

**Agenda**  
**CRDA Board Meeting**  
**April 25, 2024**  
**(Rescheduled from April 18, 2024)**  
**\*\*\*3:00pm\*\*\***

**Virtual - Teams meeting**

- 3:00pm - 3:00pm ● Call to Order & Minutes {3-21-24} \*
- 3:00pm - 3:10pm ● Mayor Reports
  - Hartford Mayor Arunan Arulampalam
  - East Hartford Mayor Connor Martin
- 3:10pm – 3:15pm ● Introduction of Derek Peterson
- 3:15pm – 3:20pm ● Finance Report
  - FY24 Audit and FY25 Budget Schedule
  - Monthly Update
  - SFI/OSE reports due May 1, 2024
- 3:20pm – 3:25pm ● Housing & Neighborhood Committee
  - Project Updates
- 3:25pm – 3:30pm ● Regional & Economic Development Projects Committee (RED)
  - Project Updates
- 3:30pm – 3:40pm ● Venue Committee
  - XL Center
    - Construction Update
  - Pratt & Whitney Stadium at Rentschler Field
    - Stadium Management RFP
  - CT Convention Center
- 3:40pm – 4:00pm ● Executive Director
  - Bushnell South
    - Parking/Traffic RFP
    - Langan Contract \*
  - Parkville BID \*
  - Construction Report
  - 89 Arch Street
  - Bond Commission Requests
- 4:00pm ● Adjourn

*\* Vote Item*

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**Draft**  
**Minutes**  
**March 21, 2024**

**Capital Region Development Authority**

**100 Columbus Boulevard, 5<sup>th</sup> Floor**

**Hartford, CT 06103**

**Thursday, March 21, 2024**

**5:00pm –In person Meeting with virtual option**

*(The Board Meeting was held in person with Microsoft Teams with public access availability)*

**Board Members Present:** Chairman David Robinson; Vice Chairman Andy Bessette; Paul Hinsch; Randal Davis; Bob Patricelli; Pam Sucato; David Jorgensen; Seila Mosquera-Bruno; Daniel O’Keefe/Matthew Pugliese; Mayor Arunan Arulampalam; Mayor Connor Martin

**Board Members Absent:** Joanne Berger-Sweeney; Andrew Diaz-Matos

**CRDA Staff Present:** Michael Freimuth; Joseph Geremia; Robert Houlihan; Jennifer Gaffey; Kim Hart; Terry Mitchell Smith; Mark O’Connell

Chairman David Robinson called the meeting to order at 5:00pm.

**Minutes**

The minutes from January 18, 2024, were moved by Bob Patricelli, seconded by Pam Sucato and approved.

**Mayor Reports**

Hartford Mayor Arulampalam reported that they are working on a plan to provide some level of conversion assistance that will allow the larger commercial office stock to remain solvent. Hartford obviously has a larger amount of commercial space, more than Bridgeport, New Haven and Waterbury combined so we are grappling with these issues in a unique way. We will continue to try to work with the State and CRDA to figure out a solution that allows us to remain sustainable as a city. There’s a lot of signs of hope in Hartford and a lot of signs of growth in our city, center city and across our neighborhoods. CRDA has been such a huge and vital component of the city’s growth, so it is great to be with all of you today and I appreciate the ability to work with you in the years to come.

Andy Bessette mentioned to Mayor Arulampalam that he noticed a greater police presence downtown and how wonderful it was to see that during the day when employees are out for a walk at lunch time.

East Hartford Mayor Connor Martin reported that there are 15 economic development projects moving forward simultaneously, four being supported by CRDA. Silver Lane Plaza, demolition started this week, currently relocating tenants out and contemplating a couple of options for redevelopment. Meeting with the council as it relates to entering into an agreement with Port Eastside for Founders Plaza. Moving forward with the demolition of 99 Founders Plaza, former Bank of America, to make way for a housing development that would be the catalyst for future retail and development. This coming April the old Showcase Theater cinema site will be redeveloped by Jasco Zellman. It is called Concourse Park Development, it will consist of 400 plus use of market rate apartments, nine different buildings, contributing a significant amount of tax revenue to our Grand list and I know CRDA has been helping with that. The last project is demolishing the old McCartin School, subdividing the property into sixteen single family lots, reconnecting the adjacent neighborhoods together. I believe we will be putting in some Bond requests to get the infrastructure into that property such as utilities, things that the town would be responsible for.

I am pleased to report that we also had our warehouses that were built on Rentschler Field, one being occupied by Lowe’s the other by Wayfair. Both obtained their TCO at the beginning of March and are beginning to move

in. They have until August to get their CO. This project alone was able to contribute an additional \$4.9M that was used to balance our Fiscal Year '25 budget.

We are very excited about revitalizing our Main Street. Bissell Street is a small one-way low traffic road right off of Main Street and we are looking to convert it into something like an East Hartford version of Pratt Street. There is an old movie theater that has the potential of being knocked down and made into a version of our own Parkville Market East, it would not be named that, but it would emulate that model, small restaurants; breweries, boutique shops, something that will spill from Bissell Street and create that kind of experience that East Hartford could someday hopefully be known for.

Chairman Robinson asked if Bissell Street would be closed 24/7? Mayor Martin responded that it would initially be closed for one or two days to get the community acclimated to the idea and eventually it would be closed 24/7.

### **Financial Update – March 2024**

Mr. Freimuth mentioned that CRDA Finance is going through another audit with FEMA and OPM regarding the ARPA/Covid funds which takes time from the staff's daily production.

CRDA CFO Joseph Geremia reported on the financials for March.

### **Fiscal Year 2024 Financial Statements for the Six Months Ending 12/31/2023**

#### *Balance Sheet*

- Current cash increase reflects timing differences with state funding regarding housing construction drawdowns
- Restricted investment increase reflects escrowed funds towards the City-funded housing program
- Accounts Receivable increase reflects increased venue event activity
- Non-current housing loan asset increase reflects housing construction drawdowns from 315 Trumbull St., 55 Elm St., 275 Pearl St., 525 Main St. as well as the Doubletree renovation.
- Accounts payable net increase relates to timing differences in state funding within the CRDA Housing Initiative program and escrowed funds towards the City-funded housing 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 2024 Operating Statistics**

#### **CT Regional Market - Jan. 2024**

Stats: Occupancy: 82% with 16 tenants  
Activity: Farmers' Market: 2024 season open on April 6  
Jan. financials: Operating revenue \$31,500 favorable to budget due to seasonal parking agreements  
Operating expenses \$70,400 favorable to budget due to savings in security and maintenance deferred to Spring  
Net income of \$172,000 favorable to budget by \$101,900  
Total year projection of \$166,800 net income favorable to budget by \$45,000

**CRDA Parking Facilities – Jan./Feb. 2024**

**Stats (Feb.):** Utilization of 78% is favorable to budget by 16%

**Jan. financials:** Revenues \$350,800 favorable to budget due to increase in monthly parkers, as well as transient and corporate validation revenues  
Expenses \$356,400 unfavorable compared to budget due to personnel, repairs & maintenance and increases in credit card fees due to increased transient revenue offset with savings in utilities  
Net income of \$62,500 unfavorable to budget by \$5,600  
Total year projection of \$325,900 net income even with budget

**Church Street Garage – Jan./Feb. 2024**

**Stats (Feb.):** Utilization increased to 26% is unfavorable to budget by 1%

**Jan. financials:** Revenues \$140,500 favorable to budget due to increases in DoubleTree parkers and corporate validations as well as slight increase in corporate monthly parkers  
Expenses \$105,100 unfavorable compared to budget due to increases in insurance and repairs & maintenance  
Net loss of \$66,700 favorable to budget by \$35,400  
Total year projection of \$18,000 net income even with budget

**Bushnell South Garage – Jan. 2024**

**Stats:** Averaging 160 state vehicles per day-42% utilization  
Tuesday through Thursday average of 200 state vehicles per day

**Jan. financials:** Revenues \$11,800 favorable to budget due to transient revenues  
Expenses \$22,300 unfavorable compared to budget due to increase in insurance  
Net income of \$155,400 unfavorable to budget by \$10,500  
Total year projection of break-even with CRDA appropriation even with budget  
Bushnell Theatre event parking cooperation – operations personnel coordination

**CT Convention Center – Jan. 2024**

**Event Update:** Hosted 61 events this fiscal year with YTD attendance over 234,000  
Scheduled for 128 events this fiscal year vs. budget of 109 events  
Corporate and short-term meeting segments returning  
Increased event inquiries and returned contracts for FY2025 and FY2026  
Beyond King Tut exhibit and GLOW holiday show performed better than budget

**Jan. financials:** Revenues \$240,300 favorable to budget due to two additional banquet catering events and F&B revenues from public events  
Expenses \$180,300 favorable to budget due to savings in event personnel and vacant positions as well as CUP utilities  
Net operations favorable to budget by \$420,600  
Total year projection \$325,000 favorable to budget with CRDA appropriation

**XL Center – Jan. 2024**

**Event Update:** Hosted 64 events this fiscal year with YTD approximate attendance of 279,000  
Scheduled for 116 events this fiscal year vs. budget of 116 events  
Concerts scheduled in March and April with holds for end of Q1 in FY2025  
Increased Hartford Wolfpack group sales activity

**Jan. financials:** Event revenue \$325,500 unfavorable to budget due to concert schedule pushed back (\$409,400) as well as UConn women's basketball (\$120,100) offset slightly with favorable UConn men's basketball 39,100, men's hockey \$3,000, and misc. family events \$161,900  
Other Income \$225,800 unfavorable compared to budget due to timing of sponsorship partners and ticket charge fees

Operating expenses \$57,900 favorable compared to budget due to savings in personnel offset with increased expenses in utilities as well as F&B personnel, credit card fees, and supplies  
Hockey operations \$345,800 favorable compared to budget due to increase in TV revenues and savings in sales personnel

Net operations unfavorable to budget by \$147,600, excluding sports lounge net operations

Total year projection of \$19,600 net income even with budget with CRDA appropriation, exclusive of estimated sports lounge net operations loss

Sports lounge weekend and event-day activity outperforming minimal week day activity

Initiated marketing campaign in January and staffing changes in February

Launched a new menu in March with local events to come

Sports betting CT Lottery YTD net revenue of \$28,000 through Feb. 2024

50% collected between Jan. and Feb. 2024

Sports lounge net operations loss of \$375,000 through Feb. 2024

50% decrease in average monthly net operations loss

#### P&W Stadium at Rentschler Field – Jan. 2024

Event Update: 6 UConn football games, 1 int'l soccer game, with 24 parking lot and catered events held

Jan. financials: Event revenue \$213,000 favorable compared to budget with \$325,200 attributed to professional soccer and \$600 favorable parking lot and catered events offset with \$112,800 unfavorable UConn football season compared to budget

Operating expenses \$33,300 unfavorable compared to budget due to F&B personnel slightly offset with savings in insurance

Other Income \$53,800 favorable to budget due to sponsorship partners

Net operations favorable to budget by \$233,500

Total year projection of \$9,100 net income even with budget with CRDA appropriation

#### Housing and Neighborhood Committee

Randal Davis and Michael Freimuth together briefed the Board in Joanne Berger Sweeney's absence.

