

Capital Region Development Authority

100 Columbus Boulevard, 5th Floor

Hartford, CT 06103

Thursday, September 21, 2023

3:00pm – In-person or Teams Meeting

(The Board Meeting was held with an in-person option as well as via Microsoft Teams with public access)

Board Members Present: Alexandra Daum; Andrew Diaz-Matos; Jeffrey Beckham; Paul Hinsch; Randal Davis; Bob Patricelli; Chairman David Robinson; Pam Sucato; Mayor Luke Bronin; David Jorgensen

Board Members Absent: Andy Bessette; Joanne Berger-Sweeney; Mayor Mike Walsh; Seila Mosquera-Bruno

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

Guests: Melissa Ferrucci, CPA, Partner; MaryBeth Delvecchio, CPA, Sr. Manager and Aneta Maselek, CPA, Sr. Manager, CohnReznick; Eileen Buckheit, E. Hartford

Minutes

“The June 15, 2023 CRDA Board meeting minutes were moved by Bob Patricelli seconded by Andrew Diaz-Matos and approved at the September 21, 2023 Board Meeting.”

CRDA Board Chairman

Newly appointed Chairman David Robinson addressed the Board, acknowledging he is succeeding former Chairwoman Suzanne Hopgood and Vice Chairman Andy Bessette who filled in as Chairman for over a year, on an interim basis.

Chairman Robinson gave a brief introduction about himself stating that he has been with The Hartford for seventeen years and has been General Counsel for the last eight years. He has spent most of his adult life living in Connecticut with his wife and raised his three children here. Chairman Robinson also sits on the Boards of Metro Hartford Alliance; iQuilt and has a relationship with the U.S. Chamber in Washington D.C.

Chairman Robinson expressed that the CRDA Board is a terrific Board and has a real impact in the region. He said that he would like the Board to be run as efficiently as possible, noting that there is a reason boards have committees, and it should rely on the committee structure. The CRDA committees are very active and almost everything that comes to the Board has already been vetted by the committees. Board members are encouraged to participate.

Finance

CRDA CFO Joseph Geremia reported that CRDA completed the FY23 Audit. The audit was performed by CohnReznick. Mr. Geremia introduced Melissa Ferrucci, Partner from CohnReznick. Rentschler Field is a separate audit not consolidated within the CRDA financials. The audit is a section of the entire CRDA Annual Report which needs to be delivered to numerous State officials prior to September 30, 2023, once it is approved by the full Board.

FY2022-23 Audit Report – Ms. Ferrucci shared her screen for the presentation of the Audit and introduced MaryBeth Delvecchio, Sr. Manager and Aneta Maselek, Sr. Manager on this engagement.

Ms. Ferrucci expressed thanks to Mike Freimuth, Joseph Geremia and his staff for cooperation and a smooth audit process. Ms. Ferrucci explained that the firm has been auditing the authority, the facilities and Rentschler Stadium for the last six years and noted that this is the audit firm's sixth and final year as required by Statute.

She discussed the Special Purpose Statements which are separate audits of the XL Center, the CT Convention Center (CTCC) and CRDA Parking facilities and those three audits get consolidated into the Capital Region Development Authority. Also discussed are highlights from Rentschler Field and the auditors reported on the Federal Single Audit.

Marybeth Delvecchia reported on the Special Purpose Statements, performed in accordance with the auditing standards issued by the AICPA for the XL Center, CT Convention Center and CRDA Parking Facilities. The audits are performed on a contractual basis which means performed based on the contracts related to those entities.

XL Center and the CT Convention Center both had funding from the American Rescue Plan Act (ARPA). XL Center had \$624k and CTCC had \$1.277M. For both entities the funding was included in their revenue proceeds. XL Center also had significant capital improvements of \$12.1M. The Parking Facilities had the TIBA system installed at all CRDA owned garages.

