

Agenda
CRDA Board Meeting
October 17, 2024
Virtual - Teams Meeting
3:00pm

- 3:00pm – 3:00pm ● Call to Order & Minutes {9-19-24} *
- 3:00pm – 3:15pm ● Presentation – Infinity/Goodworks, David Rosenfeld
- 3:15pm – 3:20pm ● Board Meeting schedule - 2025
- 3:20pm – 3:25pm ● Finance Report
- Monthly Report
- 3:25pm – 3:35pm ● Mayor Reports
- Hartford Mayor Arunan Arulampalam
- East Hartford Mayor Connor Martin
- 3:35pm – 3:50pm ● Housing & Neighborhood Committee
- Project Updates
- 65 Elm/100 Capitol *
- Commerce Park, E.H. *
- 3:50pm – 4:00pm ● Regional & Economic Development Projects Committee (RED)
- Project Updates
- SINA Grant *
- 4:00pm – 4:10pm ● Venue Committee
- XL Center
- Pratt & Whitney Stadium at Rentschler Field
- CT Convention Center
- 4:10pm – 4:30pm ● Executive Director
- Construction Report
- Search Committee
- Bushnell South
- Parkville BID
- 4:30pm ● Adjourn

** Vote Item*

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DRAFT

Board Minutes

September 19, 2024

Capital Region Development Authority

100 Columbus Boulevard, 5th Floor

Hartford, CT 06103

Thursday, September 19, 2024

6:00pm –In-person meeting with virtual option

(The Board Meeting was held via Microsoft Teams with in-person availability)

Board Members Present: Chairman David Robinson; Vice Chairman Andy Bessette; Paul Hinsch; Matthew Pugliese; Pam Sucato; Andrew Diaz-Matos; Olusegun Ajayi; Joanne Berger-Sweeney; Mayor Connor Martin

Board Members Absent: Seila Mosquera-Bruno; David Jorgensen; Bob Patricelli; Mayor Arunan Arulampalam

CRDA Staff Present: Michael Freimuth; Joseph Geremia; Anthony Lazzaro; Robert Houlihan; Jennifer Gaffey; Terryl Mitchell Smith; Kim Hart; Mark O’Connell; Derek Peterson

Guests: SINA- Melvyn Colón, Executive Director; Logan Singerman, Director of Community Partnerships & Policy Analyst

Minutes

The minutes from July 30, 2024, were moved by Andy Bessette, seconded by Paul Hinsch and approved.

SINA Presentation

Executive Director of SINA, Melvyn Colón and Logan Singerman, Director of Community Partnerships & Policy Analyst gave a brief presentation regarding Transforming Washington Street through a Development Plan including the Planning Efforts; timing; scope; budget and impact.

Board Officer Elections & Committee Assignments

Chairman Robinson presented the Board Officer and Committee Assignments. Michael Freimuth noted that there is a Governor appointed vacancy on the Board that the Governor would like to fill and candidates are being discussed. Mr. Freimuth stated that Olusegun Ajayi has been assigned to the Housing and Neighborhood Committee. Mr. Ajayi confirmed that he was aware of the assignment.

REVISED 9/19/24

DATE: September 19, 2024
TO: CRDA Board Members
FROM: Michael W. Freimuth
RE: CRDA Committee Structure & Meeting Dates

The CRDA Committees will meet as indicated below:

Executive & Finance Committees (as needed)

Board Chair David Robinson Jeff Beckham/Paul Hinsch – OPM
Vice Chair Andy Bessette Mayor Arunan Arulampalam - Hartford

Housing & Neighborhood (First Friday of the month @ 9:00am)

Downtown projects within initial CRDA mission/scope

Neighborhood projects

Bushnell South project

DoNo efforts

Non-housing commercial projects, infrastructure, community dev projects, demo/site

Joanne Berger Sweeney (Committee Chair)

Paul Canning *

Mayor Arunan Arulampalam

Commissioner Seila Mosquera-Bruno

Robert Patricelli

Olusegun Ajayi (Shay)

Board Chair David Robinson

Regional and Econ Dev Projects

(Second Thursday of the month @ 3:00pm)

E. Hartford projects (Goodwin, Rentschler development, Silver Lane, Riverfront)

Newington (Nat'l Welding site)

Wethersfield (the Borden, Silas Deane)

Hartford Regional Market

Front Street District

TOD initiatives

Garage operations

Mayor Connor Martin (Committee Chair)

Commissioner Garrett Eucalitto/Pam Sucato

Commissioner Daniel O'Keefe

Board Chair David Robinson

Venue (First Friday of the month @ 2:00pm)

XL Center

Pratt & Whitney Stadium (Rentschler)

Convention Center

Dillon Stadium

Vice Chair Andy Bessette (Committee Chair)

Board Chair David Robinson

Andrew Diaz-Matos

David Jorgensen

* non-voting

The following motion was moved by Andy Bessette, seconded by Connor Martin and approved.

"The Board Officer Elections & Committee Assignments are authorized as presented."

Executive Session

A motion to move into Executive Session was moved by Andy Bessette, seconded by Matthew Pugliese at 6:20pm.