#### 30 Laurel Street, Hartford

Project: The acquisition and conversion of a partially occupied class B office/commercial building located with the CRDA district but close to the Parkville neighborhood into 47 market rate units (12 studio, 27 1BR and 8 2BR).

Developer: Spectra Construction and Development (Dan Klaynberg), 554 Fifth Ave, NY, NY

#### Development

Budget:	Acquisition	\$1,573,000
	Soft Costs	969,726
	Financing	869,381
	Op Reserve	100,000
	Dev Fee	534,609 (5.4%)
	Hard Costs	<u>5,712,892</u>
	TDC	\$9,759,608

Sources	Sen Loan	\$3,900,000
	CRDA loan	3,525,000
	Equity	1,800,000
	Def Dev Fee	<u>534,609</u>
	Total	\$9,759,608

Request: Subordinate financing of \$3.525 million at 2%, 30yr amortization

The following motion was moved by Connor Martin, seconded by Bob Patricelli and approved.

*“The executive director is authorized to provide financing to Spectra Construction and Development (or such single purpose entity as approved by CRDA) for the acquisition and conversion of 30 Laurel Street, Hartford into 47 residential units by lending up to \$3.525 million at 2%/30 year amortization with construction period interest at 2%, subject to: 1/ all financing being secured, 2/ approval of the State Bond Commission and 3/ such fiduciary terms as deemed necessary and appropriate by the executive director and CRDA counsel.”*

81 Arch Street – Mr. Davis gave an update regarding the existing property owned by H.B. Nitkin. The developer would like to turn the first-floor commercial property into residential. The commercial space is currently vacant. The number of apartments could be as many as 18. There is more work to be done to see if it is feasible. If this is the case, the developer would come back to the Board to approve this request.

#### DoNo Parcel B, Hartford - Amendment to CRDA Approval

Project: Phase II, Parcel B1 of the Downtown North/Downtown Crossing was approved by CRDA and the State Bond Commission for a \$13.6M loan in 2021 and 2023 and the developer, RMS Companies has been negotiating to complete its application for a \$34M senior loan. Another \$16.9M in equity completes the Project financing. This phase includes 237 housing units and a 524-car garage directly across the street from the Yard Goats ballpark as well as the first phase of DoNo (the Pennant) with its 270 units and accompanying garage.

Issue: The senior lender’s underwriting calls for a three-year interest only period during construction and the initial lease up and stabilization of the Project. The CRDA loan, as approved in 2023, allows up to a two-year interest only period and then the construction loan is to convert to a permanent loan amortizing principal and interest at 3% for the remainder of the thirty-year term. The senior lender requires the initial interest only period be consistent between the loans, and they view the Project as stabilizing in year three thereby justifying the longer I/O period.

The following motion was moved by Seila Musquera-Bruno, seconded by David Robinson and approved.

*“The Executive Director is authorized to extend the interest only period of the \$13.6M loan to RMS (or such approved single purpose entity) for the construction of Phase II, Parcel B1 of Downtown North Project from a two-year period to a three-year period to be consistent with the senior loan and its underwriting.”*

#### Regional and Economic Development Projects Committee

Connor Martin reported on the projects for East Hartford in his Mayor’s Report. Mr. Freimuth reported on the following other projects that are not East Hartford related.

Double Tree/Revel - The hotel is now open, and the apartments will begin leasing.

Regional Market – Bob Patricelli asked if there has been anything new regarding the Regional Market. Mr. Freimuth responded that there have been some tenant changes. The Department of Agriculture has not advanced any redevelopment of the site. The city says there is a lot going on down there with the MIRA site and the airport site, so we are in a hold status. Some of the space is so fatigued as to be unrentable.

### Projects in other towns

Bob Patricelli asked if CRDA can do work in other towns. Mr. Freimuth responded that statutorily CRDA can do work in Hartford and at Rentschler Field in East Hartford. However East Hartford and the other six contiguous towns need a Memorandum of Understanding (MOU) with CRDA.

### Venue Committee

Vice Chairman Andy Bessette reported on the following venue Committee update:

#### *XL Center*

The Wolfpack record is currently even at home, with attendance averaging around 4,200 fans per game – nearly 20% higher than this point last year. Per caps are also 17% higher than last year.

The UConn women's basketball team played seven games at XL this season with an average attendance of 8,800, while the men played eight games, averaging just over 12,000 attendees.

UConn hockey finished their four regular season games at XL with an average attendance of about 3,600. The CT Ice Tournament featuring UConn, as well as teams from Quinnipiac, Sacred Heart and Yale was held on January 26<sup>th</sup> and 27<sup>th</sup>. Some 8,800 fans attended over the two days - 26% higher than expected – and with per caps averaging over \$24.

Despite inclement weather, attendance for the popular Disney on Ice also exceeded expectations. Over four days, some 28,000 attended the show – a 14% increase over budget and nearly 10% over last year's numbers.

The Andrea Bocelli concert held on February 23<sup>rd</sup> was a huge success in terms of revenue, as well as publicity for the building. The show exceeded budget estimates by more than 250% and it's the most profitable concert held under OVG management to date.

Upcoming events include Monster Jam this weekend and a Nicki Minaj concert in April.

#### *Connecticut Convention Center*

Over three consecutive weekends in January, the Convention Center hosted 8,000 young athletes competing in the 2024 Nike New England Winterfest Volleyball Tournament. First held at the Convention Center in 2010, this event has tripled in size since that time. It was estimated that more than 28,000 people from across the Northeast and Canada traveled into Hartford for the tournament and state tax revenue attributed to the event was estimated at \$600,000. Economic impact to the local economy - including hotels, restaurants and stores - was estimated at over \$9 million.

In February, the Convention Center hosted the popular CT Flower and Garden Show. Nearly 28,000 people attended over the weekend, well above budget estimates. The show will return in 2025.

The popular 90's Con convention was held this past weekend, with over 12,000 fans in attendance. Upcoming events include the CT Golf Show and a board game convention this weekend and Brick Fest Live for Lego enthusiasts in early May.

Recently completed work includes the repair of handicapped access doors throughout the building and replacement of room divider coverings in the ballroom and meeting rooms. Water issues continue to plague walkways around the building and significant work will be required to repair and replace pavers, waterproofing



and drainage along the entire Riverfront Esplanade. Costs are expected to total close to \$2 million for this section and we will need to approach the Bond Commission for funds.

### *Pratt & Whitney Stadium*

Major renovation work at the Stadium is still awaiting Bond Commission approval. CRDA had requested the \$12 million approved by the General Assembly for the first phase of the \$60 million project. Construction management bid documents have been drafted and will be issued once funds have been allocated.

Mr. Freimuth reported that CRDA is going to RFP the management contract for the stadium soon.

### Executive Director

Mr. Freimuth reported on the following:

XL Center Bid Process – The bid process went out in January 2024. The construction team received 49 different packages. After sorting the proposals, the base bid came in about \$140M and it was our hope that the bids would come in around \$100M. The construction team has been asked to go out and re-bid certain parts of the RFP under the State of Connecticut procurement rules. The packaging will be completed by mid-April to be released in May and we anticipate results in June. There may be some priorities we leave behind if bids do not come in lower next time.

If we go along day to day as we have in the past and not invest in the building, there is a real danger of a slow, steady reduction in events with expenses outpacing revenues.

The alternative is to continue to put funds into XL and continue to fix things as they break however \$20M of the \$100M is OVG's money and they will not be using those funds to "fix" broken pipes, etc. With increased OVG support and increased corporate support, it is possible to get some more public support. Having said that, it will come out of CRDA's general authorization, it won't be an additional trough of XL funds. CRDA does have general development funds, that are used for housing and other neighborhood initiatives. It is a matter of how the needs are prioritized. When the budget comes back, the Board will have to measure it against other initiatives that are currently before the Board.

Mr. Patricelli stated that he would fervently hope that CRDA housing funds wouldn't be used for this purpose. Maybe the Board could lobby for capital funds. Mr. Freimuth responded that the Board has indicated that XL is a priority and housing projects will be worked on, but a trade-off may have to be made. Chairman Robinson stated that it is not an all or nothing process, both can be done. Mr. Freimuth stated that there will be another tranche of \$25M in 2026 available for development projects.

Bob Houlihan is working on getting the re-bids out in the next few weeks. Also, RFI's have to be clarified and sent out.

Sr. Underwriter – Interviews have taken place for the Underwriter position and a preferred candidate has risen above the rest. In the next week we will make an offer and hope that they can start working the housing deals going forward.

Regional Market – Electrical problems at the market turned out to be with Eversource so they are in the process of fixing the issues.

MRDA – State-wide agency that will be authorized outside the CRDA district. Their Board is being assembled and the Governor's office is getting ready to launch this initiative. It will interface with CTDOT because they are faced with a lot of TOD projects. CRDA has been asked to and is statutorily authorized to assist in

launching their projects and managing them with the approval of the Board. I've advised the Governor as well as OPM that our bandwidth is pretty tight and you can piggyback off of finance and construction and legal staff but we'd will have to supplement those staffs. The expectation is that the CRDA model will be applied to the statewide version of the MRDA.

Chairman Robinson asked if they have staff. Mr. Freimuth responded that they will hire an executive director, and set up their Board, put out their program designs and then seek projects. Once the project has been passed by their Board, should it make it through bond commission, then there will be a contract with CRDA so we can help manage it day to day pending staff bandwidth.

UConn Campus Expansion – CRDA is working on a dorm project downtown. There are a variety of sites that have been looked at and we are in the process of analyzing how CRDA can participate. There is an expectation that CRDA will be a lender in the project. I indicated that this is something we would be interested in doing, especially since they will be taking over vacant buildings anyway. The idea would be that CRDA would provide a bridge loan to take it from the initial launch to a period of 3-5 years. This will be moving quickly over the next month.

89 Arch – tenant is still working and says he will be up and running in a couple of months.

Bushnell South – The Spinnaker loan is closed on the parcel approved at the last Board Meeting. They are in discussions with the Bushnell about a contract regarding parking. We have begun discussions on a formal land development agreement as well. Included in the Board package is a letter sent by the Neighborhood Revitalization Zone wanting to be more engaged in the design and planning work and staff have reached out to them. There is a draft RFP per our resolution to tackle the parking /traffic question. The RFP is circulating with the city as well as Bushnell, Spinnaker & Penrose.

