

**Agenda**  
**CRDA Board Meeting**  
**November 17, 2022**

**\*\*\*4:00pm\*\*\***

**Teams Meeting**

- |                 |   |
|-----------------|---|
| 4:00pm - 4:05pm | ● Call to Order & Minutes {10-20-22} *  |
| 4:05pm - 4:15pm | ● Mayor Reports<br>- Hartford Mayor Luke Bronin<br>- East Hartford Mayor Mike Walsh   |
| 4:15pm - 4:20pm | ● Finance Report<br>- 1 <sup>st</sup> Quarter Financial Update<br>- Monthly Report  |
| 4:20pm - 4:35pm | ● Housing & Neighborhood Committee<br>- MLK Apartments *<br>- Colt Commercial Space to Residential *<br>· First Floor "L" building<br>· Second Floor "East Armory"<br>- Reconstruction of 213/15 Lawrence Street into owner occupies 3 family*<br>- Project Updates |
| 4:35pm - 4:40pm | ● Regional & Economic Development Projects Committee<br>- Project Updates   |
| 4:40pm - 4:50pm | ● Venue Committee<br>- XL Center<br>- Pratt & Whitney Stadium at Rentschler Field<br>- CT Convention Center   |
| 4:50pm - 5:00pm | ● Executive Director<br>- Bushnell South<br>- Construction Report   |
| 5:00pm          | ● Adjourn   |

## Microsoft Teams meeting

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\* *Vote item*

**Draft**  
**CRDA Board Minutes**  
**October 20, 2022**

**Capital Region Development Authority  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
Thursday, October 20, 2022  
3:00pm – Teams Meeting**

*(The Board Meeting was held via Microsoft Teams with public access)*

**Board Members Present:** Andy Bessette; David Robinson; Luke Bronin; David Jorgensen; Seila Mosquera-Bruno; Joanne Berger-Sweeney; Robert Patricelli; Alexandra Daum; Paul Hinsch; Randal Davis; Andrew Diaz-Matos

**Board Members Absent:** Joseph Giulietti; Mike Walsh

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

**Guest:** Eileen Buckheit, East Hartford

**Minutes**

*“The September 15, 2022, CRDA Board meeting minutes were moved by Luke Bronin, seconded by David Robinson and approved.”*

**Mayor Reports**

*Hartford* – Mayor Bronin reported on the following items:

The Hilton – The Hilton deal is closed. Partial conversion to residential, maintaining half of the building as a DoubleTree hotel will begin in Spring 2023.

525 Main St. & 275 Pearl – These historic reuse projects of City owned properties are moving to a closing date.

Albany & Woodland – Pushing forward with the development on Albany Ave.

270 Albany Block – Mixed use development proposed.

237 Hamilton – working hard to move forward on this project, environmental work underway.

Arrowhead - moving forward on the Arrowhead properties

17-35 Bartholomew – pushing forward on the Parking garage/residential development.

Hart Life Program – success of the grant funding program which is available to property owners with vacant or unleased ground floor retail space. Incentivizing small businesses to open stores in vacant retail spaces.

Federal Government Court house site selection process – three sites have been identified and they are prime developable lots. This process may cause delays in developing these lots due to the Federal Governments timing regarding choosing a lot for the new courthouse that will ultimately be tax free development.

Bob Patricelli inquired about the CRDA Boards involvement regarding the new federal courthouse. Mayor Bronin indicated that there will be an extensive public engagement process as part of the GSA. I expect that Board members will be able to express their views as both individuals, as representatives of various organizations and as members of the Board and perhaps as the Board as a whole. The GSA committee will ultimately make the decision.

*East Hartford* – Eileen Buckheit reported on the following in Mayor Walsh’s absence:

Silver Lane – on October 27<sup>th</sup> there will be a public hearing on the acquisition of the 19-acre site. This is the property that is to the South of the development of the Showcase Cinema site.

860 Main – The Town has a purchase and sales agreement for this property, a 53-unit rooming house at the intersection of Connecticut Boulevard and Main Street. The Town is preparing to close on the property at the beginning of November and will be responsible for the relocation of those tenants. The hope is to get as far as possible with some interior demolition, saving the front of the building, for historic purposes and then repurposing the building for 30 one-bedroom apartments.

National Development – They did complete their approvals for 280 acres. The subdivision was approved at the end of September. They are applying for building permit applications for the 2.4M sq.ft. at Rentschler Field.

ARPA Applications – approximately six have been completed and the Town has approximately \$3M to go in the business fund.

363 Roberts Street – the former Holiday Inn was bought by Gary Patel and Marriott is rebranding the former inn and will be open in late 2023/early 2024.

## Finance

CRDA CFO Joseph Geremia reported on the following October 2022 Financial update.

### Fiscal Year 2023 Operating Statistics

CT Convention Center – Aug. 2022

Event Update: Scheduled for 91 events this fiscal year vs. budget of 74 events  
Video gaming and dancing events remain on schedule; short-term meeting segment returning; increase in event inquiries

Aug. financials: Revenues \$104,100 unfavorable to budget due to recent event cancellation  
Expenses \$30,100 favorable to budget due to savings in event personnel and expenses offset with higher utilities usage  
Net Loss of \$1.146M unfavorable to budget by \$74,000  
Total year projection of \$5.258M loss even with budget

CRDA Parking Facilities – Aug./Sept. 2022

Stats (Sept.): Utilization of 62% is favorable to budget by 6%

Aug. financials: Revenues \$216,500 favorable to budget due to transient and a large consumer show at the convention center in July  
Expenses \$137,100 favorable compared to budget due to savings in personnel and for repairs & maintenance  
Net Income \$353,600 favorable to budget  
Total year projection of \$400,500 net income even with budget

Church Street Garage – Aug./Sept. 2022

Stats (Sept.): Utilization of 13% is unfavorable to budget by 4%

Aug. financials: Revenue favorable to budget by \$19,900 due to increase in corporate validations  
Expenses \$396,900 favorable compared to budget due to deferral of CRDA facility support as well as savings in personnel and insurance  
Net Income \$416,800 favorable to budget  
Total year projection of \$742,800 net loss is even with budget

## Significant reduction in one corporate account in September

### Bushnell South Garage – Aug./Sept. 2022

Stats (Sept.): Averaging 200 state vehicles per day-48% utilization

Aug. financials: Revenues \$4,100 unfavorable to budget due to unrealized transient activity  
Expenses \$5,600 unfavorable compared to budget due to increase in insurance  
Net Loss \$9,700 unfavorable to budget  
Total year projection of \$325,000 loss even with budget

### XL Center – Aug. 2022

Event Update: Sports seasons for AHL hockey and UConn hockey beginning in October  
Concert industry moved holds into Spring 2023  
Increased event group sales activity

Aug. financials: Event revenue \$1,200 unfavorable compared to budget  
Other Income \$207,000 unfavorable to budget due to sponsorships timing  
Operating expenses \$98,500 favorable compared to budget due to savings in personnel  
Hockey operations \$17,500 favorable compared to budget  
Net Loss of \$1.043M unfavorable to budget by \$92,200  
Total year projection of \$3.295M loss even with budget

### P&W Stadium at Rentschler Field – Aug. 2022

Event Update: UConn football beginning in September

Aug. financials: Event revenue \$14,100 favorable compared to budget  
Operating expenses \$16,100 unfavorable compared to budget due to utilities  
Other Income \$3,800 favorable to budget  
Net Operating loss of \$444,100 favorable to budget by \$1,800  
Total year projection of \$1.324M loss even with budget

### CT Regional Market - Aug. 2022

Stats: Occupancy: 81% with 13 tenants

Activity: Farmers' Market opened for 2022 season on April 2  
Over 13,000 customers this season averaging 500 customers per weekend over 26 weeks

Aug. financials: Operating revenue \$3,700 favorable to budget  
Operating expenses \$31,300 favorable to budget due to savings in utilities, insurance, and security  
Net income of \$58,800 favorable to budget by \$35,000  
Total year projection of \$150,600 net income even with budget

## Housing & Neighborhood Committee

Joanne Berger-Sweeney reported that she sees housing holding its own and doing well. She reported on the following projects:

### **Bedford Gardens**

Project: A change of ownership for this ten building 84-unit assembly known as Bedford Gardens Apartments located at 131-33 Brook and 119-37 Bedford Street in the City's North End Albany Avenue Corridor presents an opportunity to renovate the tired properties and preserve the 84 affordable units. Substantial renovation work totaling over \$100k per unit is envisioned but due to restricted rents, a funding gap exists beyond the low-income tax credits and CHFA mortgage structures commonly

available. A municipal contribution can assist in triggering various state and federal assistance. The City of Hartford has identified up to \$1M via its CRDA/MOU development fund for the project to assist and close the gap.

<u>Development Budget:</u>	Mortgage	\$ 3.14M
	LIHTC	7.28M
	Fed Hist Credits	2.38M
	St Hist Credits	2.17M
	Def Dev Fee	672K
	Const Period Rent	138K
	DOH	3.50M
	CHFA CMF	1.0 M
	Energy Grant	084k
	COH/CRDA	<u>1.0 M</u>
		\$21.36M TDC

CRDA/COH: A \$1 Million loan at 2% interest co-terminus with CHFA mortgage is requested by developer.

The following motion was moved by David Robinson, seconded by Joanne Berger Sweeney and approved.

*“In accordance with the City/CRDA MOU, the executive director is authorized to execute such documents as necessary and appropriate to fund a loan to WinnDevelopments (or such single purpose entity acceptable to CRDA) for the purposes of redeveloping Bedford Garden Apartments, such loan totaling \$1,000,000 at 2% interest, amortizing and co-terminus with the CHFA mortgage, subject to: 1/sufficient funds being available with the City/CRDA revolving loan account governed by the MOU; 2/all other project funds being secured to rehabilitate Bedford Garden Apartments at the \$21.36M development budget for 84 affordable units; 3/all appropriate City of Hartford actions for the property’s renewal and use of City/CRDA funds being approved; and 4/ such fiduciary terms and conditions as deemed necessary and appropriate by the executive director and CRDA counsel.”*

**Arrowhead**

Project: Arrowhead is a complimentary development strategy to DoNo and the ballpark projects. The block consists of several municipal parcels and adjoining deteriorated privately owned properties. The City of Hartford solicited proposals via a formal RFP and selected a project proposed by the San Juan Center in partnership with the Carabetta Development that will renovate several two historic buildings and create 43 new apartments (20% affordable) and 7300 square feet of retail space along Main Street across from the YardGoats Dunkin Donuts stadium.