The Board ended Executive Session and resumed the Board Meeting at 6:35pm

Finance Report

CRDA CFO Joseph Geremia introduced Vanessa Rossitto, Principal at CliftonLarsonAllen, LLP (CLA) who presented a PowerPoint with the FY24 Audit Report and the Governance letter to the Board in accordance with the AICPA, Auditing Standards, and Government Accountability Board.

Ms. Rossitto expressed thanks to the CRDA and venue staffs for their cooperation. She discussed the Special Purpose Statements for the XL Center; CT Convention Center and CRDA Parking facilities. The Renschler Field Audit was also presented.

Audits will be issued with unmodified opinions, which is considered a clean opinion. Ms. Rossitto noted that the amount attributable to the Authority for the State Net Pension and Net OPEB Liability was disclosed in previous years. It is now recorded in the financial statements as Net Pension Liability, Net OPEB Liability, and related deferred inflows and outflows of resources. Ms. Rossitto also expressed the Auditor's Responsibility under U.S. general accepted auditing standard that are required to be communicated to the Board as part of the audit. Chairman Robinson thanked the auditors for their work.

The FY23-24 Annual Report was presented by Mr. Freimuth noting a few of the highlights from the Fiscal Year. The CRDA Organization & Partnership chart was displayed to show the many relationships that CRDA relies on to keep the Authority functioning and effective.

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

"The CRDA Board of Directors hereby approves the CRDA Annual Report/Audit for FY2023-2024 and the Stadium at Rentschler Field Audit for FY2023-2024 as presented or in substantially similar form and authorizes the Executive Director to forward to the Governor, General Assembly and Auditors of Public Accounts."

Mayor Reports

Hartford

Olusegun Ajayi (Shay) gave a city update in Mayor Arunan Arulampalam's absence. He reported on various City projects that are under construction.

East Hartford

Mayor Connor Martin reported on various Town projects that are under construction.

Housing & Neighborhood Committee

Derek Peterson, CRDA Senior Underwriter, gave an overview of CRDA Housing projects that are in various stages of development.

Regional & Economic Development Projects Committee (RED)

Mr. Freimuth indicated that Mayor Martin reported on most RED projects in his mayor's report. However, the only other project update is Carbone's Restaurant lease is near final stages and planning to open Summer 2025. Also, CRDA is working with the city on a housing proposal and DECD Brownfield funds for the vacated Carbone's restaurant on Franklin Avenue. although this project is still in the very early stages.

An update on the Riverfront Project was requested. A discussion ensued regarding the need for the involvement of the Army Corp. of Engineers and a way to get them engaged with projects on both sides of the Connecticut River.

Venue Committee

Andy Bessette reported on the various venues and events.

XL Center

The AHL held their annual league meetings in June and the Wolfpack was recognized for a number of accomplishments during the 2023-2024 season. The team's corporate sales department was recognized for a greater than 90% renewal rate in sponsorship and 20% growth in sponsorship during the season.

As noted at the last Board meeting, the Wolfpack averaged nearly 5,500 fans for its home games – the team's highest average attendance in over 20 years. The team was recognized by the league for a 90% renewal rate among full-season ticket holders and a 20% growth in group ticket revenue.

The Wolf Pack will play their first home game of the 2024-25 season on Friday, October 18th against the Springfield Thunderbirds. UConn Hockey will play its first game at XL on October 12, while the schedule of Men's and Women's basketball games will be finalized this week. Other upcoming events include a sold-out Sabrina Carpenter concert on October 2nd.

Pratt & Whitney Stadium

On June 7th, the State Bond Commission approved \$5 million in funding for roof repairs, renovation of team facilities and smaller projects around the building. An RFP for locker room renovations was issued earlier this summer and responses are currently being evaluated.

UConn played their first home game of the 2024 season on September 7th with a 63-17 win against Merrimack. Approximately 15,200 fans were in attendance.

Connecticut Convention Center

The 21st annual ConnectiCon Convention returned to the CTCC on July 18th – July 21st and the event was a resounding success. Approximately 52,000 people were in attendance over four days and the building set a new record for concession revenue.

It is estimated the event brought over \$3.6 million in revenue to businesses in the Capital region and the State's tax coffers. Over 1,600 hotel rooms were utilized, resulting in net room revenue of \$260,500. While some meals were purchased at the Convention Center during the event, it's estimated that some 48,000 meals were eaten at local restaurants, bringing in \$729,000 in revenue. State taxes generated by the event totaled \$125,000, including sales taxes on food and beverages, parking and hotel rooms.

Upcoming events include Connecticut Horrorfest this weekend, as well as the Connecticut Science Center Gala, the 45th Annual Home Show and the Connecticut Association of Land Surveyors' annual meeting.

The Bond Commission has approved \$2 million for replacement of pavers and repair of waterproofing and drainage on the Convention Center's riverfront esplanade. Work on that project will begin in about three weeks and should take about three months to complete, weather permitting. Repair of the buildings outside

elevators has been held up by difficulties sourcing replacement parts but work should begin within the next month.