Mr. Patricelli interjected that he has a suggestion regarding a parking opportunity. Wicked is coming to The Bushnell in May and what we'd like to do is try to work with the city and necessary parties to develop an immediate traffic redirection plan that feeds people onto Washington Street into the Buckingham garage. That would be an important piece of research effective for our parking study. I'm thinking portable signs that say surface lot is full, go up Washington street to the Buckingham garage. Randall Davis indicated that he believes that the city DPW does have some portable signs. Mr. Freimuth asked Randal to work with Kim and Bob Patricelli to see if this can be coordinated as part of the parking/traffic issue. Mr. Davis indicated that it will be a conversation between the City, Hartford Parking Authority, and DPW.

Storm drainage is a problem throughout the city. However, in this area we are working with DEEP to put together a study of how we can maybe connect into DOT's system at Pulaski Circle. CRDA is waiting for DEEP to get back with comments.

55 Elm – Due to open in the Spring

65 Elm – new construction in planning

Trinity St. – Historic credit process underway

The Michael's Organization – They are talking about phasing their project. They will get back to us shortly with a program to do that.

Rentschler Field – waiting for Bond Commission to get some things done for football season

Science Center Garage – major repairs have been completed

April Board Meeting – date may change as there are conflicts with the 18<sup>th</sup> of April.

Adjourn – 6:20pm

**Next Scheduled Board Meeting – April 25, 2024, 3:00pm –virtual with in-person option.  
Moved from April 18, 2024.**

# Finance Report

## **Financial Update – April 2024**

### **Fiscal Year 2024 Financial Statements, Audits, and Fiscal Year 2025 Budgets**

CRDA Fiscal Year 2024 interim audit  
CRDA Financial Statements  
CRDA Federal Awards audit  
CT Convention Center Contractual-Basis Financial Statements  
XL Center Contractual-Basis Financial Statements  
CRDA Parking Facilities Contractual-Basis Financial Statements  
Rentschler Field Contractual-Basis Financial Statements

#### **Fiscal Year 2025 Budgets**

Management companies/CRDA staff prepare draft budgets (April through May)  
CRDA staff review draft budgets followed by appropriate adjustments (May/June)  
CRDA Board Venue Committee presented major venue budgets (June)  
CRDA Board Executive & Finance Committee members presented state appropriation and major venue budgets (June)  
Full Board presented state appropriation and major venue budgets for authorization (June)

### **Fiscal Year 2024 Major Venue Operating Statistics**

#### **CT Convention Center – Feb. 2024**

Event Update: Hosted 70 events this fiscal year with YTD attendance over 282,600  
Scheduled for 127 events this fiscal year vs. budget of 109 events  
Corporate and short-term meeting segments returning  
Increased event inquiries and returned contracts for FY2025 and FY2026  
Beyond King Tut exhibit and GLOW holiday show performed better than budget  
Feb. financials: Revenues \$382,800 favorable to budget due to two additional banquet catering events and F&B revenues from public events  
Expenses \$111,300 favorable to budget due to savings in event personnel and vacant positions as well as CUP utilities  
Net operations favorable to budget by \$494,100  
Total year projection \$345,000 favorable to budget with CRDA appropriation

#### **P&W Stadium at Rentschler Field – Feb. 2024**

Event Update: 6 UConn football games, 1 int'l soccer game, with 24 parking lot and catered events held  
Feb. financials: Event revenue \$203,000 favorable compared to budget with \$325,200 attributed to professional soccer offset with \$112,800 unfavorable UConn football season and \$9,400 unfavorable parking lot and catered events compared to budget  
Operating expenses \$45,100 unfavorable compared to budget due to utilities expense and F&B personnel offset with savings in insurance  
Other Income \$53,300 favorable to budget due to sponsorship partners  
Net operations favorable to budget by \$211,100  
Total year projection of \$9,100 net income even with budget with CRDA appropriation

## Financial Update – April 2024 (cont.)

XL Center – Feb. 2024

Event Update: Hosted 77 events this fiscal year with YTD approximate attendance of 369,000

Scheduled for 116 events this fiscal year vs. budget of 116 events

Concerts scheduled in April with holds for end of Q1 in FY2025

Increased Hartford Wolfpack group sales activity

Feb. financials: Event revenue \$131,700 favorable to budget due to concerts \$39,000,

UConn men's basketball 134,100, men's hockey \$3,200, and misc. family events \$114,900 offset with unfavorable UConn women's basketball (\$159,500)

Other Income \$235,900 unfavorable compared to budget due to order fee ticket charges

Operating expenses \$13,800 unfavorable compared to budget due to F&B personnel and expenses as well as insurance expense offset with savings in utilities and event personnel

Hockey operations \$557,800 favorable compared to budget due to increase in TV revenues and ticket sales as well as savings in sales personnel and advertising expense

Net operations favorable to budget by \$439,800, excluding sports lounge net operations

Total year projection of \$19,600 net income even with budget with CRDA appropriation, exclusive of estimated sports lounge net operations loss

Sports lounge weekend and event-day activity outperforming minimal weekday activity

Initial marketing campaign ran January through April

Launched a new menu with staffing changes in March with local events from April through June

Sports betting CT Lottery YTD net revenue of \$32,000 through Mar. 2024

Sports lounge net operations loss of \$495,000 through Mar. 2024

# **Housing & Neighborhood Committee**

CRDA Housing Approved

Project	# Units	TOC	TOC/Unit	CRDA Amt.	CRDA \$/Unit	TRKZ/AFI Spk	Structure	CRDA Int. Approval	Board Commission	Closed	Target Occupancy	Leased/	
777 Main	285	\$84.5M	\$296K	\$17.7M	\$62K	80/20	\$7.5M equiv. 510.2 AF and mortgage	3/13/2013	3/28/2014	3/28/2014	Renting	98%	
201 Ann/Grand	26	\$4.45M	\$202K	\$3.8M/\$750K	\$28.8K	100	Note Paid Off	4/25/2013	6/11/2013	10/23/2013	Renting	86%	
179 Allyn	63	\$1.48M	\$233K	\$6.5M	\$103K	80/20	\$3.25M equiv. \$3.25M paid off	3/21/2013	3/24/2013	11/15/2013	Renting	84%	
Sonesta/Spectra	190	\$23.9M	\$123K	\$2.05M	\$10.6K	85/15	Note Paid Off	6/4/2013	6/11/2013	12/5/2013	Renting	97%	
Capwell	72	\$26.1M	\$358K	\$5.0M	\$69.4K	80/20	construction financing/converted to mortgage note	2/16/2013	6/30/2015	6/30/2015	Renting	96%	
390 Capital	112	\$35.3M	\$390K	\$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	\$1.2M	\$200K	\$949,350*	\$61.5K	100	loan 3% 30 yr.	3/21/2015	7/25/2014	2/25/2015	Renting	64%	
2279-83 Main	10	\$1.35M	\$135K	\$297K	\$29.7K	100	loan 3% 35 yr.	11/30/2015	8/9/2016	9/9/2016	Renting	100%	
370 Asylum	60	\$20.3M	\$338K	\$4M	\$66K	70/30	loan 3% 20 yr.	2/10/2016	3/24/2016	9/29/2017	Renting	95%	
Millennium	96	\$19.5M	\$200K	\$6.5M	\$67.7K	100	Former Redison. Perlosure 2/2011	10/15/2015	12/11/2015	3/31/2016	Renting	88%	
81 Arch	53	\$23M	\$380K	\$5.6M	\$103.7K	100	Mort 2% 10 yr.	10/20/2016	3/7/2017	11/15/2016	11/7/2017	Renting	100%
101 Pearl	157	\$28.4M	\$184K	\$9.2M	\$58.8K	100	construction/perm loan 3% 30 yr.	12/8/2016	5/12/2017	11/9/2017	Renting	97%	
111 Pearl	101	\$23.55M	\$208K	\$6.06M	\$59.47K	100	construction/perm loan 3% 30 yr.	12/8/2016	5/12/2017	11/9/2017	Renting	96%	
88 103-211 Allyn	66	\$21.1M	\$319K	\$6.6M*	\$103K	80/20	construction/perm loan 3% 5 yr.	12/8/2016	2/1/2017	10/31/2018	Renting	86%	
Coll North	48	\$13.6M	\$283K	\$2.8M	\$60K	100	construction/perm loan 3% 20 yr.	5/18/2017	11/29/2017	7/2/2018	Renting	100%	
28 High	28	\$5.5M	\$196.4K	\$1.9M	\$67.8K	80/20	loan 3% 30 yr., refi 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	4/11/2018	2020/2022	97%	
246-250 Lawrence	12	\$1.5M	\$126K	\$521K	\$43.4K	100	Huiscne bridge loan -paid off perm loan 3% 30 yr. (291K)	10/18/2018	12/11/2018	1-4/2019	Renting	100%	
Coll "U"	28	\$7M	\$269K	\$1.5M	\$53.5K	100	loan 3% 20 yr.	1/10/2019	12/18/2019	11/30/2020	Renting	100%	
Pratt 1 - 99 Pratt	129	\$29.8M	\$231K	\$12M	\$93K	100	\$3M/\$5M 3% 5yr-30yr.	3/17/2019	4/16/2021	4/16/2021	Renting	100%	
Pratt 2 - 18 Temple	47	\$34.9M	\$210K	\$7M	\$42.5K	90/10	New Units 47 / Total units 186 / 15 Aft. Units / 2.75% 30 yr. loan	9/17/2020	4/16/2021	10/15/2021	Renting	97%	
Park/Main	126	\$26.8	\$212K	\$8.4M	\$66.7K	80/20	Perm 18/Mort 87	9/20/2018	9/20/2018	6/25/2020	Renting	98%	
DeNe "C"	270	\$56.2M	\$208K	\$11.8M	\$43.7K	90/10	3% 30 yr 15 yr term	9/20/2018	9/20/2018	9/30/2020	Renting	95%	
55 Elm	164	\$63.3M	\$385K	\$13.5M	\$42.1K	80/20	2% bridge \$6.5M/15 yr term	3/18/2021	4/16/2021	12/15/2022	2024		
DeNe "B"	237	\$63.3M	\$231K	\$13.6M	\$57.3K	90/10	3% 30 yr.	12/6/2023	12/21/2021		2025		
Hilton	147	\$17.9M	\$121K	\$5.9M	\$40K	80/20	3% 30 yr.	12/19/2021	10/8/2023	8/29/2022	2024		
DeNe Arrowhead Block	45	\$17M	\$385K	\$3.8M	\$84.4K	80/20	3% 30 yr.	10/7/2022	9/1/2018				
Coll "L" "East"	45	\$6.7M	\$148.8K	\$1.5M	\$33.3K	100	3% 20 yr.	11/17/2022	12/8/2022	8/15/2023	2024	93%	
18-20 E. 30 Trudy	108	\$45.35M	\$417K	\$6.5M	\$60.1K	80/20	\$6.5M \$1.5% 5 yrs / 20 yr loan	5/18/2023	10/6/2023				
31-45 Pratt	38	\$7M	\$189K	\$1.11M	\$30K	100	3% 30 yr	9/21/2023	12/14/2023				
15 Lewis St.	78	\$26.7M	\$342K	\$7M	\$89K	90/10	\$5M 3% 30 yr. \$2M Cashflow hole	9/21/2023	10/6/2023				
30 Laurel	47	\$9.8M	\$208K	\$3.2M	\$75K	100	2% 30 yr.	3/18/2021	3/21/2024				
Summary	2915*	\$768M	\$360K	\$175.5M	\$61.5K median pricing	87/13	2427 market / 358 affordable						