Aneta Maselek reviewed CRDA & the Stadium at Rentschler Field. Both audits were performed in accordance with the Auditing standards issued by the American Institute of Certified Public Accountants and Government auditing standards issued by the Government Accountability Office. Both audits will be issued with unmodified opinions, which is considered a clean opinion. Two opinions will be issued, one is the financial statement as a whole and the second opinion is Compliance and Internal Controls over Financial Reporting.

- There were no instances of material noncompliance identified.
- There were no material weaknesses in internal control identified.

Notable Financial Statement Items include:

- Adoption of GASB 96 – subscription Based Information Technology Arrangement
 - TIBA System.
- ARPA fund reported \$1.978M
- Increased activity for the facilities as well as housing loans and capital improvement.
- Increase in net position was an increase of \$20.5M

For the Stadium at Rentschler Field:

- Decrease in revenues from \$10.1M to \$6.3M due to fewer significant events than in 2022
- Change in total fund balance was an increase of \$230k in 2023; \$702k in 2022
- No subsequent events noted

Ms. Ferrucci reported that the Federal Single Audit

- Report on Federal Grant Expenditures in accordance with Uniform Guidance
- Major program tested – American Rescue Plan Act
- ARPA and total expenditures reported \$1.978M
- No findings or questioned costs noted

Required communications:

Auditor's Responsibility under U.S. general accepted auditing standard that are required to be communicated to the Board as part of the audit and these include the following:

- No difficulties encountered in performing the audit
- No passed adjusting journal entries
- No disagreements with management
- Management representations
- No management consultations with other independent accountants
- No audit fundings or issues

Looking ahead to FYE2024, the new accounting standards issued will be:

- GASB 99 – Omnibus 2022
- GASB 100 – Accounting changes and error corrections – and amendment of GASB Statement No. 62
- GASB 101 – compensated absences

Chairman Robinson thanked the auditors for the work that they have done over the past six years and recognizing CRDA would like to have this relationship continue however it is time for your firm to rotate off and appreciate your willingness to ensure a smooth transition for the new auditors.

Annual Report

Joseph Geremia reported on some highlights of the 2023 Annual Report.

Fiscal Year 2023 Annual Report Highlights

- Connecticut Convention Center (CTCC)
 - Having completed its eighteenth year of operation, the CTCC has attracted approximately 5.6 million guests and generated over \$127 million in revenues.
 - Fiscal Year 2022-23 saw a significant return of events and attendees, totaling 405,000 visitors.
- Pratt & Whitney Stadium at Rentschler Field
 - A five-year renewal of the UConn lease with OPM and the associated MOU between OPM and CRDA were approved this past year.
 - In fiscal year 2022-23, UConn football attendance began to improve and non-UConn events such as International Soccer have increased activity at the stadium.
- XL Center
 - In the last year, additional capital outlays were made to build a new Sportsbook facility on the Ann Street side of the building.
 - During fiscal year 2022-23 the building's operations resulted in a net revenue loss, requiring funding subsidies from the State of Connecticut that passed through the CRDA appropriation in the amount of \$1.8 million.
 - Substantial reconstruction of the building is necessary if the arena will continue to compete with even more advanced arenas in the greater region. A larger planned transformation will allow for a phased construction over a period of two years.
- Front Street District
 - The district's recovery from COVID-19 accelerated with the addition of a new restaurant and the negotiation to acquire the last parcel of the original Front Street development area.
 - The Front Street Lofts with 121 apartment units enjoys a 96% occupancy rate while the 81 Arch Apartments with 53 market rate housing units has a current occupancy rate of 92%.