<u>Development Budget:</u>	Mortgage	\$2.08M
	Comm Impact Grant	5.0 M
	St Hist Credits	2.25 M
	Fed Hist Credits	2.28 M
	Dev Equity	427K
	City HOME	1.12 M
	Energy Grant	075K
	CRDA Loan	<u>3.8 M</u>
		\$17 M TDC

CRDA: A \$3.8M 2%, 30 yr. amortizing loan is proposed. Funds were bonded to CRDA for purposes of supporting development on the 'Arrowhead' block in 2018, with a previous project on the block (1289 Main St) having previously received funding.

The following motion was moved by Joanne Berger Sweeney, seconded by Luke Bronin and approved with David Jorgensen abstaining.

*"The executive director is authorized to utilize the remaining funds within the Arrowhead bond authorization for purposes of a loan up to \$3.8M at 2% interest and with a 30 year amortization to Carabetta Development/San Juan Center's Gateway Partnership LLC (or such single purpose entity acceptable to CRDA), subject to: all funds necessary to develop the \$17M project creating 43 new apartments and 7300 sf retail space being secured and such fiduciary terms and conditions as deemed necessary and appropriate by the executive director and CRDA counsel."*

Michael Freimuth reported that occupancies are holding in the ninety percentiles. Rents have increased in the last quarter however expenses have also increased, mostly utilities. There is a bit of a slowdown in the project pipeline due to rising interest rates and construction costs.

### **Regional and Economic Development Projects Committee (RED)s**

Michael Freimuth reported that the Committee did not meet last month however staff is likely to present the Albany & Woodland project next month, which is the development of a neighborhood parcel owned by the city. A bid is going to move forward on a project in East Hartford as well.

### **Venue Committee**

Andy Bessette reported on the following October Venue Committee update:

#### *Pratt & Whitney Stadium*

Tomorrow morning, the Stadium will host a funeral service for the two Bristol police officers killed in the line of duty last week. The event will be open to the public and over 20,000 people are expected to attend.

UConn Football - UConn has played three of its six home games, with the first two exceeding expectations in terms of attendance and revenue. Harsh weather is believed to have impacted attendance at the third, but the team's surprising win may bode well for fan interest in upcoming games. Attendance has averaged 11,400, with per caps averaging close to \$21.

Capital Improvements - CRDA has requested additional bond funds for the next biennium to address the most pressing capital needs at the Stadium – particularly the Tower roof and technology repairs/upgrades - as identified in the Populous report.

Stadium Lease/Management - As noted in previous meetings, the UConn/OPM Stadium lease is set to expire in June 2023, along with CRDA's management agreement with Spectra and the MOU through which CRDA operates the Stadium on OPM's behalf. OPM agreed with CRDA's recommendation to extend our OVG agreement for another year in order to maintain continuity while the future Stadium management structure is debated. OVG will also be allowed to book events beyond the end date of their contract.

## *Connecticut Convention Center*

Events - As reported at the last Board meeting, the Van Gogh exhibit has been extremely popular. Attendance is expected to reach 70,000 people - some 20,000 over original estimates. While less profitable for surrounding hotels and restaurants, the event has brought new people and much-needed revenue into the Convention Center and established a relationship with the promoter that may bode well for future events.

Capital Improvements - Replacement of the building's cooling towers is underway, with surface parking in the Columbus Boulevard lot suspended while the cranes are in operation. Work will be scheduled around Convention Center events and may be suspended under certain weather conditions. Installation of a second passenger elevator is also underway, while additional plaza work has been scheduled for next spring.

## *XL Center*

Events – UConn Hockey has played their first four home games of the season, winning three and tying one. Attendance has averaged 1,600 per game, while per caps have averaged around \$15. The Wolfpack will play their first home game on October 22<sup>nd</sup>. Upcoming events at XL include a Bridal Expo and WWE Smackdown in November and Cirque de Soleil starting on December 15<sup>th</sup>.

OVG Extension– Michael Freimuth reported that the reason for the one-year extension with OVG's management agreement is to help maintain the flow of business/events in the out years and these agreements needed to be secured. Staffing is also impacted by the unknown so extending the agreement was needed to sustain the vendors and events.

Sports Betting Lounge –construction related delays are impacting the construction of the Sports Betting Lounge.

Sports Betting Agreement - Anthony Lazzaro reported that this is one of two agreements that outline terms and conditions that CRDA will be signing with the CT Lottery Corporation (CLC). The CLC has never entered into an agreement like this with any other entity, this is the first of its kind. A companion agreement is forthcoming however it is currently being vetted by the Attorney General's office.

### Retail Sports Wagering Cooperative Agreement (the "Cooperative Agreement")

#### Background:

CRDA is in the process of constructing a Retail Sportsbook located at the XL Center, which upon completion shall be subleased to an Operator (chosen by the Connecticut Lottery Corporation ("CLC")) via a separate agreement between the CLC and said Operator.

CRDA and CLC desire to memorialize the manner and their respective obligations with respect to this cooperative joint effort through the proposed Cooperative Agreement.

#### CRDA Responsibilities:

- Buildout of the Sportsbook, including all cost and expenses associated with the buildout;
- Cost and expenses relating to personnel, maintenance, insurance, utilities, licenses, etc.;
- Physical security and security personnel;
- Provision of ten reserved parking spaces for Sportsbook patrons at no cost to the patrons.



**CLC Responsibilities:**

Operator shall provide Betting Machines;  
Staffing and managing the sports betting operation; and  
Branding and marketing of the Sportsbook.

**Term:**

Concurrent with CRDA's management of the XL Center.

**Exhibit A**

**Summary of Treatment of Retail Gaming Revenue (figures are for example only)**

Gross Sales		26,000,000
Win Expense		23,920,000
Gross Gaming Rev (GGR)*	8%	2,080,000
Fed Excise Tax (FET)	0.25%	65,000
Net of FET		2,015,000
RSI Rev Share	25%	503,750
Net after Operator Rev Share		1,511,000
<b>CLC Share</b>	<b>90%</b>	<b>1,360,000</b>
<b>Retailer Rev Share</b>	<b>10%</b>	<b>151,000</b>

\*Any bonus wagering developed and implemented for Retail Sports Wagering shall be removed from the calculation of GGR.

The following motion was moved by David Robinson, seconded by Andrew Diaz-Matos and approved.

*"The CRDA Board of Directors hereby authorizes the Executive Director to enter into a Cooperative Agreement with the Connecticut Lottery Corporation to Cooperative Agreement relating to Retail Sports Wagering at the XL Center in accordance with the terms and conditions provided above."*

**Executive Director Report**

Mr. Freimuth presented the following items:

**2023 CRDA Board Meeting Dates –**

The following is a list of upcoming 2023 Board Meeting dates. The meetings are currently identified as virtual and having a 3:00pm start time. Some Board members have expressed their desire to move the meetings back to evenings, some want to keep them virtual, we will try to come up with a hybrid meeting so both can be achieved. The Governor's office is expected to name a new Chairperson and that person will undoubtedly have input regarding when to hold the meetings.

The CRDA Board Meeting dates are listed below:

CRDA Board meetings will be held virtually at 3:00pm until further notice.

<u>Month/Year</u>	<u>Meeting Day/Dates</u>
October 2022	Thursday, October 20, 2022
November 2022	Thursday, November 17, 2022
December 2022	No Meeting
January 2023	Thursday, January 19, 2023
February 2023	Thursday, February 16, 2023
March 2023	Thursday, March 16, 2023
April 2023	Thursday, April 20, 2023
May 2023	Thursday, May 18, 2023
June 2023	Thursday, June 15, 2023
July 2023	<i>Thursday, July 20, 2023 (call of Chair)</i>
August 2023	No Meeting
September 2023	Thursday, September 21, 2023
October 2023	Thursday, October 19, 2023
November 2023	Thursday, November 16, 2023
December 2023	No Meeting

Construction –

- Pratt Street – November Occupancy
- Park & Main – final punch list items – 75 of 80 units are already occupied
- DoNo – The old Sage Allen building, renovating the old student housing, due to open up later this year, possibly early 2023.
- Elm Street – set to close.
- Hilton – about to start a bid process for apartments
- Church St. Garage – asking OPM for Bonding to keep this multi-year project moving
- CTCC – elevator & cooling tower work continues
- Bushnell So. – Interviewed and down to two finalists.

Executive Session

A motion to move to Executive Session was moved by David Robinson, seconded by Luke Bronin and approved.

Executive Session ended at 4:23pm without any further action

Adjourn – 4:23pm

# Finance Report



## Financial Update – November 2022

### Fiscal Year 2023 Financial Statements for the Three Months Ending 9/30/2022

#### *Balance Sheet*

- Current cash increase reflects timing differences with state funding regarding housing construction drawdowns
- Non-current housing loan's receivable increase reflects housing construction drawdowns from 315 Trumbull St. and 237 Hamilton St. projects as well as Park & Main St.
- Accounts payable net increase relates to timing differences in state funding within the CRDA Housing Initiative program

#### *Statement of Revenues, Expenses and Changes in Net Position*

- Grant Income reflects State appropriation funding
- Other Income reflects CRDA housing loan origination fees
- Combined facilities income and expenses referenced in venue financial projections

### Fiscal Year 2023 Operating Statistics

#### CT Convention Center – Sept. 2022

- Event Update: Scheduled for 92 events this fiscal year vs. budget of 74 events  
Video gaming and dancing events remain on schedule; short-term meeting segment returning; increase in event inquiries
- Sept. financials: Revenues \$61,100 favorable to budget due to increased F&B event revenues  
Expenses \$65,200 favorable to budget due to savings in event personnel and expenses offset with higher utilities usage  
Net Loss of \$1.192M favorable to budget by \$126,300  
Total year projection of \$5.258M loss even with budget

#### CRDA Parking Facilities – Sept./Oct. 2022

- Stats (Oct.): Utilization of 64% is favorable to budget by 6%
- Sept. financials: Revenues \$210,200 favorable to budget due to transient and validation revenues as well as a large consumer show at the convention center in July  
Expenses \$137,100 favorable compared to budget due to savings in personnel and for repairs & maintenance  
Net Income \$347,300 favorable to budget  
Total year projection of \$400,500 net income even with budget

#### Church Street Garage – Sept./Oct. 2022

- Stats (Oct.): Utilization of 13% is unfavorable to budget by 4%
- Sept. financials: Revenue unfavorable to budget by \$45,700 due to reduction in corporate monthly parkers offset slightly by an increase in corporate validations  
Expenses \$388,900 favorable compared to budget due to deferral of CRDA facility support as well as savings in personnel and insurance  
Net Income \$343,200 favorable to budget  
Total year projection of \$742,800 net loss is even with budget