4/22/2024  
 \* deposits and leases  
 \* \$75K/unit est. residential + 188 hotel rooms  
 \* notes repaid  
 \* \$1.6K from Housing Cap Fund  
 \* \$359 including recap and neighborhood deals  
 \* \$200K reserve via Bond Commission

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 115-117	4	\$1.99M	\$150K	\$200K	\$50K	Mkt	construction note 5 yr., Capital Funds	03/22/2018	N/A	01/28/2021	Renting	100%
Sigourney	4	\$1.16M	\$290K	\$200K	\$50K	Aff	\$200,000 Hist. Bridge Loan Heritage Homes - Affordable	12/8/2016	N/A	5/7/2018	Renting	100% 115&117
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	5/5/2023	Owned	100%
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	12/21/2022	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	2/15/2023	2024	
Bedford Commons	84	\$21.3M	\$250K	\$1M	\$12K	Aff	City Funds 2% Loan co-term with CHFA	10/20/2022	N/A		2023	
29 Ashley	1	\$565K	\$565K	\$150K	\$50K	Aff	Heritage \$50K Grant	2/16/2023	6/1/2018	5/25/2023	2023	Sold
847 Asylum	3	\$1.87M	\$623K	\$300K	\$66.6K	Aff	Heritage \$150K Loan Heritage \$200K Grant	2/16/2023	6/1/2018	5/25/2023	2024	
690 Albany	8	\$2.49M	\$312K	\$800K	\$100K	25/75	3% 20 yr. 2 Mkt/6 Aff	5/18/2023	N/A		2024	
Summary	424 <sup>3</sup>											

3/13/2024

<sup>1</sup> Paydown of note from sale

<sup>2</sup> New balance at \$485K with interest rolled on initial \$450K condo note

<sup>3</sup> 233 Hartford 111 Regional, 84 rehab

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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 #SPILLI	FY16 Neighborhood	\$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	6/21/2018	9/20/2018	Completed
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 \$1.6M remaining	5/11/2018 2/3/2023	5/24/2018	6/1/2018	multiple properties see Housing Varied Funding Report
Fuller Brush	Conversion of 2 buildings to res. 153 units	\$42.6M	\$2,000,000 \$3,500,000 \$3,000,000	Neighborhood	\$8.5M initial Loans 2% 30 yr. bridge historic & perm. Two notes CRDA/City	4/1/2022	5/19/2022	7/29/2022	In construction
Liberty Church	Steeple Restoration Historic Rehab	\$1M+	\$1,000,000	Urban Act	Grant Funds	N/A	N/A	5/31/2022	Asst. Agmnt. Pending
235 Hamilton Part 2	Conv. 235 units Plus commercial	\$90M	\$8,500,000		Loan to accompany City revolving Fund Loan of \$4M	3/16/2023	3/16/2023	4/6/2023	Closed, pending start of const.
Albany/Woodland	new construction mixed use project Historic Rehab	\$21M	\$5,500,000		Loan/Equity	3/9/2023	3/10/2023	3/16/2023	Pre-Development
17 Bartholomew	57 new units	\$17.60	\$3,000,000	CRDA/City	3% Loan/30 Yr.	9/19/2023	9/23/2023	NA	Pending Closing

\$5,549,830



**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	\$5,000,000	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 in 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
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 to new brand 170 Rooms	\$5,100,000	Loan	12/3/2021	12/15/2021	12/21/2021	Work underway - Expected opening in March 2024
Bond	Elevator work	\$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Construction underway
235-7 Hamilton Part 1	Construction & Environmental loan	\$4,000,000	City Funds loan	1/7/2022	6/16/2022	n/a	Work Underway
Albany/Woodland	New construction, mixed use project	\$5,500,000	Loan / Equity	3/9/2023	3/16/2023	7/21/2020 7/23/2021	Construction Underway
Carbone's Restaurant	Restaurant relocation to Front Street	\$1,700,000	\$1.4m CRDA loan \$300k City MOU loan	11/9/2023	12/6/2023	12/14/2023	

3/13/2024

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**CRDA Redevelopment Projects**

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board	Bond Commission Approval	Status
DoNo - Healthy Hub	Grocery Store	N	\$22.7m	\$8,500,000	Loan and cash flow note	9/20/2018	9/20/2018	Site selection process underway
Bushnell South Acquisition	Loan to assemble land	N	\$3.25M	\$3M	5 yr. loan \$2M CRDA/\$1M City	1/18/2024	N/A	Closed 2/28/24
RPI Site	mixed use expansion of DoNo	N	\$3M	\$3M	Loan	9/21/2023	10/6/2023	Pending

**CRDA Rescinded Projects**

Project	# Units	TDC	CRDA Amt.	Mkt/Aff Split	Action	Initial CRDA Bd. Approval	Bond Commission
105-7 Whylys	9	\$2.5M	\$800K	100	rescinded	5/18/2017 3/21/2019	11/29/2017 6/26/2019 2/28/2014
3 Constitution	49	\$17.7M	\$4.289	100	rescinded	9/19/2013	11/16/2014
289 Ardium	16	\$1.7M	\$575K	100	rescinded	4/25/2013	6/21/2013 7/13/2016
East Hartford	Horizon Mall	\$	\$12M	-	reprogramming	6/21/2018	6/1/2018
Parkville Market 2	Retail	\$4M	\$3.5 M	AFI	alt financing	6/16/2022	-
690-714 Albany	8	\$3.8M	\$2.5 M	AFI	rescinded	6/21/2018	7/25/2018
200 Constitution	101	\$18.7M	\$2.5 M	90/10	expired	6/16/2018	7/29/2022
MLK	155	\$62M	\$4.8 M	55/45	rescinded	11/17/2022	4/6/2023

**City-CRDA Revolving Loan Projects**

Project	Description	Amount	Structure	CRDA Bd. Approval	Status
235-7 Hamilton-Part 1	Construction & Enviro. Clean-up	\$4M	Loan	6/16/2022	Loan closed. 9/22 work underway
525 Main	Housing Conversion	\$2.10	Loan 2.5%, 20 yrs.	10/21/2021	in construction
275 Pearl	Housing Conversion Foreclosure	\$2.86M	Loan 1.5%, 20 yrs.	10/21/2021	in construction
Bedford Commons	Rehab. Aff. Units	\$1M	Loan 2%	10/21/2022	Pending Closing
Albany Woodland	New Retail Construction	\$7M	Grant	3/16/2023	Contract Development
Fuller Brush	Conversion	\$3M	Loan 2%	5/19/2022	in construction
35 Bartholomew	New Garage	\$5.2M	Grant	9/21/2023	Pending Closing
17 Bartholomew	57 Units	\$1.5M	Loan 3%	9/21/2023	Pending Closing
Carbones	Restaurant Role	\$300K	Loan 5%	12/6/2023	Pending
Bushnell So.	Land Acquisition	\$1M	Loan 3%	1/18/2024	Closed Feb. 28, 2024

CRDA/East Hartford

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
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
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. Phase III - pending
Silver Lane Sidewalks	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CROG Silver Lane study	\$1,011,887 <sup>1</sup>	Grant-in-aid (Balance of funds given to OPM for EHBN project)			4/4/2009	Complete
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
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
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	Four structures demolished to date Plans for demolition of McCartin school underway
Silver Lane	Acquisition and Redevelopment of Silver Lane Retail	\$10,500,000	Grant	9/9/2021	9/16/2021	12/21/2021 & 5/26/2022	Town has acquired site - demolition planning underway
Founders Demo	Demolition of old Commercial & Parking Facility	\$6,500,000	Grant		5/18/2023	6/30/2023	Dev. Agreement in prep

9/18/2023

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

# Venue Committee

# Executive Director

## BUSHNELL SOUTH STORMWATER CONSULTANT

**Background:** In early 2021, the Bushnell South Planning Consortium - comprised of the City of Hartford, the Bushnell Center for the Performing Arts, Spinnaker Real Estate Partners and CRDA – selected via RFP a team of consultants to develop a comprehensive master plan for the Bushnell South area.

The team included Goody Clancy as lead, with a number of subconsultants, including Langan Engineering, who would be responsible for site engineering and landscape elements of the plan. Goody Clancy's proposal noted that Langan had extensive experience with other high-profile mixed-use development projects in Connecticut.

In October 2021, the Goody Clancy team issued its Master Plan and Implementation Strategy. Among other provisions, the plan included Langan's analysis of water and sewer capacity for the development, based in part on its communications with fellow engineers at the MDC.

As various owners moved ahead with development of their respective parcels, the MDC began raising concerns in the spring of 2023 about sewer capacity in the area. Following a meeting with MDC in September 2023, it became clear to CRDA and other property owners that additional analysis was required and that Langan could best represent the interests of the larger development. Not only had Langan been part of a competitively selected team, but they had also analyzed preliminary data on the development and assisted with the crafting of the Master Plan. In addition, Langan had a history of working with the MDC relative to Bushnell South. Staff also concluded that entering into a sole source contract with Langan would be more cost-effective than hiring a new consultant who would need considerable time to get up to speed on the planned development.

**Proposal:** In response to a request from CRDA, Langan has offered a proposed scope of work and financial proposal. Among other provisions, their tasks would include (1) reviewing existing storm and sanitary mapping and local stormwater requirements for the Bushnell South area, (2) reviewing storm and sanitary flow projections from the three current developers (TMO, Spinnaker and Pennrose), (3) comparing cost and efficacy of on-site stormwater storage versus new storm main options and (4) identifying potential green stormwater options. Total contract cost would be \$57,700.