- Parking
 - The four district garages produced revenue sufficient to cover their operating expenses, but insufficient to contribute towards their outstanding revenue bond’s debt service due to the lag in economic activity resulting from the COVID-19 health pandemic and the resulting reduction of employees returning to the workplace.
- Housing – Downtown
 - As of June 30, 2023, CRDA has helped to create over 3,300 units of housing with \$166 million in investments leveraging \$738 million in development.
 - Based on before construction and as completed appraisals, CRDA has created more than \$300 million in new property value.
 - During fiscal year 2022-23, interest rate and construction cost increases impacted projects in the development pipeline, prompting an increase in the required CRDA participation for such projects.
 - Advancements were enjoyed in the Bushnell South development area with construction starting at 55 Elm and the selection of a developer for the vacant parcels previously transferred from the State to CRDA.
 - Significant progress was made in the last year with the re-positioning of the Hilton Hotel, along with the completion and occupancy of major initiatives such as Downtown North and Park and Main.
- Citywide/Neighborhood Programs
 - A \$1 million grant-in-aid to Riverfront Recapture and \$1.34 million grant-in-aid to the Town of East Hartford were authorized for the development of the Hartford Riverwalk and for improvements to Great River Park in East Hartford.
 - The CRDA-City of Hartford Revolving Loan Fund was initiated and used to advance the environmental cleanup of a large industrial facility in Parkville and to convert two city-owned buildings downtown into housing, including a former fire house.
 - In fiscal year 2022-23, two additional projects were launched to assist Northside Institutions Neighborhood Association (NINA) to renovate and newly construct home ownership opportunities.
 - The CT Regional (Agricultural) Market is now earning a small net profit and carries its cost thereby reducing reliance on State operational subsidy.
- East Hartford
 - The Bond Commission approved \$10 million to begin implementation in fiscal year 2022-23 through CRDA and the property known as Silver Lane Plaza was acquired by the Town.
 - Utilizing a \$1 million bond authorization through the Office of Policy and Management, CRDA completed a sidewalk and pedestrian bridge project along Silver Lane.
 - The town selected a developer to construct new housing and related infrastructure at the former Showcase Cinemas site and the remaining funds in a previously approved \$12 million account will be used to help this project.

The following motion was moved by David Jorgensen, seconded by Randal Davis and approved.

“The CRDA Board of Directors hereby approves the CRDA Annual Report/Audit for FY2022-2023 and the Stadium at Rentschler Field Audit for FY2022-2023 as presented and authorizes the Executive Director to forward to the Governor, General Assembly and Auditors of Public Accounts.”

Mayor Reports

Hartford – Mayor Bronin reported on the following:

- Thank you to Mike Freimuth and his Team for the Sports Book opening with a ribbon cutting ceremony on Sept. 18.
- hope to have more concrete news soon on Woodland and Albany and the Arrowhead Development.
- finalizing the purchase of another property, just north of the ballpark. It is a few doors down from the Arrowhead Café as the block continues to be revitalized.
- submitted to City council approval to acquire, in a property swap, two properties that are currently owned by the House of Bread, that would add to the vacant parcels that we have in the vicinity of Albany and Woodland that will give an opportunity to pursue redevelopment there at some significant scale.
- eagerly looking to move forward on the redevelopment of the RPI campus if we can and assuming that we are not able to move forward in a timely way with the redevelopment of the Parcel B. Hopefully Randy Salvatore’s acquisition of the RPI campus will give us the opportunity to keep momentum going.
- two other projects that have gotten some attention lately, 614 Albany and 270 Albany. We have not finalized any contracts there and will continue to do due diligence with respect to the sole RFP respondent who we’ve been working with on those projects. We will see if we will move forward with that relationship and those projects.

East Hartford – Eileen Buckheit gave a report in Mayor Walsh’s absence citing the following projects.

Silver Lane Plaza – working on the demolition of the rear building and eviction of tenants in the other two buildings.

National Development – ahead of schedule. Wayfair is going to be able to move in mid-Spring. The Lowe’s warehouse is coming along, however, not as quickly as Wayfair.

Concourse Park at Showcase – apartments are going onto the old Showcase Cinema site. The contract is being extended for six months, end of April 2024, due to interest rates, they are trying to secure the last piece of funding needed to start construction.

Founder’s Plaza – they have applied for a permit to demolish the first building.