## Financial Update – November 2022 (cont.)

### Bushnell South Garage – Sept./Oct. 2022

Stats (Oct.): Averaging 175 state vehicles per day-46% utilization

Sept. financials: Revenues \$5,000 unfavorable to budget due to unrealized transient and event activity

Expenses \$2,000 unfavorable compared to budget due to increase in insurance offset with savings in personnel

Net Loss \$7,000 unfavorable to budget

Total year projection of \$325,000 loss even with budget

### XL Center – Sept. 2022

Event Update: Sports seasons for AHL hockey and UConn hockey beginning in October

Concert industry moved holds into Spring 2023

Increased event group sales activity

Sept. financials: Event revenue \$12,000 unfavorable compared to budget

Other Income \$5,300 unfavorable compared to budget

Operating expenses \$164,600 favorable compared to budget due to savings in personnel

Hockey operations \$56,600 favorable compared to budget due to savings in sales personnel

Net Loss of \$1.275M favorable to budget by \$203,900

Total year projection of \$3.295M loss even with budget

### P&W Stadium at Rentschler Field – Sept. 2022

Event Update: UConn football – 2 games held in September

Sept. financials: Event revenue \$149,100 favorable compared to budget due to first two UConn football games related to paid ticket surcharges and F&B revenues

Operating expenses \$16,700 unfavorable compared to budget due to F&B event personnel

Other Income \$13,600 favorable to budget

Net Operating loss of \$193,100 favorable to budget by \$146,000

Total year projection of \$1.324M loss even with budget

### CT Regional Market - Sept. 2022

Stats: Occupancy: 81% with 13 tenants

Activity: Farmers' Market opened for 2022 season on April 2

Over 13,000 customers this season averaging 500 customers per weekend over 26 weeks

Sept. financials: Operating revenue \$7,900 favorable to budget

Operating expenses \$39,900 favorable to budget due to savings in utilities, maintenance, and security

Net income of \$89,000 favorable to budget by \$47,800

Total year projection of \$150,600 net income even with budget

(UNAUDITED)

CAPITAL REGION DEVELOPMENT AUTHORITY

Balance Sheets

September 30, 2022 and June 30, 2022

	<u>2023</u>	<u>2022</u>	<u>Variance</u>
<b>ASSETS</b>			
Current assets:			
Unrestricted cash and cash equivalents	\$13,104,402	\$14,341,104	(\$1,236,702)
Restricted cash and cash equivalents	25,694,074	19,545,828	6,148,246
Unrestricted investments	6,640,720	6,605,653	35,067
Restricted investments	643,647	465,580	178,067
Accounts receivable, net	1,196,779	867,435	329,344
Lease receivable	2,299,034	2,299,034	-
Loans receivable: housing-current, net	21,419	21,977	(558)
Other current assets	963,003	494,852	468,151
Total current assets	<u>\$50,563,078</u>	<u>\$44,641,463</u>	<u>\$5,921,615</u>
Non-current assets:			
Restricted cash and cash equivalents	\$5,160,323	\$5,011,751	\$148,572
Restricted investments	943,002	938,246	4,756
Lease receivable, non-current	19,880,165	19,880,165	-
Loans receivable-housing, net	121,081,238	115,633,169	5,448,069
Other assets	2,212,405	2,039,155	173,250
Capital assets not being depreciated:			
Construction in progress	628,985	1,267,394	(638,409)
Capital assets being depreciated:			
General Operations, net	26,621	30,870	(4,249)
Adriaen's Landing, net	195,395,477	197,895,794	(2,500,317)
XL Center, net	40,132,125	40,935,485	(803,360)
Church Street Garage, net	16,098,438	16,311,763	(213,325)
Bushnell South Garage, net	16,591,553	16,698,596	(107,043)
Total non-current assets	<u>\$418,150,332</u>	<u>\$416,642,388</u>	<u>\$1,507,944</u>
Total assets	<u>\$468,713,410</u>	<u>\$461,283,851</u>	<u>\$7,429,559</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable and accrued expenses	\$33,069,381	\$26,655,786	\$6,413,595
Accrued interest payable	451,680	59,060	392,620
Current portion of bonds payable	4,110,000	4,110,000	-
Current portion of loan payable	777,245	777,245	-
Coronavirus relief fund deferred revenue	177,600	177,600	-
Total current liabilities	<u>\$38,585,906</u>	<u>\$31,779,691</u>	<u>\$6,806,215</u>
Non-current liabilities:			
Due to State of Connecticut-contract assistance	\$57,483,828	\$57,483,828	\$0
Bonds payable, net	60,203,742	60,232,651	(28,909)
Loan payable	3,832,898	4,023,590	(190,692)
Total non-current liabilities	<u>\$121,520,468</u>	<u>\$121,740,069</u>	<u>(\$219,601)</u>
Total liabilities	<u>\$160,106,374</u>	<u>\$153,519,760</u>	<u>\$6,586,614</u>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Leases	<u>\$22,179,199</u>	<u>\$22,179,199</u>	<u>\$0</u>
<b>NET POSITION</b>			
Net investment in capital assets	\$142,465,486	\$146,512,588	(\$4,047,102)
Restricted for:			
Housing loans	127,512,632	122,065,122	5,447,510
Central Utility Plant	1,607,063	1,611,644	(4,581)
Other	5,139,909	5,512,776	(372,867)
Unrestricted	9,702,747	9,882,762	(180,015)
Total net position	<u>\$286,427,837</u>	<u>\$285,584,892</u>	<u>\$842,945</u>
Total liabilities, deferred inflow of resources and net position	<u>\$468,713,410</u>	<u>\$461,283,851</u>	<u>\$7,429,559</u>

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(UNAUDITED)

CAPITAL REGION DEVELOPMENT AUTHORITY

Statements of Revenues, Expenses and Changes in Net Position

For the quarters ended September 30, 2022 and September 30, 2021

	<u>QE 2023</u>	<u>QE 2022</u>	<u>Variance</u>
Operating revenues:			
Grants - State of Connecticut/Other:			
Operational	\$362,280	\$362,280	\$0
Development district, subsidy and Other	1,200,000	3,164,712	(1,964,712)
Coronavirus relief fund/ARPA revenue	-	5,000,000	(5,000,000)
American Rescue Plan Act funds	-	-	-
Combined Facilities:			
Convention Center	1,890,210	355,166	1,535,044
Parking	1,611,251	1,289,230	322,021
Central utility plant	448,060	380,341	67,719
XL Center	449,625	122,901	326,724
Church Street Garage	288,083	519,919	(231,836)
Bushnell South Garage	7,297	-	7,297
CT Regional Market	262,341	221,084	41,257
Front Street District	123,511	300	123,211
Other income (CRDA)	150,000	2,500	147,500
Total operating revenues	<u>\$6,792,658</u>	<u>\$11,418,433</u>	<u>(\$4,625,775)</u>
Operating expenses:			
Authority operations:			
Personnel	\$453,903	\$292,753	\$161,150
General and administrative	35,320	76,198	(40,878)
Coronavirus relief fund/ARPA expenses	-	-	-
American Rescue Plan Act expenses	-	-	-
Pension expense	281,490	247,251	34,239
Combined Facilities:			
Convention Center	2,928,716	2,067,156	861,560
Parking	1,338,224	939,621	398,603
Central utility plant	335,452	265,423	70,029
XL Center	1,723,185	1,415,129	308,056
Church Street Garage	350,093	241,201	108,892
Bushnell South Garage	94,281	-	94,281
CT Regional Market	173,340	158,283	15,057
Front Street District	14,991	5,554	9,437
Bond administration	11,931	92,586	(80,655)
Development costs	-	-	-
Depreciation and amortization	3,836,949	3,678,499	158,450
Total operating expenses	<u>\$11,577,875</u>	<u>\$9,479,654</u>	<u>\$2,098,221</u>
Gain/(Loss) from operations	<u>(\$4,785,217)</u>	<u>\$1,938,779</u>	<u>(\$6,723,996)</u>
Non-operating revenue/(expense):			
Interest income	\$523,314	(\$151,095)	\$674,409
Interest expenses	(422,926)	(302,834)	(120,092)
Non-operating expense, net	<u>\$100,388</u>	<u>(\$453,929)</u>	<u>\$554,317</u>
Gain/(Loss) before capital contributions and transfer	<u>(\$4,684,829)</u>	<u>\$1,484,850</u>	<u>(\$6,169,679)</u>
Capital contributions	\$80,264	\$4,248,331	(\$4,168,067)
Transfer - State of Connecticut Housing Loan Program	<u>5,447,510</u>	<u>9,605,284</u>	<u>(4,157,774)</u>
Change in net position	\$842,945	\$15,338,465	(\$14,495,520)
Net position, beginning of quarter	<u>\$285,584,892</u>	<u>\$248,870,927</u>	<u>\$36,713,965</u>
Net position, end of quarter	<u>\$286,427,837</u>	<u>\$264,209,392</u>	<u>\$22,218,445</u>

**Housing  
&  
Neighborhood  
Committee**



Project: MLK Apartments

Developer: Sheldon Oaks Central Inc  
Vesta Corporation

Background: A complete demolition and reconstruction of the MLK complex, a 64 unit apartment community located on Van Block Avenue in the Sheldon Oak neighborhood, built in 1970 is planned. The new development will consist of 155 mixed income units including 38 affordable units at 30% AMI, 48 affordable units at 80% AMI (an increase to 86 units at affordable rents) and 69 additional units at market rate. The project has been stymied by construction and interest rate increases. After several months of value engineering, increased design work and restructuring the capital stack, the owner, Sheldon Oak Central and its development partner, Vesta Corporation are submitting funding applications to a variety of sources including CRDA.

Development Budget:

Mortgage	\$25.5 M
LiHTC	14.9 M
DOH	4.0 M
HOME	5.7 M
CIF	3.75M
Def Dev Fee	4.4 M
CRDA/CITY	<u>4.88 M</u>
TDC	\$63.18 M

Proposal: Combined CRDA (\$2.5 M estimate) and COH (2.38M estimate) totaling \$4.88M as an interest only 2% loan converting to P&I amortizing debt in year 11 thru yr 40, co-terminus with CHFA but scheduled to be refinanced by year 15 is proposed.

RESOLUTION: The executive director is authorized to offer a \$4.88M cash flow loan to Sheldon Oaks Central (or such entity acceptable to CRDA) 1/at 2% interest only for 10 yrs; amortizing principle and interest in years 11 -40, such loan being funded by \$2.5 million from the CRDA Housing Capital account and \$2.38M from the development funds available in accordance with the City/CRDA Revolving Loan Program Agreement of December 3, 2021; 2/upon evidence of all funds necessary to construct the project being secured; and 3/ such fiduciary items as determined by CRDA and its counsel are satisfactorily provided.