**RESOLUTION:** *The executive director is authorized to enter into a contract with Langan for combined sewer separation concept planning services not to exceed \$57,700 in accordance with the terms and conditions provided above.*



## PARKVILLE BID

Background: A variety of development projects are underway in the Parkville neighborhood, including several financed by CRDA. Phase II of the Parkville Market, several new commercial areas, former industrial properties being converted or planned for residential use, arts and entertainment and developments in nearby West Hartford on Park Street all define the area. Several property owners and developers have inquired about CRDA assistance to create a business improvement district (“BID”) that will help sustain the work by increasing community involvement, improving security, promoting infrastructure and streetscape upgrades and assisting to advance a variety of projects.

BID: A business improvement district is a self-taxing area created via state statute and local ordinance. Over 50% of the property owners must agree to the increased assessment and a board of directors would be created to govern the entity. Downtown Hartford has had a BID for several years and the Parkville effort will be modeled along similar lines.

Proposal: At its June 2023 meeting, the CRDA Board approved a \$30,000 grant to the Parkville NRZ for the purpose of establishing a BID. Hands on Hartford, a 54-year-old neighborhood nonprofit was to act as fiduciary agent and administer these funds on behalf of the NRZ. Pursuant to the budget provided to CRDA, the funds would be used to contact property owners, secure a community vote, legally structure the entity, obtain the necessary municipal approvals and to initiate their first meetings.

It has since come to the attention of the City and CRDA that a more efficient method of utilizing these funds would be for Hands on Hartford to be the direct recipient, rather than the Parkville NRZ. No CRDA grant funds have been distributed to date.

RESOLUTION: *The executive director is authorized to grant to Hands on Hartford up to \$30,000 for the purposes of establishing a business improvement district within the Parkville neighborhood with a focus on the Park Street corridor.*

Construction Update

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Status	Schedule
CRDA Housing Projects 525 Main Street	42	29,570	6,031,090	135,270	76%	Yes	HVAC Contractor has rough in corridors to complete. P&E Trades are substantially roughed. Sheetrock has started on floors 2, 3 & 4. Cabinets are stored onsite. Project has slowed due to HVAC Contractor moving slower than anticipated. Rough wall inspections have passed for floors 3 & 4. Two (2) Model units are being completed on Floor 3.	The project completion is for August 2024. Electrical Gear will impact final completion. Application sent to PURA for temporary power configure, while waiting for gear arrival, has been approved.
275 Pearl Street	35	31,358	7,500,766	83,250	67%	Yes	Rough framing is completed on all floors. MEP Rough work is ongoing with P&E Contractors at 80% Rough, HVAC is at 70%. Exterior facade work is at 100%. Basement trenching complete, waiting for UG plumbing.	Current construction schedule shows completion August 2024 pending electrical gear arrival on 09/2024.
55 Elm	164		39,524,125	662,150	73%	Yes	Press (Annex) building is in final stages of finishes with fixtures and appliances currently being installed. Annex on schedule for late May 2024 completion. Main building is at a 60% install stage overall. MEP Trades are all beginning rough in on upper 4 floors. Rough Inspection on floors 6 & 7 have passed and drywall has commenced. Lighting & Mechanical Equipment is stored on site. Roof is complete.	Schedule calls for completion of Annex 05/01/2024 with Main Building scheduled for 08/01/2024. These dates are contingent on permanent power from Eversource (TBD).
847 Asylum NINA	three family home	8,540	1,155,000		60%	Yes	Gas service is now in place and heat is available throughout the building. Finish work is progressing in the two residential apartments including trim work, priming, painting, and lighting. The first kitchen cabinets were installed in the third floor residential apartment. Finish work is now also underway in the owner's unit.	Completion date October 2024
Bedford Gardens	85	72,462	10,622,000	-	0%	No	Waiting on closing to meet with Developer for a formal schedule.	TBD
Arrowhead	44	31,230	12,770,697	-	0%	No	CRDA Staff has reviewed drawings. Construction schedule was obtained along with budgeted cost. Waiting on final closing.	Current Construction Schedule shows 12 month duration, anticipated start date of Summer 2024 to be confirmed.
169 Bartholomew	100	67,217	25,323,338	-	0%	No	A large industrial property in Parkview will be converted into 100 residential units plus commercial space. They have cleared P&Z and are working through architectural and historic preservation processes. Some environmental work is completed	CRDA has made contact with the developer. Currently waiting on closing. Construction schedule TBD.
31/45 Pratt Street	37		5,071,404	-	0%	No	Conversion of office/commercial space into studio and one-bedroom units.	CRDA staff meet with Owner/Developer 02/20/2024 for initial walk through. Schedule start date is May 2024.
690 Albany	8	12,458	1,267,565		0%	No	Eight (8) unit fire restoration & rehabilitation.	CRDA staff meet with Owner/Developer 04/03/2024 for initial walk through. Schedule start date is May 2024 pending closing.

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4/25/2024

**Construction Update**

Project Summary	Units	GSF	Hard Construction Costs	OO	% Comp	Funding	Status	Schedule
<b>CRDA Neighborhood Projects</b> Riverfront Recapture Hartford - Riverfront Park(Windsor side)			1,000,000 (* full CRDA Loan)	-	83%	Yes	The project is in the permitting phase. Various DEEP permit applications have been submitted. Riverfront Recapture and DEEP continue to negotiate a 25 year lease for a 16 acre portion of Windsor Meadows State Park. Remaining CRDA funds will be used to pay Fuss & O'Neill - completion of the construction bid documents after the regulatory permitting process is complete & Construction of the Riverwalk. Hargreaves Jones is under contract to provide Park Master Planning Service, to be completed in early fall.	This project is at the mercy of the regulatory process.
Fuller Brush	153		26,210,764	200,000	13%	No	Demolition has progressed to 85% and trades have mobilized. Rough framing has started in building 2. All HVAC Equipment is stored and secured onsite. Framing (5%) has started.	Anticipated 20 month duration. Completion estimated for August 2025.
237 Hamilton Phase 2 - Conversion & Adaptive Reuse	235		8,500,000 (* full CRDA Loan)		0%	No	CRDA Staff met with Carlos Moulta onsite and walked project. Currently completing Environmental clean up. Project budget has been revised and more units have been added. CRDA has requested additional documentation	Project is awaiting closing. Projected start date mid summer 2024.
Albany & Woodland			10,233,353		2%	yes	The developer, National Development Council (NDC), will construct a 32,000-sf building on the site, housing a new City Health Department, an upscale restaurant, a potential bank and one additional commercial tenant. Approximately 119 parking spaces will be constructed on the interior of the site to support the development.	Current schedule shows a completion date of December 2025
Liberty Church			900,000	-	15%	No	Project Contractor is onsite and work is underway, staging is up.	Estimated completion: August 2024.

<b>Regional &amp; Economic Development Projects</b>								
East Hartford Great River Park improvement			1,324,010 (* full CRDA loan)		27%	Yes	The project is still in the permitting phase. GEI Consulting, has secured a subconsultant for the NLAA study and provided a service proposal. Construction could start in late fall 2024 if Army Corp permits are received in May and additional construction funding is secured.	As with the Great River Park this project is at the mercy of the permitting process. Construction could start in Spring 2024
E.H. Drainage Project King Court Segment			1,097,000	-	80%	No	All underground drainage work has been completed. Final paving will begin in Spring 2024. CRDA will monitor site periodically over winter. Remobilization will take place 04/22/2024.	Final Paving will be completed by May 2024.

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**Construction Update**

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Status	Schedule
338 Asylum Street - The Bond Residences			476,772	-	60%	Yes	(3) New elevator machines have been delivered, installation is ongoing. 2 of 3 cars are completed to date.	Elevator work to be completed end of May 2024.
McCartin School Demo.		25,380	TBD	-	0%	No	CWA Contract has been executed. CRDA has reviewed proposed 16 lot development plan and provided increased density recommendations. Bidding to commence when funding is secured.	TBD
Silver Lane Plaza Demo			1,196,000	-	53%	No	Building Structure has been demolished. Slab & Foundation removal is underway.	Final top soil & seeding will be compiled prior to May 31, 2024.
Silver Lane Plaza Demo- Phase 2							Abatement & Demo of remaining two buildings at Silver Lane Plaza. RFP for Pre-Demolition Hazardous Materials Survey was issued on 4/02/24. Bids due on 4/30/24	TBD

Venues	2023 XL Renovation Project	Rentschler Field
	7,000,000 - for PreCom/Design/Bid Services	
	Yes	
	Project documents for a revised \$125M rebid have been completed and will be on the street in May 2024 in anticipation of Bond Commission approval at the July 2024 meeting.	
	Funding / Bond Commission TBD - priority work to include replacement of Tower Roof and Roofing, Structural Repairs and Caulking and Technology upgrades.	
	The project is to be re-drawn/specified and re-bid by the end of June with a revised schedule starting in August of 2024 and completed by the end of 2026 pending Bond Commission approval.	
	Roof Design Consultant RFP prepared and under review.	

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# Miscellaneous

1 hour ago

## Trinity College President Berger-Sweeney announces retirement plans



CONTRIBUTED

Joanne Berger-Sweeney.

By Greg Bordonaro

**O**ne of Hartford's top college leaders has set a retirement date.

Joanne Berger-Sweeney on Monday announced she will retire from Trinity College on June 30, 2025, after leading the Hartford-based higher-education institution for 11 years.

She began her tenure as Trinity College's 22nd president on Oct. 26, 2014. The school announced Monday it will immediately begin a search for Berger-Sweeney's replacement.

Berger-Sweeney is the first African-American and first woman to serve as president of the liberal arts college since it was founded in 1823.

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According to the school, she has been a champion of a "liberal arts education, improving campus equity and diversity, fostering community and global engagement, connecting with the school's proud alumni, and preparing students to lead bold and transformative lives."

Throughout her tenure, Berger-Sweeney has served on many boards in the Hartford region and beyond, including Hartford HealthCare, where she serves as the board chair; the Connecticut Conference of Independent Colleges, for which she is the past chair; and the Hartford Consortium for Higher Education; and she was appointed to the board of the Capital Region Development Authority by former Gov. Dannel P. Malloy.

Before coming to Trinity, Berger-Sweeney served as dean of the School of Arts and Sciences at Tufts University.

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HEARST PAPERS  
3-25-24

## Marketing boosts traffic at XL Center sportsbook in Hartford

HARTFORD — A new marketing campaign and menu change are ramping up numbers at XL Center's sports betting lounge.

The Sports Bar & Fanatics Sportsbook opened in September on the Ann Uccello Street side of the XL Center in Hartford. XL Center management blamed a change in vendors and the venue's newness for losses projected in January to total \$700,000 by the end of June.

The January-launched marketing campaign and staff and menu changes cut monthly losses by 50 percent through February, according to the Capital Region Development Authority, which oversees the venue.

Article continues below this ad

With the changes, losses by the end of June from the XL sportsbook are now projected to be \$350,000, with the potential for additional improvement, CRDA Executive Director Michael Freimuth said.