Church Corner’s Inn – it seems we have found a developer for the building, and it will not be demolished. With the help of some CIF funding, Parker Benjamin Company, that specializes in historic preservation has proposed 25 apartments with retail on the first floor.

Housing & Neighborhood Committee

Randal Davis reported on the following projects in Joanne Berger-Sweeney’s absence. The projects were vetted by the Housing and Neighborhood Committee meeting on September 19, 2023.

The Bond

Background: The former Homewood Suites was closed during Covid and converted to a residential property, re-establishing its historical “Bond” name. This resulted in a variety of improvements to the building by the ownership. The developer, KPK Holdings (Bond Development LLC) is affiliated with the adjoining conversion of the former Lewtan property on Allyn Street and launched the improvements to the Bond with private capital as well as a \$1M loan from CRDA. The CRDA Board approved the loan at its March 2022 meeting for the

primary purpose of replacing the aging elevators in the structure. The orders and initial deposits were made but supply chain issues as well as updated code requirements have stalled the construction. Recent activity by CRDA construction staff, the elevator supplier and the developer have restarted the project.

Issue: The CRDA loan had a construction completion date of July 2023 that has now passed. The ‘cash advance’ date now needs to be amended to reflect the new project schedule and to legally allow the continued draw of funds. To date, \$191,300 has been drawn of the \$1M loan. Such amendment to the advance date requires modifications to the loan and associated mortgage and other documents as well as an approval by the primary lender per the loan’s intercreditor agreement. It is the recommendation of the CRDA staff to extend the completion date to December 2024 and the associated cash advance date and amend the loan documents to reflect this. All other terms of the initial approval remain.

The following motion was moved by Bob Patricelli seconded by Chairman Robinson and approved.

“The CRDA Board approves the amendment of the existing Bond Loan to reflect a new completion date and the associated cash advancement date to December 31, 2024. All other terms and conditions of the loan remain unchanged.”

31 & 45 Pratt Street

Project: The property at 31 and 45 Pratt Street is currently office/commercial (and houses the Society Room on its first floor). The plan is to convert the “B” office space, exclusive of the Society Room, into 16 studio and 21 one-bedroom units. Conversion of the building(s) is consistent and an extension of ongoing activities on Pratt Street by several developers active in repositioning the block from office to residential.

Developer: Simon Konover Company, West Hartford, CT

Development

| | | |
|---------|--------------|------------------|
| Budget: | Acquisition | \$ 740,000 |
| | Site Work | 50,000 |
| | Hard Const. | 5,071,404 |
| | Soft/Finance | <u>1,168,190</u> |
| | TDC | \$7,029,594 |

| | | |
|----------|----------------|----------------|
| Sources: | First Mortgage | \$4,220,000 |
| | CRDA | 1,110,000 |
| | Equity | 868,934 |
| | Hist Credits | <u>830,660</u> |
| | | \$7,029,594 |

The following motion was moved by Bob Patricelli seconded by Chairman Robinson and approved.

“The Executive Director is authorized to lend to Simon Konover (or such single purpose entity acceptable to CRDA) up to \$1.1 million at 3% interest only for years 1-3 and amortizing principal and interest on a 30 year/360 month basis for years 4-30 for purposes of converting the properties at 31 and 45 Pratt Street into 37 residential units, subject to State of Connecticut Bond Commission approval, all financing sources being secured; and such fiduciary terms as deemed necessary by the executive director and CRDA counsel.”

DoNo Phase 2 - RPI site (North Crossing)

Background: The City of Hartford selected RMS to redevelop the area known as DoNo/North Crossing that includes the YardGoats/Dunkin stadium and the recently completed first phase new construction residential project (Parcel C/The Pennant). CRDA assisted in the financing of The Pennant via its housing funds and via its public private investment fund in 2020. CRDA subsequently secured financing of \$13.6M for the second residential phase (Parcel B) from the State Bond Commission in December 2021 that was intended to match private loans and equity for the construction of a new garage as well as 228 residential units consistent with the overall City/RMS redevelopment agreements. That phase was to go through final underwriting with the private lender and CRDA but has been stalled due to pending litigation.

