	-	
68900-CRD-CCE Communications Equipment	-	-	-	-	
68900-CRD-ADE Alarm Devices	-	-	-	-	
66200 Meal & Entertainment	-	102	-	(102)	
66090 Armored Car	-	327	3,600	3,273	
xxxx Other	-	-	-	-	
xxxx Other	-	-	-	-	
Total Expenses	3,374,033	4,274,163	5,481,586	1,207,423	
NET INCOME	819,222	725,098	402,942	(322,156)	

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**CRDA
Church Street Garage
FY2023**

	Budget FY2022 (Current Year)	Actual FY2022 (Projected)	Budget FY2023	Budget FY 2023 to Actual FY2022	
REVENUES					
41000 Monthly Income	-	-	-	-	
40000 Transient Income	86,578	123,205	97,200	(26,005)	Hotel guest per contract versus validations in FY22
43000 Validation Income	32,640	48,466	48,000	(466)	
40203 Metered Parking	-	-	-	-	
44701 Guest Overnight Parking	-	-	-	-	
41110 Employee Monthly	-	-	-	-	
41111 Market Monthly	2,028,915	1,430,462	1,216,641	(213,821)	Two large insurance company contracts not renewed (\$54K/month)
44302 Trade Shows	-	-	-	-	
44303 Consumer Shows	-	-	-	-	
44304 Catered Events	271,763	333,623	562,956	229,334	Based on event calendar per XL.
44305 Banquets	-	-	-	-	
41001 Residential Monthly Parking	-	-	-	-	
48000-CRD Citations	-	-	-	-	
80001 Interest Income	-	946	1,380	434	
49000 Sales Tax	(137,293)	(37,084)	(42,365)	(5,282)	Adjustment for monthly contracts - non taxable.
Total Revenue	2,282,602	1,899,617	1,883,812	(15,805)	
OPERATING EXPENSES					
50000 Salaries & Wages	302,023	329,981	486,448	156,467	Full staffing schedule with 24/7 security in-house.
53000 Worker's Compensation	43,108	47,093	-	(47,093)	Included in PTEB.
Group Health Insurance	3,696	-	-	-	
65000 Payroll Fees	3,431	6,488	5,592	(896)	
55000 PTEB	71,362	80,322	193,609	113,287	Based off of Salaries & Wages includes Worker's Compensation.
63550 Security	103,502	82,125	-	(82,125)	Included in Salaries & Wages.
63000 Advertise/Marketing	2,340	3,181	3,540	359	
64200 Auto Damage Claims	1,860	-	600	600	
63150 Auto Fuel	-	-	1,140	1,140	
61000 Dues/Fees/Subscriptions	1,692	674	2,532	1,858	
60200 Bank Fees	3,301	4,762	5,400	638	
64100 Command Center Fees	500	-	-	-	
60250 Credit Card Fees	9,809	9,762	13,446	3,684	
65150 Data Processing/Postage	4,650	-	1,290	1,290	
65200 Employee Processing	1,400	388	2,139	1,751	
60700 Equipment Lease	2,863	2,770	118,200	115,430	New PARCS equipment for FY23
63960 General/Misc Expense	45,186	-	-	-	
65200 Background Checks/ HR	-	10	-	(10)	
68000 Legal & Audit	-	-	-	-	
60000 Liability Insurance	114,278	114,367	131,100	16,733	Increase of 10% from prior year.
60150 Auto Insurance	-	-	-	-	
67100 Utilities	102,192	83,778	84,000	222	
68900-CRD-FSE CRDA Facility Support	1,000,000	-	1,400,000	1,400,000	
67000 Postage & Freight	660	-	-	-	
62800 Printing/Tickets	7,425	3,379	2,000	(1,379)	
62000 Repair & Maintenance	28,948	34,698	60,370	25,672	Include Elevator & Alarms contracts
66060 Sanitation	-	-	-	-	
61600 Office Supplies	6,101	14,095	6,000	(8,095)	
63600 Sign	5,000	9,414	900	(8,514)	
67050 Phone & Internet Services	6,060	9,032	10,200	1,168	
64000 Operating Supplies	3,372	6,137	5,355	(782)	
62400 Snow Plowing	32,500	49,594	37,865	(11,729)	Adjusted to average of the last 3 years.
61100 Professional Fees	41,740	34,731	52,268	17,537	CRDA Management Fee, Auditor Fees
66300 License & Permit	720	240	756	516	
66000 Uniforms	6,300	2,442	1,872	(570)	
61110 Accounting Fees	-	-	-	-	
61200 IT Fees	-	-	-	-	
62500 Elevator Service	-	-	-	-	
62600 Equipment Maintenance	-	20,004	-	(20,004)	In R&M
62601 Other Equipment Maintenance	-	-	-	-	
68900-CRD-ESE Engineering Services	-	-	-	-	
68900-CRD-CCE Communications Equipment	-	-	-	-	
68900-CRD-ADE Alarm Devices	-	8,645	-	(8,645)	In R&M
66200 Meal & Entertainment	1,000	-	-	-	
66090 Armored Car	-	-	-	-	
xxxx Capital Reserve	100,000	-	-	-	
xxxx Other	-	-	-	-	
Total Expenses	2,057,018	958,112	2,626,621	1,668,510	
NET INCOME	225,584	941,506	(742,809)	(1,684,315)	