11/4/22

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PROJECT: Conversion of Colt Commercial Space to Residential  
First Floor "L" building  
Second Floor "East Armory"

DEVELOPER: Colt Gateway Partnership

BACKGROUND: Colt Gateway has been re-positioning the former manufacturing complex into a variety of residential, office and retail space for over a decade and includes two mill buildings dedicated to the National Colt Park. The residential conversions have been successful, performing at high occupancies with rents above initially projected pro forma.

CRDA has previously invested in two conversions, the 48-unit Colt North Armory (2017) and the 28 unit Colt "U" building (2019). In both efforts, CRDA provided gap financing subordinated loans at 3%, 20 yr. terms representing approximately 21% of the development cost for both buildings.

With commercial demand lagging and space remaining vacant in both buildings, ownership has prepared a plan to convert the two open floors (one in each building, "L" and "East") into 45 additional residential units effectively making the specific buildings mixed use. Local P&Z approval has been secured and initial demolition permits have been issued.

PROPOSAL: Building "L" will convert the grade level to 16 units (11 studio, 3 1BR, 2 2BR)  
Building "East" will convert its second floor to 29 units (1 studio, 28 1BR)

Building L	\$ 680,000 Bank Loan	East Armory	\$1,320,000 Bank Loan
	500,000 CRDA Loan		1,000,000 CRDA
	<u>1,000,000 Equity</u>		<u>2,200,000 Equity</u>
	\$2,180,000 TDC		\$4,520,000 TDC

The total development would be an additional \$6.7 million investment into the complex with a request for a CRDA loan of \$1.5M at 3%/20 yr. term representing the same basic terms approved for the previous two CRDA loans and projects. There is no acquisition cost or developer fees. Construction is estimated to be 12-15 months.

RESOLUTION: The Executive Director is authorized to make loan(s) to Colt Gateway LLC (or such entity as acceptable to CRDA) for the conversion of a portion of buildings "L" and "East Armory" into 45 units of market rate housing. The loan(s) would total \$1.5 million at 3% interest in the form of a construction/permanent loan(s), paying interest only during construction and amortizing once converted to permanent loan over 20 years, subject to: 1/ evidence of all other sources of funds being secured in such terms as acceptable to CRDA and its counsel; 2/ State Bond Commission approval; and 3/ such fiduciary items as deemed appropriate by the Executive Director.

11/4/22

**PROJECT:** Reconstruction of 213/15 Lawrence Street into owner occupied 3 family

**DEVELOPER:** A. Gill/Wolverine Properties LLC

**BACKGROUND:** At the January 2021 meeting, the CRDA board approved a reconstruction loan to A.Gill/Wolverine Properties of \$370,000 at 3% and amortizing over 20 years for the rebuilding of a vacant derelict property acquired by the City via its anti blight and tax foreclosure ordinances located at 213/15 Lawrence Street. The loan was funded in part via \$225,000 bridge loan repaid by A.Gill from another CRDA sponsored project on the street. The project is fully funded by repaid CRDA loans and as a total blighted property, it is inherently a more risky project than is normally underwritten. It is within the Frog Hollow neighborhood and developer is a MBE with experience and success in the neighborhood.

Along with historic credits and personal equity, work began in late winter 2022. The property had been deteriorating for over 10 years, necessitating shoring and support during construction. It has since been learned that extensive water damage had undermined the foundation causing the southern wall to buckle this past summer. After consultation with engineers and CRDA construction staff, it was decided to remove the wall in its entirety, rebuild the foundation and resurrect the brick wall. This has caused a \$125,000 bust in the construction budget.

Developer has asked if CRDA could assist in funding this unforeseen expense. Additional debt from CRDA would be restricted by underwriting principles as well as appraisal value and would necessitate additional funds in the form of owner cash.

**PROPOSAL:** Adjust the initial CRDA loan from \$370,000 to \$410,000, a \$40,000 increase and to amortize the 3% loan over 25 years rather than 20 yrs. This would allow for the monthly debt servicing to remain constant eliminating impact on the projected operating pro forma. The 2022 appraisal of the completed property is \$390,000 thereby increasing the CRDA LTV ratio from 95% to 105% of appraised value. The developer would have to put up \$2 for every additional \$1 CRDA loan dollar, contributing another \$85,000 in equity to the project

**RESOLUTION:** The executive director is authorized to increase the existing first mortgage loan of \$370,000 to A. Gill/Wolverine Properties LLC to \$410,000 at 3%/25yrs subject to 1/funds being available from principle repayment from other CRDA loans and available within the Housing Capital Account; and 2/ the owner/developer showing evidence that additional funds have been raised and are available to meet the new construction budget.

11/4/22

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CRDA Housing Approved

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/4H Split	Structure	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased <sup>1</sup>
777 Main	285	\$84.5M	\$296K	\$17.7M	\$62K	80/20	\$7.5M equity \$10.2M 2nd mortgage	1/30/2013 4/17/2013	3/13/2013	3/28/2014	Renting	98%
201 Ann/Grand	26	\$4.45M	\$202K	\$3.8M/\$750K	\$28.8K	100	Note Paid Off	4/25/2013	6/21/2013	10/29/2013	Renting	86%
179 Allyn	63	\$14.89M	\$233K	\$6.5M	\$103K	80/20	\$3.25M equity, \$3.25M 2nd Loan Repl 2022	3/21/2013 3/24/2022	6/21/2013	11/15/2013	Renting	84%
Sonesta/Spectra	190	\$23.9M	\$123K	\$2.05M	\$10.6K	85/15	* Note Paid Off	6/4/2013	6/21/2013	12/5/2013	Renting	97%
Capewell	72	\$26.1M	\$359K	\$5.0M	\$69.4K	80/20	construction financing/converted to mortgage note	2/28/2014 3/15/2014 11/16/2014	7/28/2014 11/16/2014	6/30/2015	Renting	96%
390 Capitol	112	\$35.3M	\$290K	\$7M	\$62.5K	80/20	2 loans, 5% 20 yr.	6/19/2014	3/17/2015	9/22/2015	Renting	99%
36 Lewis	6	\$1.8M	\$306K	\$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	\$206K	\$349,350*	\$61.5K	100	loan 3% 30 yr.	6/19/2014 2/18/2016 5/21/2015	7/25/2014	2/25/2015	Renting	66%
1279-83 Main	10	\$1.35M	\$135K	\$297K	\$29.7K	100	loan 3% 25 yr.	6/16/2016 9/20/2019		9/8/2016 12/12/2020	Renting	100%
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%
50 Millennium	96	\$19.5M	\$202K	\$6.5M	\$67.7K	100	Former Radisson, foreclosure 2/2021	10/15/2015 10/20/2016	12/11/2015	3/31/2016	Renting	80%
81 Arch	53	\$23M	\$380K	\$5.6M	\$103.7K	100	Mretz 2% 10 yr.	10/20/2016 3/16/2017	11/15/2016	11/7/2017	Renting	95%
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	97%
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	96%
88 (103-21) Allyn	66	\$21.1M	\$319K	\$6.8M*	\$103K	80/20	construction/perm loan 3% 5 yr.	12/8/2016 12/8/2016 8/8/2018	5/12/2017 2/1/2017	10/31/2018	Renting	99%
Coit North	48	\$13.6M	\$283K	\$2.88M	\$60K	100	construction/perm loan 3% 20 yr.	5/18/2017	11/29/2017	7/21/2018	Renting	100%
28 High	28	\$5.5M	\$196.4K	\$1.9M	\$67.8K	80/20	loan 3% 30 yr., ref 8/21	2/2/2018	2/16/2018	8/29/2018	Renting	100%
100 Trumbull	16	\$1.5M	\$93.7K	\$960K	\$60K	100	loan 3% 20 yr.	9/21/2017	2/16/2018	4/12/2018	2020/2022	97%
246-250 Lawrence	12	\$1.5M	\$125K	\$521K	\$43.4K	100	Historic bridge loan - Paid off perm loan 3% 20 yr. (291K)	10/18/2018	12/11/2018	1/4/2019	Renting	100%
Coit "U"	28	\$7M	\$269K	\$1.5M	\$53.5K	100	loan 3% 20 yr.	3/10/2019	12/18/2019	11/30/2020	Renting	100%
Pratt I - 99 Pratt	129	\$29.8M	\$231K	\$12M	\$93K	100	\$3M/\$5M 1% 5yr 30yr.	10/17/2019 9/17/2020	4/16/2021 12/18/2019	4/16/2021	2022	
Pratt 2 - 18 Temple	47	\$34.9M	\$210K	\$2M	\$42.5K	90/10	New Units 47 / Total units 166 / 16 AH Units / 2.75% 30 yr. loan	9/17/2020	4/16/2021	10/15/2021	2022	
Park/Main	126	\$26.8	\$212K	\$8.4M	\$66.7K	80/20	20 yr. 3% Park 39/Mem 87	9/20/2018	9/20/2018	6/25/2020	2021/2022	90%
DoNo "C"	270	\$56.2M	\$208K	\$11.8M	\$43.7K	90/10	3% 30 yr. 15 yr term	9/20/2018	9/20/2018	6/25/2020	2021/2022	100%
55 Elm	164	\$63.3M	\$385K	\$13.5M	\$81.3K	80/20	2% 30 yr Perm \$7M 2% bridge \$6.5M 15 yr term	4/16/2020	9/20/2018	9/30/2020	2022	55%
DoNo "B"	228	\$52.8M	\$231K	\$13.6M	\$59.6K	90/10	3% 30 yr.	3/18/2021	4/16/2021		2023	
Hilton	147	\$17.9M	\$121K	\$5.9M	\$40K	80/20	3% 30 yr.		12/15/2021		2023/4	
200 Constitution	101	\$18.7M	\$185K	\$3M	\$29.7K	90/10	3% 25 yr.	12/3/2021	12/15/2021	8/29/2022	2023	
DoNo Arrowhead	43	\$17M	\$395K	\$3.8M	\$88.4K	80/20	3% 30 yr.	6/16/2022	7/29/2022		2023	
Summary	2690*	\$658.7M	\$248K	\$159M	\$62.5K median \$44K avg.	87/13	2311 market / 366 affordable					

11/14/2022

\* deposits and leases  
 \* \$75K/unit est. residential + 188 hotel rooms  
 \* notes repaid  
 \* \$16K from Housing Cap. Fund  
 \* \$283K w/ Front St. & Recap deals (less Silas)  
 \* \$200K reserve via Bond Commission

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CRDA Housing Approved - Varied Funding Sources