In the interim, RMS has opted to purchase an adjoining 12.69-acre parcel of land known as the RPI Parcel (275 Windsor Street, Hartford) which would allow for the proposed project at Parcel B to shift to the new site. This new site is not part of the original redevelopment area and is not subject to the current litigation. A restructured project will now contain 269 units and associated garage as an initial phase. Because it is slightly larger and construction and financing costs have escalated since 2021 and the associated land assembly, demolition and clean-up costs must now be incurred, the CRDA assistance is now estimated to be approximately \$16M.

Unrelated, CRDA secured approval for a \$3M subordinate loan for the re-development at 200 Constitution Plaza that has since been rescinded.

Proposal: Staff recommends, with authorization from the Board and the State Bond Commission, to now make the funds previously available for Parcel B (\$13.6M) and 200 Constitution Plaza (\$3M) to be re-programmed and made available to also assist in the financing of a new phase 2 proposal for the RPI site.

The following motion was moved by David Jorgensen seconded by Paul Hinsch and approved.

“The Executive Director is authorized to seek permission from the State Bond Commission to allow for the use of the previously approved (12/15/21) \$13.6 million for Parcel B Downtown North development to be used for either the Parcel B project or the redevelopment of the former Rensselaer Polytechnic Institute’s 275 Windsor Street, Hartford Conn site into 269 residential housing units and associated parking and to seek State Bond Commission approval for the approval to use the previously approved \$3M (7/29/22) awarded to the 200 Constitution Plaza development for the 275 Windsor Street project as well as the 200 Constitution Plaza project. The development at 275 Windsor Street will be subject to further CRDA board approval as to terms and conditions governing the CRDA financial assistance.”

15 Lewis Street

Project: 15 Lewis Street is a 5 story, 43,000 sf structure located at the intersection of Lewis, Jewell and Trumbull Streets at the northeast corner of Bushnell Park. The former “B” office building has been vacant for nearly three years and will be converted into 78 residential units (10% affordable) and 5000 sf restaurant space. The historic renovation, to be known as the “Jewell” will complete the reconstruction of the block that also houses Trumbull on the Park, 101 and 110 Pearl Street and an adjoining garage.

Developer: Laz Investments LLC
Lexington Partners LLC

Development

| | | |
|---------|-------------|--------------------------------|
| Budget: | Acquisition | \$ 3,000,000 (\$1.5M deferred) |
| | Hard Const | 16,848,000 |
| | Soft Cost | 5,170,400 |
| | Financing | <u>1,721,600</u> |
| | TDC | \$26,740,000 |

| | | |
|----------|----------------|------------------|
| Sources: | First Mortgage | 5,500,000 |
| | Equity | 2,750,000 |
| | Def Acq | 1,500,000 |
| | Historic | 9,000,000 |
| | DECD Grant | 990,000 |
| | CRDA Loan | 5,000,000 |
| | CRDA Equity | <u>2,000,000</u> |
| | Total | \$ 26,740,000 |

The following motion was moved by Chairman Robinson seconded by David Jorgensen and approved.

“The Executive Director is authorized to lend to Borrowers, Laz Investments/Lexington Partners (or such single purpose entity acceptable to CRDA) up to \$5 million at 3% I/O in years 1-3 and amortized at P&I for 30 years and to invest up to \$2 million in a cash flow mortgage that will be entitled up to 50% of annual cash flow after a preferred return of 12% to developer equity is achieved for the purposes of converting 15 Lewis Street into 78 residential units, 10% affordable; subject to State of Connecticut Bond Commission approval, all financing sources being secured; and such fiduciary terms as deemed necessary by the executive director and CRDA counsel.”