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**CRDA
Bushnell South Garage
FY2023**

	Budget FY2022 (Current Year)	Actual FY2022 (Projected)	Budget FY2023	Budget FY 2023 to Actual FY2022	
REVENUES					
41000 Monthly Income	-	-	-	-	
40000 Transient Income	-	17	-	(17)	
43000 Validation Income	-	-	-	-	
40203 Metered Parking	-	-	-	-	
44701 Guest Overnight Parking	-	-	-	-	
41110 Employee Monthly	-	-	-	-	
41111 Market Monthly	-	-	3,829	3,829	
44302 Trade Shows	-	-	-	-	
44303 Consumer Shows	-	-	-	-	
44304 Catered Events	-	-	25,000	25,000	Tentative Bushnell Theatre event parking
44305 Banquets	-	-	-	-	
41001 Residential Monthly Parking	-	-	-	-	
48000-CRD Citations	-	-	-	-	
80001 Interest Income	-	765	60	(705)	
49000 Sales Tax	-	(47)	(1,725)	(1,678)	
Total Revenue	-	736	27,164	26,428	
OPERATING EXPENSES					
50000 Salaries & Wages	89,392	73,475	168,752	95,277	
53000 Worker's Compensation	-	4,101	-	(4,101)	
Group Health Insurance	-	-	-	-	
65000 Payroll Fees	1,390	843	4,199	3,356	
55000 PTEB	21,946	12,465	67,163	54,698	
63550 Security	-	-	-	-	
63000 Advertise/Marketing	1,275	-	1,975	1,975	
64200 Auto Damage Claims	-	-	600	600	
63150 Auto Fuel	-	-	960	960	
61000 Dues/Fees/Subscriptions	668	1,133	1,236	103	
60200 Bank Fees	975	-	-	-	
64100 Command Center Fees	-	-	-	-	
60250 Credit Card Fees	-	1,436	2,362	926	
65150 Data Processing/Postage	1,050	600	1,140	540	
65200 Employee Processing	1,256	95	288	194	
60700 Equipment Lease	-	-	-	-	
63960 General/Misc Expense	-	-	-	-	
65200 Background Checks/ HR	-	-	-	-	
68000 Legal & Audit	-	-	-	-	
60000 Liability Insurance	45,138	28,066	28,217	151	
60150 Auto Insurance	-	-	-	-	
67100 Utilities	16,450	9,714	27,900	18,186	
68900-CRD-FSE CRDA Facility Support	-	-	-	-	
67000 Postage & Freight	-	-	-	-	
62800 Printing/Tickets	-	-	1,200	1,200	
62000 Repair & Maintenance	12,575	7,182	20,688	13,506	Includes Elevator Maint. Contract starting Dec 2022
66060 Sanitation	-	-	-	-	
61600 Office Supplies	825	5,741	600	(5,141)	
63600 Sign	5,800	5,330	900	(4,430)	
67050 Phone & Internet Services	2,800	1,571	-	(1,571)	
64000 Operating Supplies	970	3,160	600	(2,560)	
62400 Snow Plowing	8,000	41,096	20,000	(21,096)	
61100 Professional Fees	6,380	2,530	1,680	(850)	
66300 License & Permit	480	2,050	480	(1,570)	
66000 Uniforms	2,100	-	-	-	
61110 Accounting Fees	-	-	1,248	1,248	
61200 IT Fees	-	-	-	-	
62500 Elevator Service	-	-	-	-	
62600 Equipment Maintenance	-	-	-	-	
62601 Other Equipment Maintenance	-	-	-	-	
68900-CRD-ESE Engineering Services	-	-	-	-	
68900-CRD-CCE Communications Equipment	-	-	-	-	
68900-CRD-ADE Alarm Devices	-	-	-	-	
66200 Meal & Entertainment	-	-	-	-	
66090 Armored Car	-	-	-	-	
xxxx Other	-	-	-	-	
xxxx Other	-	-	-	-	
Total Expenses	219,470	200,587	352,188	151,601	
NET INCOME	(219,470)	(199,851)	(325,024)	(125,173)	

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