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/Aff Split	Structure	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Occupancy
Front Street	121	\$35.7M	\$310K	\$12M	\$99.1K	Mkt	DECD grant	N/A	12/12/2007	12/17/2013	Renting	97%
Silas Deane	111	\$27M	\$225K	\$5M	\$41.6K	Mkt	Urban Act	N/A	9/30/2016	5/24/2018	Renting	85%
289 Asylum	8	\$1.474M	\$184K	\$485K <sup>2</sup>	\$56K	Mkt	Note has been paid off.	12/8/2016	N/A	6/13/2018	Renting	100%
241 Asylum	4	\$1.99M	\$150K	\$200K	\$50K	Mkt	construction note 5 yr., Capital Funds	03/22/2018	N/A	01/28/2021	Renting	100%
115-117							\$200,000 Hist. Bridge Loan	12/8/2016	N/A	5/7/2018	Renting	115&117
Sigourney	4	\$1.16M	\$290K	\$200K	\$50K	Aff	Heritage Homes - Affordable	5/24/2018	6/1/2018	8/13/2019	Owned	Sold
86-88 Hawthorn	2	\$830K	\$418K	\$50K	\$25K	Aff	Heritage Homes (NINA) Aff.	5/24/2018	6/1/2018	8/13/2019	Owned	86 & 82 Sold
80-82 Hawthorn	2	\$818K	\$409K	\$200K	\$100K	Mkt	Heritage (NINA) Market	3/18/2021	6/1/2018	7/27/2021	Owned	80 & 82 Sold
213 Lawrence	3	\$900K	\$300K	\$410K	\$126K	Mkt	1st Mortgage 3% 25 Yr.	11/17/2022	N/A	2/9/2022	2023	
525 Main Street	42	\$7.8M	\$186K	\$2.1M	\$50K	80/20	City Funds 2.5% 20 Yrs. + 1% buydown	10/21/2021	N/A		2024	
275 Pearl	35	\$9.46M	\$242K	\$2.86M	\$73.5K	Mkt	City Funds 1.5% 20 Yrs. + 1% buydown	10/21/2021	N/A		2024	
Bedford Commons	84	\$21.3M	\$250K	\$1M	\$12K	Aff	City Funds 2% Loan co-term with CHFA	10/20/2022	N/A		2023	
Summary	416 <sup>3</sup>											

11/14/2022

<sup>1</sup> Paydown of principal from sale  
<sup>2</sup> New balance at \$485K with interest rolled on initial \$450K condo note  
<sup>3</sup> 225 Hartford 111 Regional, 84 rehab

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	CRDA completed
Brackett Knoll	Construction of 14 two-family owner-occupied homes on Naugatuck Street	\$3.7m	\$1,555,000	FY16 Neighborhood (Promise Zone)	\$20,860 used for MDC connection charges for housing lots. Balance used to construct required road; Board approved additional \$154k for road on 6/20/19	11/10/2016	12/8/2016	2/1/2017	Road completed
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.
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	Completed
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	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	6/23/2018	9/20/2018	Completed
690-716 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, funds to be reprogrammed
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	Completed
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	multiple properties see Housing Varied Funding Report
Fuller Brush	Conversion of 2 buildings to res. 101 units	\$36.2M	\$5,500,000	Neighborhood	2% 30 yr bridge historic & perm	4/1/2022	5/19/2022	7/29/2022	Pending
Liberty Church	Steeple Restoration Historic Rehab	\$1M+	\$1,000,000	Urban Act	Grant Funds	N/A	N/A	5/31/2022	Assistance Agreement Pending

11/2/2022

\$39,830,000

**Regional  
&  
Economic Development  
Projects  
Committee**

CRDA Regional and Economic Development Projects

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
Hartford Regional Market	Planning & design for redevelopment & improvements	\$1,500,000	Grant-in-aid	-	-	7/25/2018 12/11/2018 7/21/2020	Report presented to Board 3/22
Front Street District	Paving & crosswalk improvements at Front/Columbus intersection, storm drainage improvements and waterproofing & related garage improvements at Front St. North Garage	\$3,000,000	Direct CRDA expenditure	-	-	7/25/2018	Completed
Newington - National Welding Site	Administration of abatement and demolition of site; Assistance with development of site	\$2,000,000	DECD Brownfields Grant	n/a	1/15/2013	n/a	Town negotiation with residential developer CRDA role complete
Bushnell South Garage	Garage	\$17,000,000	CRDA Prop.	-	-	9/20/2018	Garage open for State employees
Parkville Market	Community Market	\$3,500,000	Construction / Bridge Loan Note Repaid	12/20/2018	1/10/2019	4/2/2019	Open
Parkville Market 2	Comm. Mkt	\$3,500,000	Loan	1/13/2022	1/20/2022 6/16/2022	n/a	Pending Closing
Riverfront Recapture (Hartford/Windsor Side)	Phase I development of extension to Hartford Riverwalk north of Riverside Park	\$1,025,000	Grant-in-Aid	-	-	9/20/2018	site work scheduled, engineering underway
Hilton/DoubleTree	Conversion of hotel	\$5,100,000	Loan	12/3/2021	12/15/2021	12/21/2021	Financing Closed 8/29/2022
Bond	Historic Façade	\$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Closed 3/30/2022
235-7 Hamilton	Construction & Environmental loan	\$4,000,000	City Funds loan	1/7/2022	6/16/2022	n/a	loan closed 9/1/2022 work underway

9/7/2022

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CRDA Redevelopment Projects

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board Approval	Bond Commission Approval	Status
Dakota - 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
Albany/Woodland	new construction mixed use project	Y	\$21m	\$5,500,000	Loan/Equity		7/21/2020 and 7/23/2021	Pre-development

\$ 14,000,000

CRDA Rescinded Projects

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mks/At Split	Structure	CRDA Bd. Approval	Bond Commission
105-7 Wylys	9	\$2.5M	\$277K	\$800K	\$88.8K	100	rescinded	5/18/2017 3/21/2019	11/29/2017 6/26/2019
3 Constitution	49	\$17.7M	\$363K	\$4,289	\$87.3K	100	rescinded	9/19/2013	7/28/2014 11/16/2014
289 Asylum	16	\$1.7M	\$106K	\$575K	\$35.9K	100	rescinded	4/25/2013	6/21/2013 7/12/2016
East Hartford	Herfion Hall	\$		\$12M	Urban Act Grant		reprogramming	6/18/2018	6/1/2018

9/7/2022

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**CRDA/East Hartford**

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
East Hartford - Showcase Cinemas	Acquisition, demolition and redevelopment of former multiplex site	\$12,000,000 <sup>1</sup>	Grant-in-aid			7/12/2016 6/1/2018	Developer has been selected
East Hartford - Drainage Improvements near Goodwin College	Installation of new drainage lines to accommodate new development in Goodwin area	\$4,000,000	Grant-in-aid		6/21/2018	7/25/2018	Phase I and Phase II complete. Funding secured for Phase III.
East Hartford - Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CRCOG Silver Lane study	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EHEN project)			4/4/2009	Contractor selected - awaiting OPM signoff on easements and environmental permit applications
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development in area	\$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	\$1,340,000	Grant-in-aid			9/20/2018	Work continues, Army Corp. permits
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties	\$1,000,000	Grant-in-aid			9/20/2018	MOU signed with Town.
East Hartford	Aqc Redev. Silver Lane Retail	\$10,500,000	Grant	9/9/2021	9/16/2021	12/21/2021 & 5/26/2022	Balance \$500K Preliminary Planning 12/21/21 \$10M 5/26/22

6/1/2022

<sup>1</sup> Transferred to CRDA from other State Agencies

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# Executive Director

November 14, 2022

TO: File  
FROM: CRDA Staff  
RE: Bushnell South Parcel 4 Request for Qualifications (RFQ)

On April 1, 2022, CRDA issued an RFQ seeking statements of qualifications and development program proposals from entities interested in developing a three-acre site within the Bushnell South Development area along Capitol Avenue in Hartford.

The RFQ was posted on CRDA's website and on the State's Contracting Portal. Notices were also placed on the websites of the American Planning Association, the Urban Land Institute and Northeast Real Estate Business Magazine.

Four amendments to the RFQ were issued on April 20<sup>th</sup>, April 28<sup>th</sup>, May 23<sup>rd</sup> and June 7<sup>th</sup> respectively. Amendments 1 through 3 included responses to questions posed by potential bidders, while Amendment 4 corrected a typo in the original RFQ.

Per the RFQ, responses were to be submitted via email by June 10<sup>th</sup>. One response – from the Michaels Organization - was received on June 9<sup>th</sup>, while three others were received on June 10<sup>th</sup>. The four respondents were:

- Michaels Organization
- Spectra / Wonder Works Construction
- LMC
- Spinnaker Real Estate Partners

A Selection Committee comprised of CRDA Board members Joanne Berger-Sweeney, Andrew Diaz-Matos and Mayor Luke Bronin (assisted by Executive Director Mike Freimuth and Venue Director Kim Hart) reviewed the proposals and concluded that all four were responsive. Given the small number of responses, the Committee agreed that it was appropriate to interview all four teams. Those interviews were held virtually, with Spectra and Spinnaker meeting with the Committee on July 19<sup>th</sup> and Michaels and LMC meeting on July 20<sup>th</sup>.

Based on those interviews, Committee members asked each team to respond to four identical questions relating to their parking plans, linkages to the arts, affordable housing and environmentally sustainable design. The questions were sent out via email on July 28<sup>th</sup>, with all four teams returning responses on August 5<sup>th</sup>.

While CRDA staff had experience working with Spectra and Spinnaker, the other two teams were relatively unknown to the agency. The Committee, therefore, felt it would be constructive for Mr. Freimuth to meet with the Michaels and LMC teams, see some of their projects firsthand and learn

more about their expertise and experience. Consequently, he met with LMC in Stamford, Connecticut on August 2<sup>nd</sup> and with Michaels in Camden, New Jersey on August 9<sup>th</sup>.

The Selection Committee reconvened on August 22<sup>nd</sup> to discuss Mr. Freimuth's findings, as well as CRDA's previous experience working with Spectra and Spinnaker. Following that meeting, scoring sheets were delivered to Committee members for completion. The last of the sheets were returned on August 31<sup>st</sup> and the results were as follows:

Michaels	12.450
LMC	12.275
Spinnaker	10.025
Spectra / Wonder Works	9.350

Later that day, the two lowest-scored teams – Spinnaker and Spectra – were notified via email that they had not been selected as the preferred developer for the project.

The Selection Committee met again on September 7<sup>th</sup> to discuss next steps. With the two remaining teams so closely rated, the Committee felt it was appropriate to re-interview both Michaels and LMC.