"Based on recent changes and our increasing understanding of the business, we have seen better results," Freimuth said.

### More Business

Marketing efforts include billboards promoting the venue and ads on local radio.

More evening events are also planned at the Sports Bar & Fanatics Sportsbook, which should generate additional traffic. Patrons crowd the sports lounge during events on the weekends but weekday traffic is "minimal," according to a CRDA report.

The 5,000-square-foot luxury venue was designed to serve XL Center patrons and attract visitors seeking a sports bar experience in downtown Hartford.

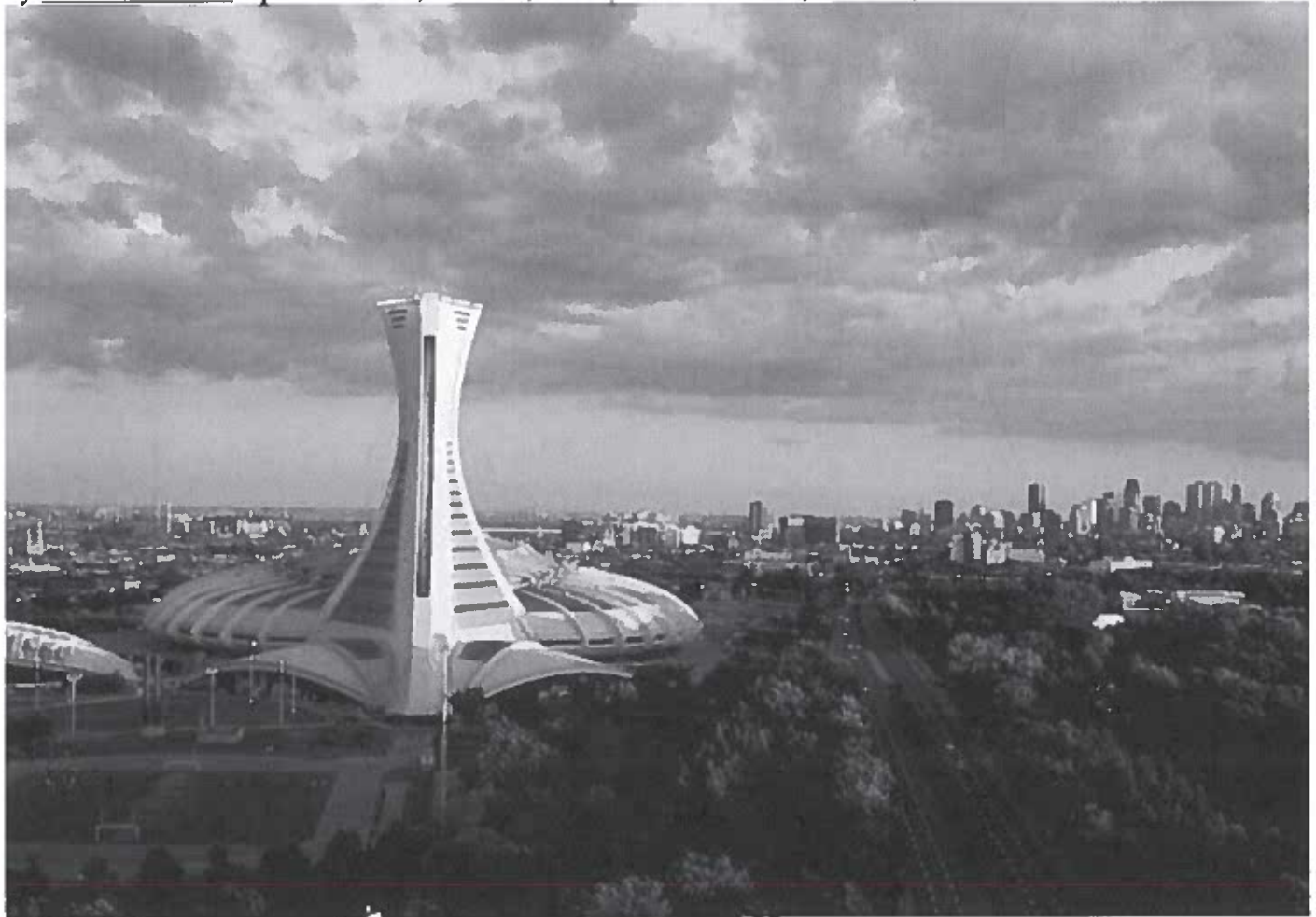
Fanatics replaced initial betting vendor Rush Street Interactive in Hartford soon after the sports lounge opened. The switch was expected as Rush Street and the CT Lottery announced in March 2023 they would part ways on sports betting operations in Connecticut.

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# The Money Pit That Is Montreal's Olympic Stadium

**The Big Owe's new roof will cost taxpayers nearly a billion dollars. Is it time to let the concrete relic die?**

by Toula Drimonis Updated 14:37, Mar. 26, 2024 | Published 6:30, Mar. 25, 2024



Hemis / Alamy

Montreal's Olympic Stadium has been called any number of things—a big white elephant, a giant spaceship. But many locals know it as the Big Owe. The name refers to the hundreds of millions of dollars the vexed landmark has cost the province over the past three decades—to construct it, maintain it, repair it, overhaul it, and now (if the Coalition Avenir Québec government has its way), slap a new roof on it.

Le Stade is undeniably a prized part of Montreal's heritage and visual landscape. With its striking elliptical shape designed by French architect Roger Taillibert and featuring a 165-metre inclined tower that is the world's tallest such structure, the building is best understood as a



megalomaniacal bragging right. When the city beat Moscow and Los Angeles for the 1976 Olympics, then mayor Jean Drapeau boasted that the Games wouldn't run a deficit. By the time the construction of the required facilities came to an end, the city had sunk thirteen times more money into the project than what was originally estimated, with the budget skyrocketing from \$120 million to \$1.7 billion. The stadium was responsible for much of those cost overruns.

It took Quebecers three decades to pay off the debt. By the time the province signed the last cheque—in 2006—the Montreal Expos, who had moved into the concrete edifice after the Olympics, were two years into being the Washington Nationals. But there is something harder to pay down: the legacy of financial dereliction, criminality, and fraud surrounding the stadium (including, as *Building* magazine would claim, that a “job-site union boss would be shot dead in his car years later, likely a mob hit”). A series of corruption charges, and convictions, were brought against senior officials and contractors, with Drapeau's management criticized as incompetent and irresponsible. The Big Owe, with its ongoing maintenance issues, now serves as a cautionary tale of unchecked ambition and has had lasting repercussions on Montreal's public projects and infrastructure development.

The debacle continues. Last month, Quebec's tourism minister, Caroline Proulx, announced the stadium's dated and decaying roof would be replaced for a whopping \$870 million. According to the CBC, the new top would be rigid, with a transparent glass hoop that will fill the stadium with daylight and will also make the tower visible from inside. The investment, Proulx said, would make the 56,000-seat amphitheatre—still used for sporting events, fairs, trade shows, concerts, exhibitions, and even as a mass vaccination site during the pandemic—a key player in the events industry, generating economic spinoffs of about \$150 million per year.

Many of the Big Owe's woes can be traced back to its doughnut-shaped dome, which wasn't installed until a decade after the stadium was completed. And when the roof finally arrived—retractable, made from Kevlar, and suspended by cables from the tower—it never worked properly (likely due to the design not taking into account harsh winters). The roof has already been replaced once, and the current version has thousands of tears in it. Heavy rainfall, or even a few centimetres of snow, renders it unsafe. There have been a few close calls, with chunks of the roof falling in the 1990s and a partial collapse in 1999.

Michel Labrecque, president and CEO of Parc Olympique, the agency managing the stadium, has passionately defended the new roof, saying installing it would be far cheaper than the estimated \$2 billion it would cost to demolish and erect a new stadium. In a rare moment of political unanimity, Montreal mayor Valérie Plante, along with members of the opposition parties at Quebec's National Assembly, agreed. However, after journalists for *Le Journal de Montréal* uncovered the demolition estimate was based on a twenty-year-old study, and after experts noted the roof installation would likely necessitate additional investments of hundreds of millions of dollars to correct building acoustics and renovate the toilets and seats, many rescinded their support. The Quebec Liberal Party requested the project be put on hold. According to *Le Journal de Montréal*, Liberal MNA Marwah Rizqy warned that Quebecers risked being stuck with “a gigantic bottomless pit of expenses.”

The price tag that the Coalition Avenir Québec has quoted to tear down the stadium is considerably higher than what other North American cities have spent on comparable work: razing the Robert F. Kennedy Memorial Stadium in Washington, DC, according to local reports, cost \$20 million (US) in 2023. While the use of pre-stressed concrete and the stadium's location above a metro station would make a demolition unusually complex, many critics side with Bruno Massicotte, a civil engineering professor, who told the Canadian Press that “the justification for the \$2 billion was not presented.”

Badly burned by Drapeau's financial arrogance, Montrealers haven't been particularly open to Quebec premier François Legault's grandiose plans to transform the stadium into “a positive symbol” for the province. Sports writer Jack Todd declared in the *Montreal Gazette* that Quebecers were being “flim-flammed.” Describing the stadium as “the Vietnam War of municipal mismanagement,” he wrote, “‘We can't stop now because we've lost too many men already’ becomes ‘we can't stop now because we've spent too much money already.’”

A billion-dollar crown for an often-empty sports stadium is a hard sell on the best of days—and these are not the best of days. Many Quebecers believe the government should be helping people get a roof over their heads and gain access to a family doctor as well as improving working conditions for teachers and nurses rather than upgrading a stadium most musicians skip on their world tours and no professional sports team wants to play in. But as *Le Journal de Montréal* reported, the CAQ is so intent on its plans that it refuses to even order a new cost analysis. The response—and the government's announcement that it had already signed a contract for the work, despite widespread opposition—is typical of the CAQ's autocratic governing style. Construction is expected to be completed by 2027.

This is a boondoggle driven entirely by nostalgia. The stadium is where the first Games ever hosted by Canada were held. It's where US decathlete Caitlyn Jenner broke the world record. On the heels of Expo '67, another major international highlight for Montreal, anything seemed possible.

The stadium is also where the Montreal Expos—“Nos Amours” as they're still affectionately called—played their final game in 2004, and what, for the last twenty-eight of their thirty-six seasons, the team called home. Most baseball fans will agree the Big Owe was never a proper ballpark (it's too cavernous, mostly sunless, and has artificial turf), but it didn't matter. It was as hallowed and revered as a church, forever associated with memories of warm summer nights: hotdogs in the stands, the crack of Vladimir Guerrero's bat hitting another homer. It was the feeling of something that was ours: palpably hopeful, transcending language and politics, forever connected to our youth.