17 Bartholomew

Project: Mixed use, mix income new construction project totaling 57 residential units (40 market/17 affordable), 6000 s.f. of commercial space. The affordable units will be managed by Hands on Hartford.

Developer: Carlos Mouta (dba 17 Bartholomew Ave Apts. LLC)

Development

| | | |
|---------|--------------------|---------------------------------|
| Budget: | <i>Residential</i> | |
| | Acquisition | \$ 350,749 |
| | Const Hard | 15,481,737 (Resi, Commercial) |
| | Const Soft | 1,334,585 (including financing) |
| | Reserves | <u>448,984</u> |
| | TDC | \$17,616,055 |

| | | |
|----------|---------------------|------------------|
| Sources: | Conv Bank Financing | \$ 7,500,000 |
| | CRDA City MOU | 1,500,000 |
| | CRDA Recap | 1,500,000 |
| | Equity | 1,616,055 |
| | Challenge Grant | <u>5,500,000</u> |
| | | \$17,616,055 |

The following motion was moved by David Jorgensen seconded by Paul Hinsch and approved.

“The executive director is authorized to lend \$1.5 million at 3% interest only in years 1-3 and amortizing principal and interest over 30 years from the CRDA Housing Capital Account and to lend \$1.5 million at 3% interest only in years 1-3 and amortizing principal and interest over 30 years from the City of Hartford Revolving Loan Fund managed by CRDA and governed by the CRDA/City of Hartford MOU for the purposes of constructing a new 57 unit residential building, subject to all other funds being fully secured, all agreements

with the City of Hartford being approved, and such fiduciary terms as deemed necessary and appropriate by CRDA and its counsel.”

35 Bartholomew Garage

Project: The construction of a new 400 car garage to serve the Parkville Market, the new construction of residential housing at 17 Bartholomew and general neighborhood parking.

Developer: Carlos Mouta (dba 35 Bartholomew Ave Garage, LLC)

Development

| | | |
|---------|---------------|--------------|
| Budget: | Construction | \$11,600,000 |
| | Bank Loan | \$6,400,000 |
| | CRDA/City MOU | 5,200,000 |

Agreement: The City of Hartford and 35 Bartholomew Ave Garage LLC will enter into an agreement to assemble the property, develop the garage and to share revenues. The garage will have parking critical to the Parkville Market expansion and to meet neighborhood residential demands.

The following motion was moved by David Jorgensen seconded by Chairman Robinson and approved.

“The executive director is authorized to provide a \$5.2 million grant funded by the City of Hartford towards the construction of a new neighborhood garage built in accordance with a separate City of Hartford Development Agreement with the 35 Bartholomew Ave Garage LLC. The funds will be sourced from and in accordance with the CRDA/City of Hartford MOU subject to all other funds being fully secured and such fiduciary terms as deemed necessary and appropriate by CRDA and its counsel including reasonable fees to oversee the project’s construction.”

Bob Patricelli inquired about having ever done a market capacity study or do we let each developer in the market test it as they go? Mr. Freimuth responded that no formal market study has been done.

Mayor Bronin added that it is important to keep in mind that market rate rents in downtown Hartford are rents that in many communities in Connecticut would count as affordable. It is also important to note that as we add supply, we are serving all segments of all markets throughout the city. There are two ways to look at market demand: 1) is some number you hit when you satisfy the demand and you cannot add any more units; 2) is the opposite, the more units you add, the more attractive it is both to invest and to live in that area.

Regional and Economic Development Projects Committee (RED)

There has not been a lot of activity since the committee has not met in the last two months. One thing to note though, is that the Board allocated some funds to form a new Parkville BID. It is underway and they are working their way through a contract, and it will probably be taken up some time soon at city council.

Venue Committee

Kim Hart reported on the following Venue Committee items in Andy Bessette’s absence.

Pratt & Whitney Stadium

UConn has played two games at the Stadium this season, with attendance of 24k and 11k respectively. Per caps have averaged just over \$23.00.