Michaels met virtually with the Selection Committee on September 23<sup>rd</sup> and as requested, provided additional examples of their projects to the Committee on September 28<sup>th</sup>.

LMC was unavailable on September 23<sup>rd</sup> and their interview date was pushed out to October 5<sup>th</sup>. They were also asked to provide supplemental materials and these were submitted on October 8<sup>th</sup>.

On October 19<sup>th</sup>, Ms. Berger-Sweeney and Mayor Bronin met again to share their impressions of the two shortlisted teams. Mr. Diaz-Matos had a scheduling conflict and Mr. Freimuth followed up with him later via phone.

Based on the process through November, including the supplemental information provided by each team, the Selection Committee endorsed the selection of the Michaels Organization as the preferred developer for the Bushnell South Parcel 4 project.

# Miscellaneous



STATE OF CONNECTICUT

## GOVERNOR NED LAMONT

### **Governor Lamont Statement on Today's Service for Lieutenant DeMonte and Sergeant Hamzy of the Bristol Police Department**

**Posted on October 21, 2022**

(HARTFORD, CT) – Governor Ned Lamont released the following statement regarding today's funeral service for Lieutenant Dustin DeMonte and Sergeant Alex Hamzy of the Bristol Police Department:

"I want to express my gratitude to the thousands of law enforcement officers representing police departments from across the United States who traveled long distances today to visit Connecticut in tribute to two of our state's bravest. Additionally, I want to thank the many police departments from Connecticut who joined in unison to provide Lieutenant DeMonte and Sergeant Hamzy with a fitting tribute. I especially want to thank the Connecticut State Police and the Capital Region Development Authority for their assistance helping the Bristol Police Department and both families with coordinating the logistics of today's service.

"It was an honor for me to attend this touching ceremony today and listen to the beautiful tributes to these two officers. Lieutenant DeMonte and Sergeant Hamzy are heroes and served with integrity and courage. We will forever keep them and their families in our hearts. My prayers are with their families, their friends, and the members of the Bristol Police Department."

[Read on CT.gov](#)

**Michael W. Freimuth**

**From:** Terry Smith  
**Sent:** Wednesday, October 26, 2022 1:08 PM  
**To:** Michael W. Freimuth  
**Subject:** HJB Poll

Fyi,

**HBJ** NEWS ▾ EDITIONS ▾ LISTS VIEWPOINTS ▾ HBJEVENTS ▾ BUS

## POLL RESULTS

Los Angeles-based international sports and entertainment company Oak View Group (OVG) is in talks with the Capital Region Development Authority to possibly invest \$20 million to \$30 million in the aging XL Center in downtown Hartford.

The investment could help move forward CRDA's envisioned \$100 million program of repairs and upgrades for the roughly 15,500-seat XL Center.

Planned improvements include a series of retractable walls that could close off **some** of XL Center's seating, shrinking capacity to 11,500.

That would allow the arena to meet modern standards for the ratio of bathrooms and concession stands to seats, improving XL Center's odds of pulling in more acts, according to CRDA Executive Director Michael Freimuth.

OVG currently manages the XL Center on behalf of CRDA, but the agreement could extend OVG's operational rights for a longer period of time.

**Do you think a \$100M investment in the XL Center will help the arena attract new and more acts and performances?**

**YES (63%, 205 VOTES)**

**NO (38%, 123 VOTES)**

< [Back to poll options](#) | [View recent polls](#) >

Terry Mitchell Smith  
Director, Marketing & Public Relations  
Capital Region Development Authority  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103

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# New Colt Gateway apartments in Hartford take twist on rental conversions. Here's why and what it might cost to live there.

Kenneth R. Gosselin

Thank you for supporting our journalism. This article is available exclusively for our subscribers, who help fund our work at the Hartford Courant.

HARTFORD — Two apartment conversions in Hartford's Coltsville district will add to the hundreds of new rentals created in the neighborhood in the last decade, but the redevelopment also is pointing to the need for new alternatives for an abundance of office space in the pandemic's aftermath.

The developer of the former Colt gun manufacturing complex near downtown — Colt Gateway — is creating apartments in former commercial space that will be below existing office space. One is a lower floor in the East Armory, the most recognizable structure in the complex, topped with the blue, onion-shaped dome.

The conversion upends the traditional approach of housing occupying upper floors above storefronts or offices. The \$6.7 million in projects at Colt also come as employers in Hartford downsize their office leases with a dramatic shift to working at home, either full- or part-time.

Demolition work has already begun on the street-level floor of the "L-Shape" Building on the Colt Gateway campus in Hartford. Plans include the conversion of former commercial space into 16 apartments. (Douglas Hook)

In downtown alone, major corporate employers plan to shed hundreds of thousands of square feet of office space, a trend unfolding in cities across the country, including major metros such as New York and Boston.

"With what's going on with commercial space, flexibility is going to be the name of the game," Larry Dooley, owner of CG Management Co. and co-developer of the former manufacturing complex, said. "When you start to think about it, the lines really started to blur here between residential and commercial with working from home."

Dooley said more residential conversion at Colt may be on the way. The complex is split roughly 50-50 between housing and office, but that could change if current weak commercial leasing trends persist.

"I used to get people walking in all the time, sometimes looking for bigger space, smaller space, its really come down to just about nothing," Dooley said.

A view to Van Dyke Avenue in Hartford and farther east out of a second floor space in the East Armory that will be converted into one of 29 apartments. (Douglas Hook)

Colt also is watching closely the leases of its current commercial tenants. One of the largest and longest running, Insurity, a software company, now leases 75,000 square feet "and they basically have not been here since March of '20, so it is concerning."

"I think they are going to take a reduced amount of space, so we have to be creative at Colt here to make sure

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we can keep paying all the bills,” Dooley said.

The new Colt projects are a modest start at that creativity, adding 45 rentals at two locations in the complex near downtown. The first of the new apartments are expected to be available by late spring, Dooley said.

Hartford Mayor Luke Bronin said there little doubt there has been a structural and likely long-term change to the commercial real estate market.

[ [Large employers in downtown Hartford slash office space as hybrid work schedules take hold: ‘There will be more’](#) ]

“That means we have to be creative and aggressive about using our space as effectively as possible,” Bronin said. “And where residential conversions can be done effectively and economically, they make a lot of sense.”

Bronin said it can be challenging to convert commercial space to housing, however.

“Floor plans, the mechanicals can make those conversions difficult,” Bronin said. “But where it makes sense, it’s an opportunity to advance one of our top strategic priorities, which is creating more housing opportunities and more residential density while, at the same time, taking some of the slack out of the commercial real estate market.”

The loss of workers coming into the city five-days-a-week is a concern for local restaurants and businesses that have depended on those workers for their livelihoods. Not all downtown employers are downsizing, however. Hartford HealthCare is investing \$14 million in its new corporate headquarters at 100 Pearl St., where it plans to bring up to 700 employees.

At Colt, where construction is already underway, plans for the second floor of the East Armory call for all but one of the rentals to be one-bedroom units. The average size would be 638 square feet, with estimated monthly rents ranging from \$1,350 to \$1,606.

The blue, onion-shaped dome atop the East Armory in the Colt complex recently got a new coat of white paint on its columns. The iconic landmark is a familiar site to motorists passing through Hartford in I-91. (Douglas Hook)

Commercial tenants on the floors above include JCJ Architecture and the local offices of U.S. Sen. Chris Murphy.

The street-level floor of a second building, at the corner of Huyshope Avenue and Sequassen Street, is being converted for live-work apartments that are larger than the ones in the East Armory.

Named after its shape, the second location on the Colt campus — the 2-story, “L-Shape” Building will have 11 studios, 3 one-bedrooms and 2 two-bedroom apartments. In addition, there will be a collaboration room, meeting rooms and smaller offices for Zoom calls.

“People are always asking for small spaces,” Dooley said. “You could be a small law office, any kind of office that would be applicable to being inside an apartment, something quiet. So I think the idea of having an apartment on the first floor, it could be very cool.”

The average size of the units is expected to be 909 square feet, with estimated monthly rents ranging from \$1,350 to \$2,160.

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A collaboration space, shown here, is planned for the 'live-work' apartments in Colt Gateway's "L-Shape" Building. (Douglas Hook)

Commercial tenants on the upper floor include Tecton Architects and Maier Design Group.

Financing for the two conversions includes \$2 million from a line of credit from Liberty Bank, and an expected \$1.5 million in low-cost, taxpayer-backed loans from the quasi-public Capital Region Development Authority. The remainder will come from an equity investment from CG Management and its partner, the tax credit investment arm of oil giant Chevron.

The loan was approved by a CRDA committee Friday and is expected to clear the full board of directors later this month. The State Bond Commission would still need to sign off.

Demand for rentals at other conversions in the former manufacturing complex — the South Armory, the North Armory and the "U-Shape" Building remain strong.

On Tuesday, Dooley said five apartments were posted and within an hour, 7 applications were received.

"It's still very competitive," Dooley said. "Our [apartments] are still very desired."

Larry Dooley, co-developer of the Colt Gateway complex near downtown Hartford, said "live-work" apartments on the street-level of the "L-Shape" Building could appeal to tenants who have small professional practices. Dooley is shown here outside the building at the corner of Huyshope Avenue and Sequassen Street. (Douglas Hook)

The apartment conversions at Colt are part of a much broader housing push in the city that has added more than 3,000 rentals in and around downtown in the last decade. Almost all secured some financing — either a loan or equity investment — through CRDA.

As of Thursday, there were just two apartments available at Colt out of a total of 205, according to the leasing office at Colt.

Rents are about 9% higher than they were a year ago, Dooley said. Increases for leases that are renewing are rising about 2% to 3%.

A ground floor space in the East Armory at the Colt Gateway complex in Hartford is expected to be converted into a fitness center. (Douglas Hook)

Dooley said he sought the loan from CRDA partly because construction costs had risen 18% in the past year alone, compared to what it cost to convert the U-Shape Building to rentals just a year ago.

The increase was tied to inflation, rising costs of building materials, supply-chain disruptions, plus steadily increasing interest rates, Dooley said.

Here is a look at the three existing apartment buildings in the historic Colt factory complex, the chances of landing an apartment there and what you might pay:

The South Armory at the Colt Gateway complex in Hartford. (Brad Horrigan/Hartford Courant)

**Address:** 140 Huyshope Ave.

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**Built:** 1916 to manufacture machine guns; Apartments opened in 2015.