But nostalgia rarely makes for good decision making. Keep the tower and repurpose it as a tourist destination. With the money saved, we can erect a better stadium serving the city's current and future needs. Not all landmarks are sacred. When fire consumed the Notre-Dame cathedral, they raced to replace the roof; Montreal's Olympic Stadium is not Notre-Dame.

*Correction, March 26, 2024: An earlier version of this article stated that Nadia Comaneci scored a perfect 10 at the Olympic Stadium. In fact, she did so at the Montreal Forum. The Walrus regrets the error.*

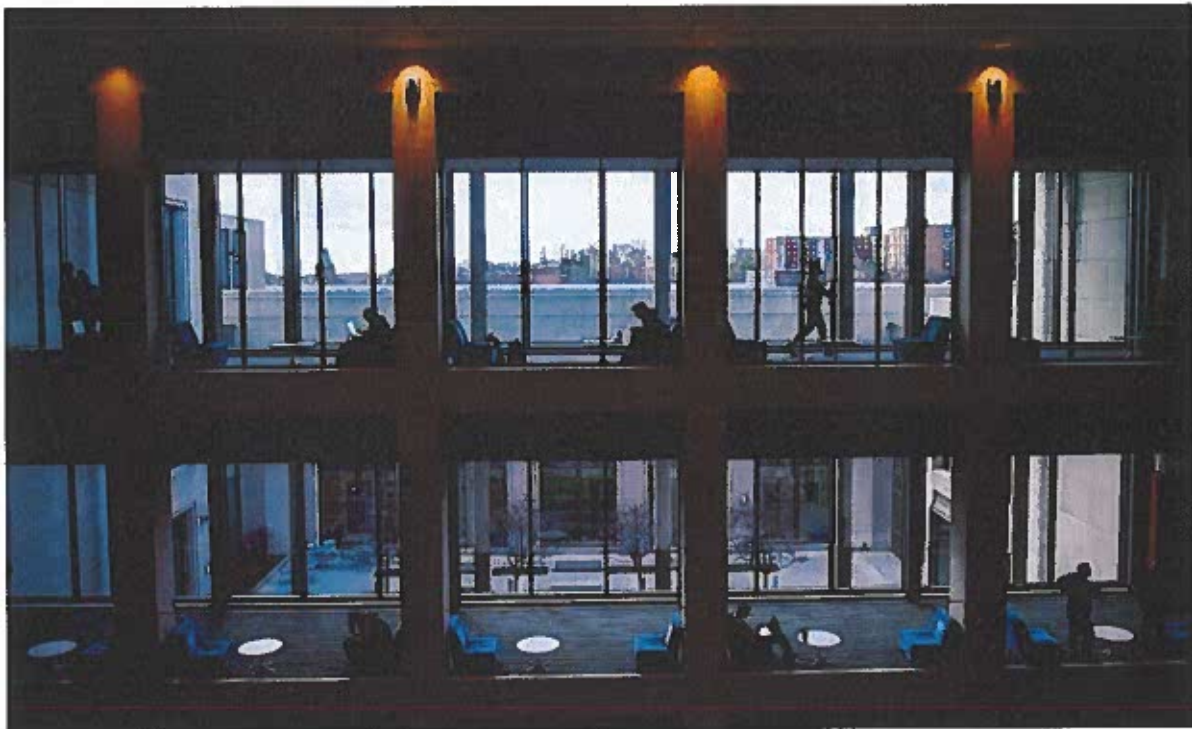
Toula Drimonis

Toula Drimonis is a Montreal-based journalist, writer, and news producer. Her first book, *We, the Others: Allophones, Immigrants, and Belonging in Canada*, was released in 2022. She will be demystifying Quebec's politics, language, and social issues as a contributing writer for The Walrus.

NEWS > CONNECTICUT NEWS

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# University housing could boost CT city's profile as a college town. Where UConn is looking.



Students sit along the hallways between classes on the multiple floors inside the main building of the University of Connecticut's Hartford campus. (Aaron Flaum/Hartford Courant)



By **KENNETH R. GOSSELIN** | [kgosselin@courant.com](mailto:kgosselin@courant.com) | Hartford Courant

March 24, 2024 at 6:00 a.m.

Two universities are moving fast to establish student housing in downtown Hartford — [the first as early as August](#) — in what could ignite momentum to the city’s long-held aspiration to become a stronger college town.

The [University of Connecticut](#) and the [University of Saint Joseph](#) are evaluating options in the heart of the city that could provide residences for hundreds of students in the next couple of years. The move is being welcomed in a downtown that is shifting to more residential as it faces the loss of office employees who are spending more, if not all, of their work week at their suburban homes.

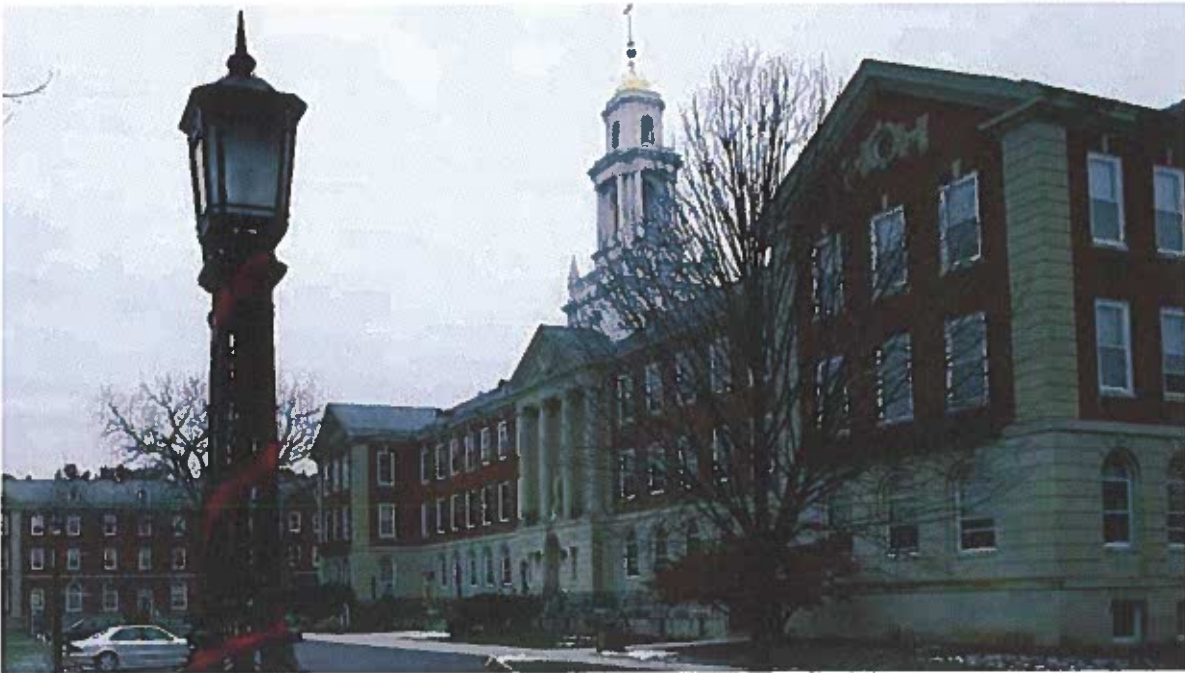
“Obviously, residential in downtown is a big piece of our future,” said David Griggs, executive director of the [MetroHartford Alliance](#), the region’s chamber of commerce. “And the more residential that we have, the better. And the fact that it is student housing, that’s fantastic.”

Griggs said students moving around the city, hanging out in coffee shops and places like a rejuvenated Pratt Street strengthens a youthful vibrancy that would contribute to the city revitalization in the aftermath of the pandemic. The move also would place students closer to local companies where they might intern and eventually choose to work once they graduate, Griggs said.

Saint Joseph’s initially is seeking as many as 40 apartments beginning this August, primarily for graduate students. The university, based in West Hartford, already has looked at the new rentals atop [the former Hilton hotel on Trumbull Street, now the DoubleTree](#), and other options.

Saint Joseph’s said the downtown apartments would ease a residential space crunch on its campus where there has been unprecedented demand for housing. This year, the occupancy rate for residence halls is 97% compared with 79% a decade ago, according to the university.

This fall, the university also expects a 37% increase in freshman undergraduates and a tripling of enrollment in its graduate pharmacy program, leaving no on-campus housing options for graduate students.



Rooms in residence halls at the University of Saint Joseph in West Hartford won't be available for graduate students this fall. (Courant File Photo)

The apartments would re-establish a presence in downtown Hartford two years after Saint Joseph's relocated its pharmacy school to its main campus. After a decade in a upper floor of the [XL Center](#), the university decided the school could better collaborate with its physician assistant program, also graduate level, being closer together.

"This will help us address two things that are of value to us: having a presence downtown and having a consolidated presence for the graduate students," Rhona C. Free, Saint Joseph's president, said. "It really made sense to move the pharmacy school onto campus, but we realized that it's good for our students to be downtown. We want to do what we can to help out with the growth right now."

## 'Pounding the pavement'

Plans by UConn are even more ambitious, as it seeks to potentially convert space within an existing downtown Hartford building for a residence hall for up to 300 beds.

Ever since [UConn opened its regional campus in downtown Hartford](#) in 2017, there has been discussion about the addition of undergraduate student housing — something that the university has successfully done at its Stamford campus.

The university's plans for a Hartford residence hall conversion also comes as the state's flagship university is pursuing other expansions in the city.

UConn is adding another four-year major — financial technology — to the nine already offered at the Hartford campus. [UConn also is leasing](#) the former Saint Joseph's pharmacy school space at the XL Center, and plans to open a research innovation center there this fall.





Students take advantage of the common area inside atrium of the main building of the University of Connecticut's Hartford regional campus. (Aaron Flaum/Hartford Courant)

Separately, [Huskies Tavern](#) — a staple of the UConn campus in Storrs — [intends to expand to downtown](#) on Pratt Street this fall.

Anne D'Alleva, UConn's provost and executive vice president for academic affairs, said the university has looked at a half dozen sites in downtown Hartford for the residence hall.

"I've been out pounding the pavement in Hartford," D'Alleva said.

D'Alleva declined to identify the properties that she has visited. But D'Alleva said they were in a geographic triangle formed by the XL Center, its Hartford regional campus in the former Hartford Times complex on Prospect Street and [Constitution Plaza](#), where UConn has long had its master of business administration program.

One possibility is an 8-story office building across from the XL Center, at the corner of Pratt and Trumbull streets. The structure — 242 Trumbull St. — has been marketed for an [apartment conversion by its new owner, Shelbourne Global Solutions LLC](#) of Brooklyn, N.Y., downtown's largest commercial real estate landlord.