Only a few tickets remain unsold for the US vs. Germany soccer match to be held on Saturday, October 14th. This is expected to be one of the largest events in the Stadium's history. Parking will be at a premium and fans are encouraged to carpool or use public transportation and ride services.

CRDA will be issuing an RFP in the next month for a construction manager to oversee implementation of the Stadium renovations and improvements recommended in the 2022 Populous Building assessment. The bond package approved by the General Assembly last session included \$12 million in both FY24 and FY25 for such work. This funding is consistent with the five-year \$60 million renovation plan outlined in the Populous report.

Connecticut Convention Center

The Beyond King Tut immersive experience opened at the Convention Center on August 11th. The show commemorates the 100th anniversary of the discovery of the pharaoh's tomb - approximately 18,000 tickets have been sold to date and the attendance is expected to reach close to 40,000. The show will run through October 15th.

Overall, the number of events and attendance at the Convention Center continues to increase, approaching, but not yet hitting, pre-Covid levels.

Upcoming events include the CT Science Center's annual gala and CT Energy Expo in October and the CT Children's Foundation annual gala in November. The Hartford Glow Holiday Light Festival and Market will return to the building in mid-November and will run through Christmas.

XL Center

Mr. Freimuth reported that the new Sports Book held the ribbon cutting on September 18th and it is now officially opened.

Mr. Freimuth indicated there is an item for the Board to consider, it is a slight amendment to the existing operating agreement with OVG360 to operate the Sports Book. This is a nine-month agreement as staffing costs, revenue figures, operating costs are gathered and considered. Mr. Freimuth asked Andrew Diaz-Matos and David Jorgensen, as Venue committee members, to help Joe Geremia and OVG with the particulars over the next few months.

Supplemental Management Agreement by and between CRDA and VG360

Background:

- On April 26, 2013, CRDA entered into a ten (10) year Management Agreement with Global Spectrum, L.P. d/b/a OVG360 ("OVG") relating to the management, food & beverage sales, and marketing of the of the XL Center (the "Agreement");
- On February 24, 2021, the Management Agreement was amended to extend the Term by two (2) additional years, terminating on June 30, 2025;
- On September 6, 2023, CRDA completed the construction of the XL Center Sports Book/Sports Bar and received a Temporary Certificate of Occupancy;
- OVG began operating the XL Center Sports Bar on September 9, 2023; and
- The parties desire to enter into a Supplemental Management Agreement to reflect a "stand alone" business model to be utilized for the operation of the XL Center Sports Bar.

Proposed Terms and Conditions:

- Initial Term: September 1, 2023 to June 30, 2024;
- Extension Term: At CRDA's sole option, the term of the Supplemental Management Agreement may be extended for one (1) additional year through June 30, 2025;
- Management Fee: OVG shall earn a monthly management fee equal to 7.5% of the net food and beverage sales revenue from the operation of the Sports Bar. In no event shall such management fee subceed Fifty Thousand Dollars (\$50,000) nor exceed Eighty-Five Thousand Dollars (\$85,000).

The following motion was moved by Paul Hinsch, seconded by Bob Patricelli and approved.

"The CRDA Board of Directors hereby authorizes the Executive Director to execute the Supplemental Management Agreement in accordance with the proposed terms and conditions provided above."

Mr. Freimuth said that Andy Bessette has asked where we are going with the lower bowl strategy. In October, Mike and the team will walk the Board through the designs and the outline of the project.

Currently, the lease extension is pending with the City Council and has been submitted to the Committee at some date soon. The agreement with OVG is with CRDA counsel, amending the documents of the new deal structure. Bids are being prepared also.

Jeffrey Beckham asked Mr. Freimuth what the status is regarding Northland's part of the building in the XL Center. Mr. Freimuth responded that they are receptive to our general plan. The loading dock issue is one that they are frustrated with as well. The other elements are punching some duct work through their part of the building that we are trying to minimize.