**Number of apartments:** 129

**Current occupancy:** 99%

**Rents:** Studios: \$1,195 to \$1,795; One bedrooms: \$1,645 to \$1,985; Two-bedrooms: \$1,975 to \$3,250

Hartford, Ct. - 02/04/2020 - Aerial view of The Colt Building's North Armory where forty-eight apartment units were in the final phases of renovation in 2020. Photograph by Mark Mirko | [mmirko@courant.com](mailto:mmirko@courant.com) (Mark Mirko / Hartford Courant)

**Address:** 100 Huyshope Ave.

**Built:** 1916 to manufacture gun barrels; apartments opened in 2020.

**Number of apartments:** 48

**Occupancy:** 98%

**Rents:** Studios: \$1,325; One bedrooms: \$1,700 to \$1,975; Two bedrooms: \$2,200 to \$2,350

The "U-Shape" Building became the third building in the Colt Gateway complex to be converted to apartments. (Kenneth R. Gosselin / Hartford Courant)

**Address:** 17 Van Dyke Ave.

**Built:** 1942 for the Colt company offices; Opened as apartments in 2021.

**Number of apartments:** 28

**Occupancy:** 100%

**Rents:** Studios: \$1,372; One bedrooms: \$1,405 to \$1,895; Two bedrooms: \$2,095

**SOURCE:** CG Management

*Kenneth R. Gosselin can be reached at [kgosselin@courant.com](mailto:kgosselin@courant.com).*

# Taking A Gamble: InsurTech Hartford the latest CT Convention Center event to land at Mohegan Sun

*By Andrew Larson*

Hartford is losing a signature insurance industry event, InsurTech Hartford Symposium, to the allure of Mohegan Sun, amid growing competition between convention centers in the region.

Held at the Connecticut Convention Center since 2019, InsurTech Hartford is the most recent example of a large event to move from downtown Hartford to Uncasville.

While InsurTech Hartford will retain the Capital City in its name, the annual symposium will take place at the resort and casino's Earth Expo & Convention Center on May 2 and 3 of 2023.

Other recent high-profile events to depart from the Convention Center were the Connecticut International Auto Show, which relocated to Mohegan's newly-built expo center in 2018, and the Connecticut Boat Show, which docked at the casino in 2019.

Stacey Brown, founder of InsurTech Hartford, said he decided to move the event for a multitude of reasons, but largely because he sees Mohegan Sun as a more attractive destination for out-of-state attendees as Hartford continues to recover from the pandemic lull.

"We're seeing signs of a comeback, but you know, these things get planned like a year in advance," Brown said. "And as an organizer, it's hard to speculate that a year from now Hartford is going to be bustling again."

The first InsurTech Hartford Symposium in 2019 drew 275 to 300 people, he said. This year's event, in April, brought in 700. Next year, organizers expect roughly twice as many people, with 1,200 to 1,500 attendees.

Brown said he wanted to keep the event in the Hartford area, but believes Mohegan Sun will be more of a draw for the industry-wide event with a global reach.

Mohegan Sun, with its own police and fire departments, hotels, restaurants and entertainment, is like a city in a confined space — and that has its advantages in terms of keeping attendees engaged. For example, attendees will be less likely to run back to their Hartford office, often just a block or two away, after lunch.

"By putting it in this venue, it's a captive location," Brown said. "People will have to travel to be there. And once they're there, they really won't be going anywhere."

Mohegan Sun averages 20,000 visitors a day, said Charles Bunnell, chief of staff for

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the Mohegan Tribe. There are about 2,000 hotel rooms on-site, with shuttle service to nearby lodging.

The Connecticut Convention Center has a 2,339-space parking garage and is connected to the Hartford Marriott Downtown, which has 409 rooms.

But Hartford's downtown restaurants, hotels and parking spaces seem to fill up quickly when there are large events, Brown said. The Marriott sold out of rooms during the 2022 event, he added — a sign the symposium has a limited ability to grow in the downtown Hartford space.

Brown praised the Connecticut Convention Center facility and isn't opposed to moving the event back, if that's what attendees prefer. But an added benefit of the venue change is that there's a cost savings, he said.

"I'd say this is an experiment of sorts where, moving outside of Hartford, we want to see what type of audience that will bring, but the thinking is, it'll help us attract a more global audience," Brown said. "Hartford right now doesn't have a venue that looks like and feels like Mohegan Sun. There are a lot of nice places in town. But it's just a different class and different scale of venue."

### **More events, competition**

Officials from the Convention Center and Mohegan Sun declined to provide their rates, but said their prices are comparable. The venues negotiate an agreement with each event organizer.

Certain "enhancements" can be negotiated to entice organizers to use the Convention Center, said Michael Costelli, general manager of the facility.

"I think generally speaking, there's this perception that Mohegan Sun is cheaper, but when you boil it down, and really look at apples to apples, that's not necessarily the case," Costelli said. "I will say, unfortunately, they have free parking and a heck of a lot of it, so that does become a challenge."

Costelli said the Convention Center is set to host 92 events during fiscal 2023, surpassing the 70 it anticipated as it recovers from the pandemic. During the shutdown, the center was twice used as a hospital overflow facility and provided access to 100,000 COVID-19 vaccinations.

Recently, the Convention Center's "Beyond Van Gogh" exhibit attracted 80,000 people, beating expectations by 30,000, he said.

Before the pandemic, the Convention Center hosted 180 to 200 events a year. Costelli is optimistic those numbers will return.

"I don't want to get too overly excited because again, I think a full recovery is going to take another probably three years," Costelli said. "... You have to remember our booking window to begin with is two to three years out, sometimes four years out. So, it takes time for that to catch back up."

When the Connecticut Convention Center opened in 2004 as part of the \$775 million Adriaen's Landing development project, it was the only facility of its kind. Mohegan Sun opened its Earth Expo & Convention Center, which features 125,000

square feet of exhibit space, in May 2018. Combined with its Sky Convention Center, Mohegan now has 275,000 square feet of event space.

The 540,000-square-foot Connecticut Convention Center bills itself as one of the largest event venues between New York City and Boston, with 140,000 square feet of exhibition space, along with a 40,000-square-foot ballroom and 25,000 square feet of flexible meeting space.

Foxwoods has several event spaces and ballrooms of different sizes. A \$25 million Bristol Event Center is expected to debut in the first quarter of 2023.

“For many years, we had all of the public shows that were around,” Costelli said. “We had everything.”

Now, there is more competition among convention centers, which means losing some events while gaining others.

“The competition is a good thing, because I think it adds more vibrancy to the overall state ...,” Costelli said. “Quite often, we’ll get groups that don’t want to be in a casino because, for a number of reasons, just their image, or their demographic doesn’t want that kind of environment. So, they want to be in a convention or a large public meeting facility.”

He touted the cultural experience Hartford offers — including a walkable downtown imbued with history, the state Capitol, Dunkin’ Donuts Park, a strong arts scene and other landmarks — as advantages to the Connecticut Convention Center.

“They (Mohegan Sun) aren’t able to offer the personal or the cultural experience that you have in being in a downtown city as historically significant as Hartford,” Costelli said.

### **Insurance influence**

Brown said he sees hope for Hartford with recent investments in downtown, but the city needs to update its offerings. With similar insurance industry events in Las Vegas and Austin, Texas, InsurTech Hartford needs to offer perks beyond just going out to a restaurant for dinner.

InsurTech Hartford organizes insurance industry events across the state, but the annual symposium is its largest. The organization plans to host a “pre-event reception” in Hartford before the 2023 symposium, but details have not yet been announced.

“We’re not running away from Hartford, we want to continue to make Hartford, known for its strength in insurance, an asset,” Brown said. “It’s a community asset. You can’t make that go away just by running a single conference at a destination location.”

While some people have questioned whether Hartford is losing its stature in the insurance industry, Brown, who works for an insurance company, said Connecticut’s capital remains important.

“Hartford is highly relevant to the industry as much as the industry is highly relevant to Hartford,” Brown said. “And, what we need to do, I believe, as a

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community is find our spot and make it a destination for people to come and be known as a place where business gets done in insurance.”

There’s less competition between Mohegan Sun and the Connecticut Convention Center for events than there is between Connecticut exposition centers and those in New York City and Boston, Bunnell said.

Ultimately, bringing tourism to Connecticut benefits Mohegan Sun, even when visitors land in Hartford, he explained.

“I would tell you at the highest level, the Mohegan Tribe is part of the larger Connecticut tourism community,” Bunnell said. “And whatever we can do to bring in anybody to the state of Connecticut is a win for everybody. And frankly, we are not shy to tell people if they are indicating to us that maybe it’s not a perfect fit, that a great place to look is Hartford.”

Bunnell sees the casino’s expo center and Connecticut Convention Center as complementary. For instance, a person traveling to Mohegan Sun might arrive at Bradley International Airport and stop in Hartford on their way.

“You’re going to see the Science Center, maybe you’re going to see a game at the baseball field,” Bunnell said. “It’s good for all of us. And the more we stick together and fight together, the stronger we’re going to be as a state.”

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## Meet Me Downtown

Hartford, Conn. • Chicago • Lexington, Ky. • Seattle • Peoria, Ariz. •  
Mountain View, Ark. • Salt Lake City • Nampa, Idaho •  
Washington, D.C. • Austin, Texas

THE DOWNTOWN HAS long been the beating heart of many American cities. Jumbles of offices, apartments, theaters and restaurants are braided together by overlapping cultures and histories, and life pulses to the beats of traffic, construction and crowds.

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America's downtowns faced hard times long before the coronavirus pandemic — troubles brought on by suburban flight, economic dislocation and freeway-construction projects that gutted neighborhoods, among other things. But the blast waves of Covid posed a threat that was new, and even existential, for places where density is part of the DNA. The virus upended where we work and live and play, and confronted cities with rising crime, crisis-level housing shortages and racial and class inequities that raise the question of who it is, exactly, that downtowns are meant to serve.

Reporters and photographers from The New York Times visited 10 cities across the country to examine how the pandemic and its aftershocks have tested and reshaped America's downtowns.