The office building at 242 Trumbull Street, slated for a possible apartment conversion, could be a possible location for a residence hall for the Hartford regional campus of the University of Connecticut. (Aaron Flaum/Hartford Courant)

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The former Hilton with its apartments over the DoubleTree still has additional space that could be used for a residence hall.

Perhaps a longer shot is the empty 200 Constitution Plaza, the site of an apartment conversion that fell through last year. But a plan for 200 Constitution would be complicated by [a foreclosure now involving the complex](#).

UConn said it is too soon to say how much the project might cost. The price tag could vary widely depending on the property chosen, according to Nathan Fuerst, vice president for student life and enrollment. There also have been conversations about the potential for a philanthropic gift connected with the project, Fuerst said.

A decision is expected in 2024, but UConn declined to be more specific. But there are indications a choice could come soon. However, it would still be about two years before the residence hall would be available.

The [Capital Region Development Authority](#), the quasi-public agency that has helped finance downtown Hartford residential conversion projects for more than a decade, is likely to be involved with the residence hall project.

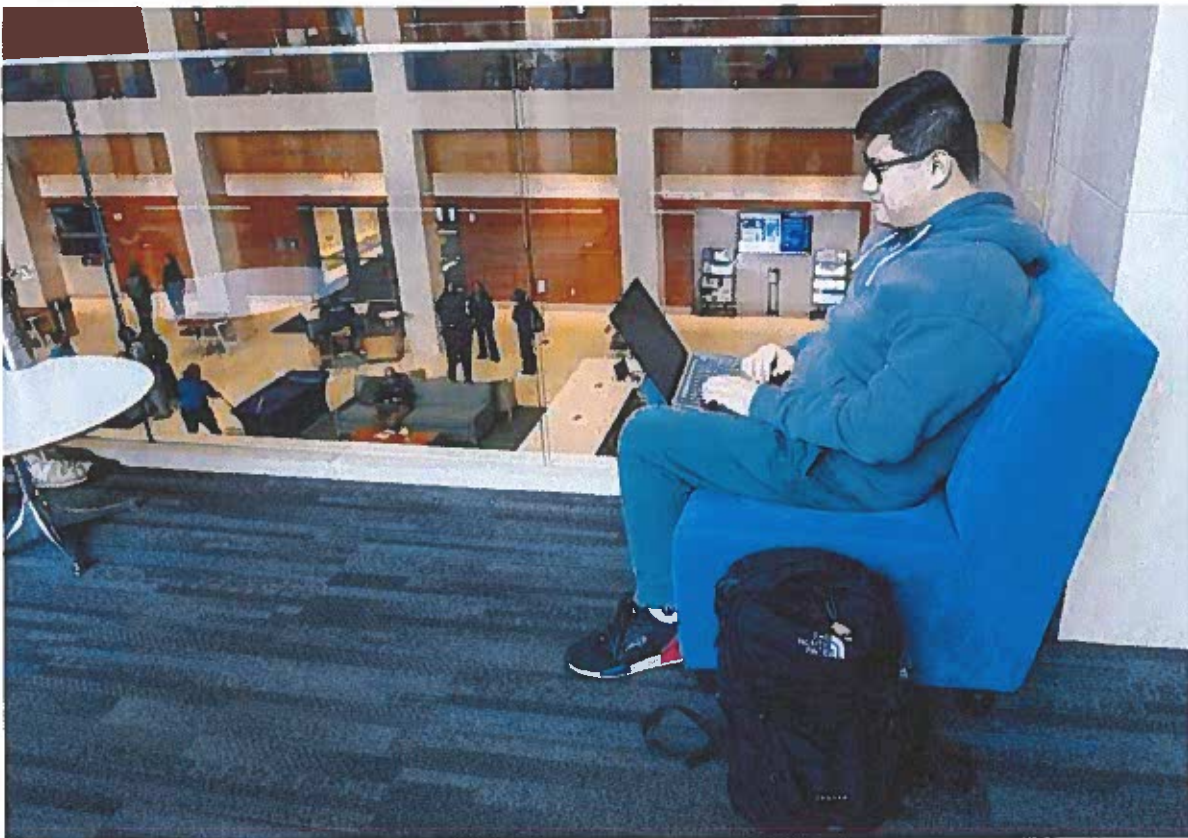


## Integrate into college life

UConn's exploring student housing options in downtown Hartford was largely drawn from increasing interest from students at the campus. Surveys tapped into a desire for a residential dimension to their experience at UConn in Hartford.

Students studying in and around the atrium in the former Times building said last week they thought a housing option was a good idea and it would provide a relief from lengthy commutes and help them more fully integrate into college life, cutting down on the isolation that goes along with being a commuter student.

"The only times you can really make friends is, of course, to go out of your way to ask people what their name is during class — and sometimes out of class — but it is still difficult," Chris Pan, a sophomore in his second year at the Hartford campus, said.



**Chris Pan of Suffield, works on his computer at the Hartford regional campus of the University of Connecticut. (Aaron Flaum/Hartford Courant)**

Pan said he would still have to weigh the cost of a residence hall with his expenses as a commuter, including gas and car maintenance. But more time off the road — Pan now has a 25 minute commute each way from Suffield — would open up more time for studying, Pan said.

The addition of student housing in Hartford also would give UConn another housing option for freshman applicants who are accepted to the university but can't get into the main campus at Storrs.

“I wouldn’t just limit this opportunity, though, just to our entering students,” Fuerst said. “The potential for upper division students from the Storrs campus who want to do an internship in downtown Hartford for a year or a semester. That’s an opportunity to open up the potential for our students to do those types of things.”

In Hartford, the number of undergraduates has risen 18% from 1,244 in 2017 to 1,473 in 2023, according to UConn.

## “What don’t we know?”

Hartford has long aspired to boost its profile as a college town, but it didn’t have the advantages of, say, a New Haven with Yale University.

Hartford’s most recent efforts date back to 2002 when Capital Community College opened in a long-vacant, former G. Fox & Co. department store building on Main Street.

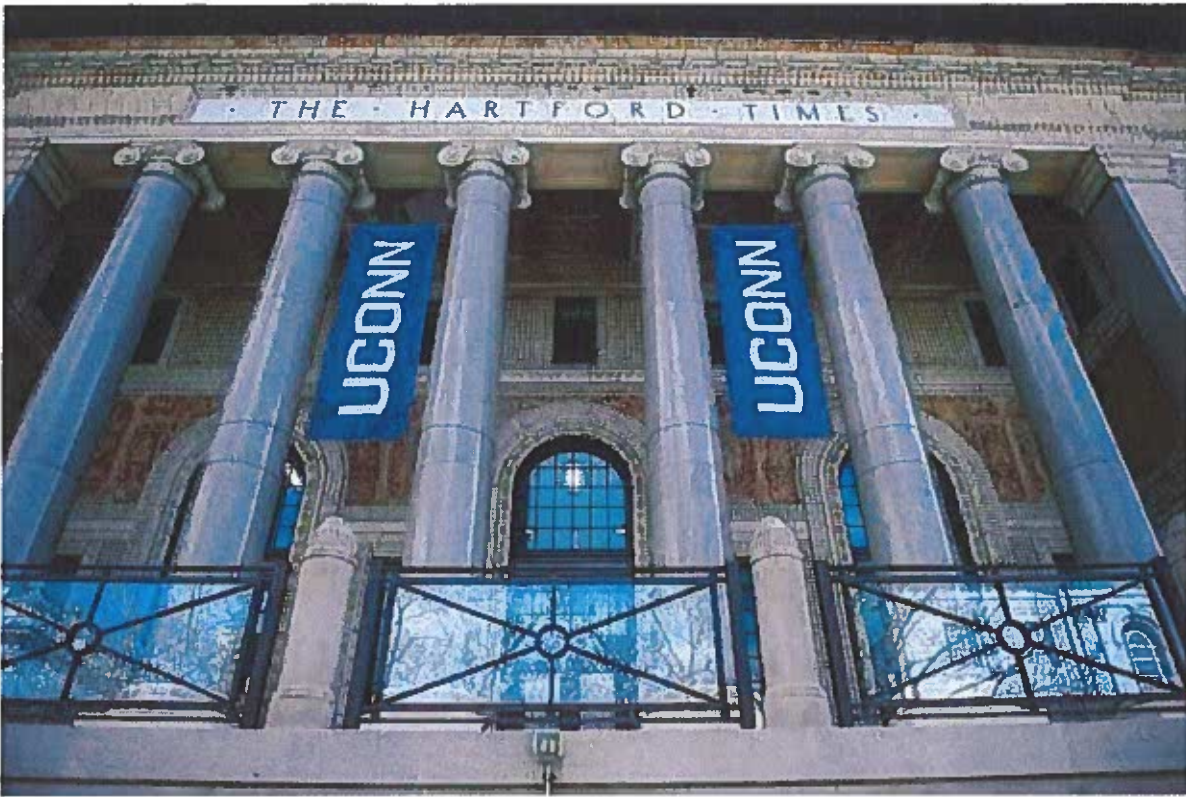
UConn’s \$140 million transformation of the Times Building in 2017 was seen as a significant step forward in building the population of students who would not only attend classes but patronize local restaurant, bars and coffee shops, putting “feet on the street.”

The progress was slowed during the pandemic as students shifted to remote learning. But they are becoming increasingly more visible downtown.

Trinity College, its main campus straddling Hartford’s Frog Hollow and Barry Square neighborhood, established its Liberal Arts Action Lab in partnership with Capital Community College at Constitution Plaza in 2018.

There have been earlier pushes to bring student housing to downtown. In the 2000s, student housing was built for the University of Hartford, tucked behind the former Sage-Allen & Co. department store on Main Street.

The project was never a resounding success in attracting students to live downtown, partly because its location left it relatively forgotten. [The student housing has since been converted to apartments](#), part of the larger Sage-Allen Apartments.



**The former Hartford Times Building was converted into the main building of the of the University of Connecticut's Hartford regional campus in a \$140 million project that opened in 2017.(Aaron Flaum/Hartford Courant)**

"If we can learn anything from the UHart experience, it's to keep our students as central as we can to everything," MetroHartford Alliance's Griggs said.

Griggs said it will be critical to determine early what are things that students will need — and want — while they are living downtown and how businesses need to respond.

"What don't we know?" Griggs said. "That is the big question. What is their expectation of living downtown? We'd like to think they'll be frequenting restaurants, but that probably isn't going to be the case. There will be some degree, but typically that's not what's going to sustain them."

Both Saint Joseph's and UConn say they see the potential for Hartford making strides as a college town.

Saint Joseph's Free said Hartford has a firm foundation to build on, from cultural and sporting attractions to the new housing that continues to be built.

'Hartford should really be a college town,' Free said. "Every college student likes to live in a college town. West Hartford is wonderful, but for those students that want a more urban environment, I think it's terrific to be downtown."

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