Some early ideas of premium seating might look like were displayed. Loge clubs and a few suites are being considered. The suites would be under the stands, allowing guests to step up into the assigned seating on the floor. The clubs would also be under the stands and what this will do is provide food and beverage, restrooms and other amenities for certain seating and it will take some pressure off of the concourse area.

Kim Hart continued with the report:

The Hartford Wolfpack will open its 2023-2024 season on October 20th. UConn men's and women's basketball will open their seasons in early November, and we should know soon which games will be played at XL. While most of UConn hockey home games will be played at their new on-campus arena, the team will play four games in Hartford, with the first on October 28th.

Other upcoming events include Brad Paisley on October 7th, Katt Williams on October 14th and Jurassic World on November 3rd-5th. Andrea Bocelli and the Harlem Globetrotters both have events scheduled in December.

Executive Director Report

Mr. Freimuth reported on the following items:

The CRDA Board Meeting Dates 2023-2024

CRDA Board meetings will always be virtual, however in-person once a fiscal quarter.

| <u>Month/Year</u> | <u>Meeting Day/Dates</u> |
|-------------------|--|
| October 2023 | Thursday, October 26, 2023, 3:00pm |
| November 2023 | Thursday, November 16, 2023, 5:00pm, in-person |
| December 2023 | No Meeting |
| January 2024 | Thursday, January 18, 2024, 3:00pm |
| February 2024 | Thursday, February 15, 2024, 3:00pm |
| March 2024 | Thursday, March 21, 2024, 5:00pm, in-person |
| April 2024 | Thursday, April 18, 2024, 3:00pm |
| May 2024 | Thursday, May 16, 2024, 3:00pm |
| June 2024 | Thursday, June 20, 2024, 5:00pm, in-person |
| July 2024 | <i>Thursday, July 18, 2024 (call of Chair)</i> |
| August 2024 | No Meeting |
| September 2024 | Thursday, September 19, 2024, 3:00pm |
| October 2024 | Thursday, October 17, 2024, 3:00pm |
| November 2024 | Thursday, November 21, 2024, 5:00pm, in-person |
| December 2024 | No Meeting |

Chairman Robinson expressed that Board meetings are scheduled monthly, in-person is always an option and in-person is preferred, if possible, every third meeting. A virtual option is always available.

Bushnell South

Working through two critical elements, parking and how to work out a management agreement with The Bushnell and MDC, storm drainage and water management. Spinnaker, The Michael's Organization and Pennrose are all engaged in the discussions.

89 Arch

Anthony Lazzaro reported that there are a couple of items that are being worked out and then closing should be the week of September 25, 2023 or the week after.

CRDA New Staff

Mark O'Connell, Construction Senior Program Manager, working with Bob Houlihan in the Construction Services Division

Sean Harrison – Accounting Analyst working with the Finance Department and specifically on the housing program with Lauren Vaz.

Chairman Robinson expressed that he has spoken to Mr. Freimuth about inviting Doug Suisman to the November meeting to give a presentation on Hartford 400 Plan. He would like the Board to have familiarity with the project which has gotten support from the Governor and the Congressional Delegation on down. As CRDA thinks about projects around the region, keep in mind how they can complement the Hartford 400 Plan.

Construction Update

Over 400 units that are actively in construction

525 Main Street & 275 Pearl Street – due to be completed in the Spring 2024

55 Elm – due to be completed mid-year 2024

Double Tree Hotel – due to be completed this year, however officially opening up early Spring

Colt Buildings – already being leased

East Hartford Main Storm Darainge – to be completed by year end

Fuller Brush – should go into construction later this year

Church St. Garage – due to available funding coming to an end, this project is starting to phase down

Home ownership sales – 29 Ashley under contact

Adjourned 4:26pm

Next meeting – October 26, 2023, at 3:00pm.

“The September 21, 2023 CRDA Board meeting minutes were moved by David Jorgensen, seconded by Andy Bessette and approved at the October 26, 2023 Board Meeting.”