While some downtown areas remain empty and are struggling to bring back workers and tourists at prepandemic levels, many say they have come back even stronger and more resilient — drawing in tourists and new residents, even as many office workers stay home. While there's no simple answer for why some places have rebounded while others limp along, their experiences reveal the challenges and possibilities that lie ahead for the country's cities and towns. —*JACK HEALY*

## Hartford, Conn.

By Eliza Fawcett

Photographs by Julia Gillard



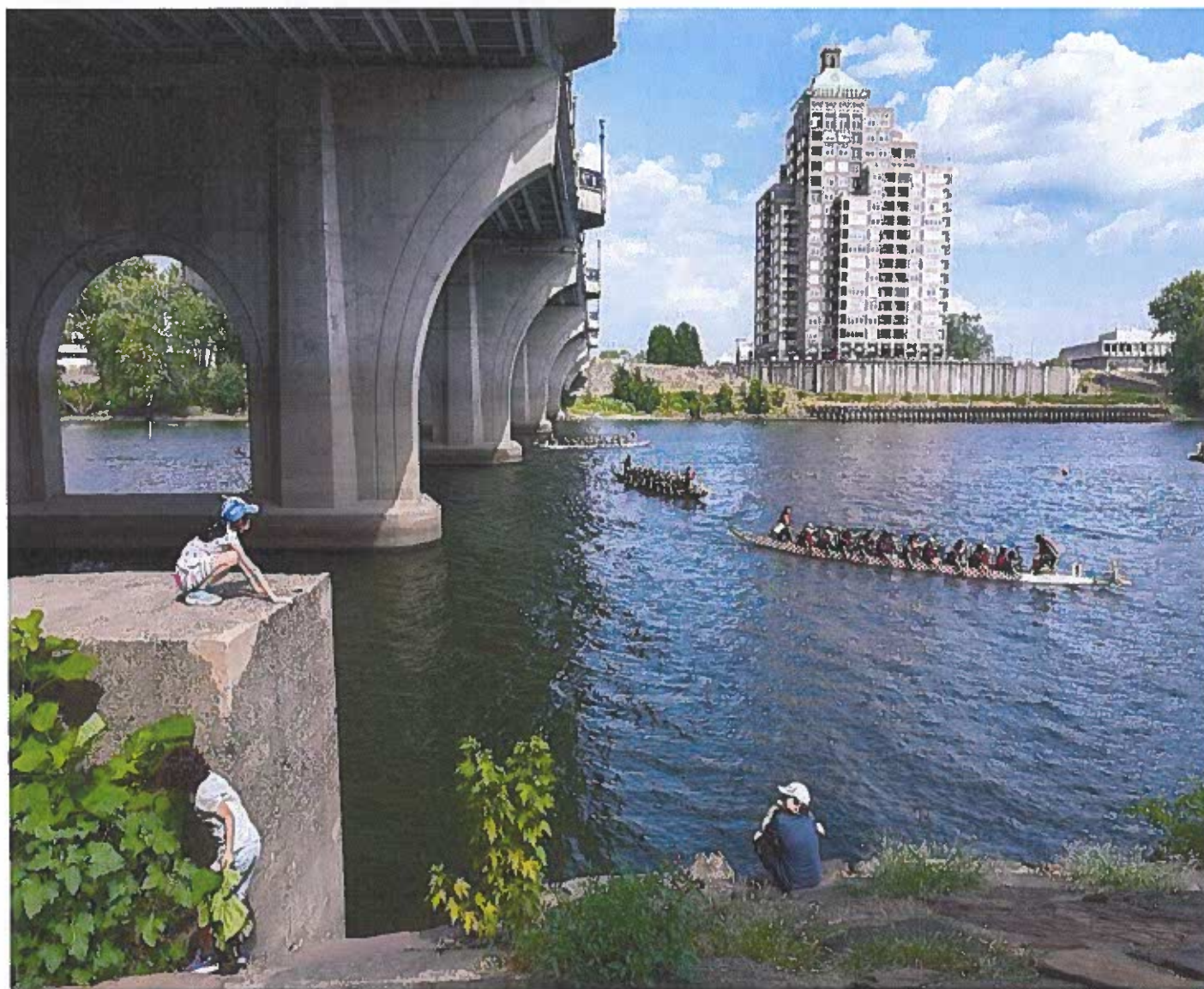
AT MIDDAY ON A MONDAY in August, downtown Hartford was desolate. A scattering of workers ate lunch in Constitution Plaza, the heart of the city's business district. Elevated walkways were eerily quiet. Buses slipped through empty streets.

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The pandemic has hollowed out Connecticut's capital, a city of 120,000 about halfway between New York and Boston. The major companies that once secured Hartford's claim to be the "insurance capital of the world" have drastically reduced their footprints downtown, as employees opt for remote work. In the past year alone, Travelers Insurance, UnitedHealthcare, Prudential Financial and others have relinquished hundreds of thousands of square feet of downtown office space.

"I worry about it every day," said David Griggs, chief executive of the MetroHartford Alliance, the region's chamber of commerce.

Hartford has long been defined by the rhythms of its office workers, with a reputation as a place that rolled up the sidewalks at 5 p.m. Before Covid-19 hit, downtown streets would be busy with tens of thousands of workers in the mornings, at lunchtime and around happy hour. Now, though, with hybrid work schedules at many companies, "we're not seeing that same influx of corporate workers," said Jordan Polon, executive director of the Hartford Business Improvement District.



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As remote work cuts off a full-scale revival of the city's business district, local leaders and developers are hoping that deeper investments in residential life and cultural attractions downtown will help fill the void. The pandemic has shown that the city needs to be "more residential-focused and less dependent on the office," said Michael Seidenfeld, chief operating officer at Shelbourne, a commercial landlord with a major stake in the downtown area.

That transition is slowly underway. A \$50 million luxury residential development downtown has already attracted tenants, and hundreds more units are scheduled to become available in the area over the coming years. Free events on weekends and in off-hours have begun to lure people back downtown.

One Saturday toward the end of the summer, a dragon boat festival featuring Thai and Vietnamese food drew Jared Carter, 33, to the banks of the Connecticut River.



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Hartford is slower and quieter than New York or Boston, he and his friends agreed. But the city, whose population is predominantly Black and Latino, has a diversity that is rare in New England. And there is an ease to life in Hartford, they said, with good breweries and live music on the weekends.

“It’s been trying to find its own identity for a long time,” Mr. Carter said of the city. “But I think it’s slowly coming together.”

A few blocks away on Pratt Street, a D.J. blasted Earth, Wind & Fire as children twirled hula hoops. Storefronts that had sat vacant for years were plastered with the banners of soon-to-arrive occupants: a cocktail lounge, a tattoo-and-coffee shop, a sports bar. A new bakery, Bloom Bake Shop, was primed to open in a spacious storefront, supported by funding from the American Rescue Plan Act.

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Rory Gale, the owner of Hartford Prints!, a stationery store on the block, said she hoped the city would finally capitalize on its potential.

“There’s always this great momentum, and then a decline, and then great momentum,” she said. “We’re always almost getting there.”

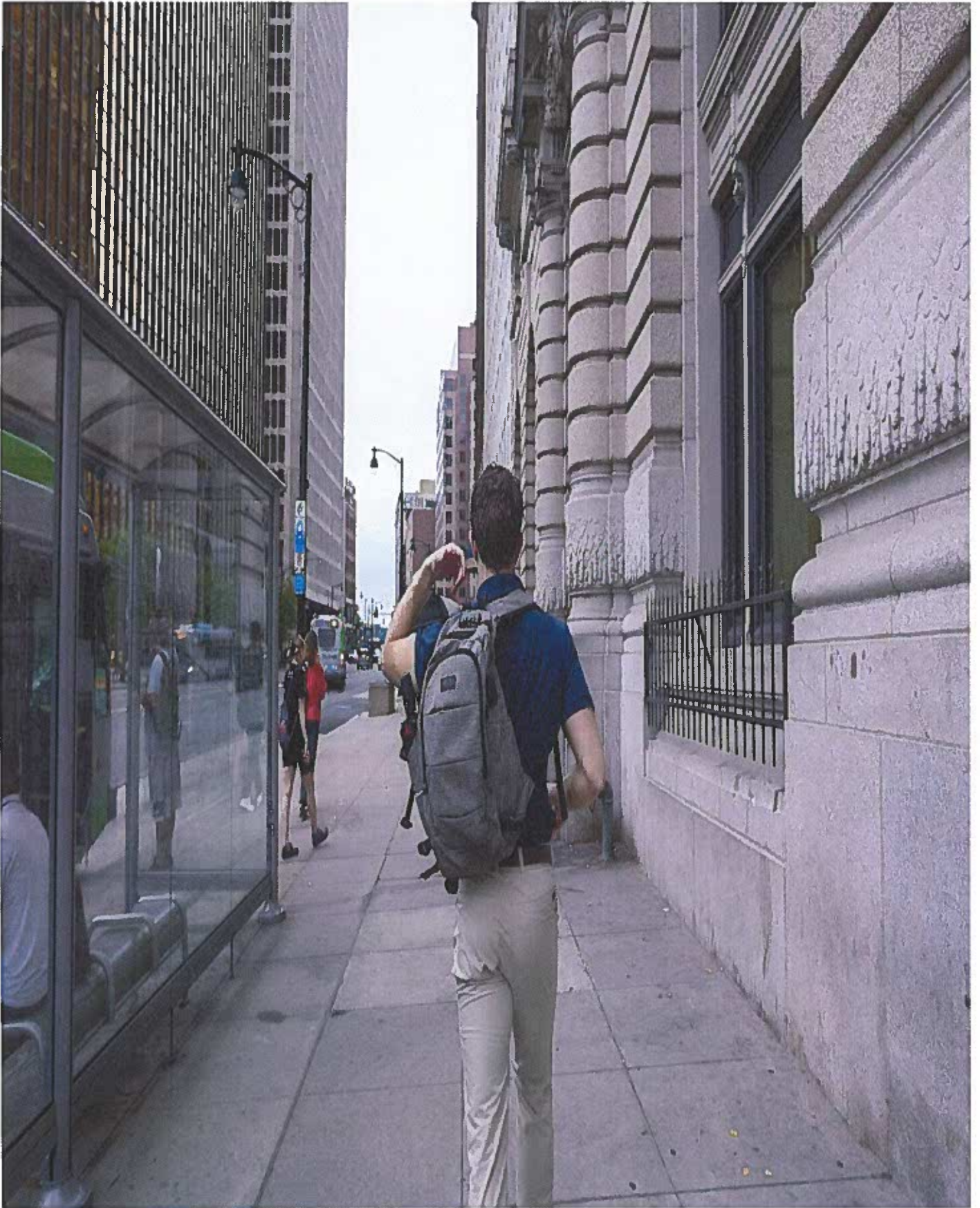
Many longtime residents say they still feel the sting of what the city has lost, not just during the pandemic but over the decades before it. Waiting for the first pitch of a minor-league baseball game at Dunkin’ Donuts Park, the city’s ballpark, Abraham Carrasquillo, 51, recalled the long-dead downtown stores where he used to buy shoes and Christmas presents.

“There’s no retail out here anymore,” he said. “Just the restaurants trying to survive.”

But it was a warm summer night, and to his childhood friend Jose Mercado, 50, there was still plenty to love about the city. It was Roberto Clemente Day at the ballpark, a time to reconnect. In the outfield, the American and Puerto Rican flags were unfurled side by side.

“You can see all the way around,” Mr. Mercado said with a smile. “Any seat is good”

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