Mr. Freimuth presented the Lease Agreement for the Wolf Pack Sales Office Lease Agreement

Lease Agreement – 315 Trumbull Third Unit Owner, LLC - (the “Wolf Pack Sales Office Lease Agreement”)

Background: For ongoing construction reasons and in consideration of the current limits within the Wolfpack sales office, the Oak View Group has requested that CRDA relocate and fit out new office space for the Wolf Pack sales office. The new office will be located at 315 Trumbull Street in a portion of the Double Tree by Hilton Hartford Downtown hotel immediately adjacent to the XL Center; the office is currently located in the atrium of the Civic Center on property owned by the Northland Group.

CRDA shall execute a sub-lease with OVG for use of such space.

Monthly Basic Rent: Year 1: \$5,000

Years 2-5: \$5,000 plus CPI adjustments

Construction Cost: ~\$30,000

Term: Five (5) years, cancellable after Year Two or upon the termination of the affiliated American Hockey League franchise. After Year Two, the Lease Agreement shall be assigned to the then existing manager of the XL Center.

The CRDA Venue Committee voted to recommend that the full board of directors approve the lease at its September 6, 2024, meeting.

The following motion was moved by Andy Bessette, seconded by David Robinson and approved.

The CRDA Board of Directors approves the Lease Agreement in accordance with the terms and conditions provided above and authorizes the Executive Director to take such actions as necessary to initiate and secure such lease.

Convention Services

Mr. Freimuth reported that the Connecticut Convention Center Convention Services program completed its first full fiscal year of operations in June 2024. The goal is to keep businesses busy and give an incentive to visitors to frequent those participating in the program.

Executive Director

Mr. Freimuth shared a Construction Project update presentation of various projects before/after photos to showcase the many projects that are currently in construction.

Mr. Freimuth presented the following contract for selection.

Bushnell South Parking and Traffic Consultant – Approval of Selection

Project - Bushnell South Parking and Traffic Consultant – Approval of Selection

Background - On May 16, 2024, CRDA issued an RFP seeking proposals from qualified and experienced firms interested in providing parking and traffic consultant services for the Bushnell South Development.

As discussed at length in previous Board meetings, addressing the diverse parking demands of new housing and commercial spaces, as well as those of existing entities - such as the Bushnell Center for the Performing Arts - will be critical to the success of this development. CRDA, the Bushnell theater and various development partners all have an idea as to parking demand. The task now is how to implement a program to meet this demand.

CRDA is therefore seeking a firm to develop a parking and traffic management, and development implementation plan consistent with the Goody Clancy Master Plan. Such a plan would address the parking needs of residents, employees and visitors, as well as traffic issues within the area. The selected firm would also be expected to consider ways to improve access to and egress from the Capital Avenue and Buckingham Street garages, as well as ways to improve the flow of traffic, particularly during peak use periods.

On June 7th, proposals were received from BFJ Planning, SLR Consulting and Walker Consultants. A Selection Committee comprised of Bob Patricelli, Mike Freimuth and Kim Hart reviewed the proposals and concluded that all three were responsive. Given the small number of proposals, the Committee felt it was appropriate to interview all three firms.

Interviews were held on July 16th and scoring sheets were completed shortly thereafter. Committee members agreed that Walker Consultants - while the more expensive - had the most experience relative to parking planning for mixed-use developments and the best understanding of what CRDA was trying to accomplish.

The Selection Committee is, therefore, requesting Board approval to move forward with a contract with Walker Consultants.

The following motion was moved by Joanne Berger Sweeney, seconded by Matthew Pugliese and approved.

“The Executive Director is authorized to enter into a contract with Walker Consultants for parking and traffic implementation planning for the Bushnell South Development project not to exceed \$126,000.”

U.S.S. Hartford Bell

Project - U.S.S. Hartford Bell – Contract for Concept Design

Background - In 1959, the U.S. Navy permanently loaned to the city a bell from the U.S.S Hartford, a Civil War sloop-of-war steamer once under the command of Admiral David Farragut. The ship was key to the Union’s 1864 victory at the Battle of Mobile Bay - a turning point in the war in which Farragut urged his men to fight on with the infamous cry of “Damn the torpedoes, full speed ahead.”

The roughly 400-pound bell was displayed at various locations around the city until 1964, when it was loaned to the Travelers affiliate that owned the newly completed Constitution Plaza. From 1964 until August of last year, the bell was displayed in a corner of the Plaza.

Lamenting the bell’s forlorn location and noting that, among other provisions, CRDA’s statutory mission charges it “to stimulate family-oriented tourism, art, culture, history, education and entertainment through cooperation and coordination with city and regional organizations”, CRDA offered its assistance in relocating the bell.

Before the bell could be relocated, however, its granite stand was damaged by vandals and Travelers placed the bell in storage for safekeeping in August 2023. Two months later, the Hartford City Council approved the transfer of the bell to CRDA and the Board accepted the transfer at its October 26, 2023 meeting.

CRDA staff has researched various location options, weighing the need to keep the bell safe and keeping it accessible to the general public as much as possible. Riverfront Recapture has offered the use of a vacant ticket office at Mortenson Plaza where Phoenix bridge crosses Columbus Boulevard to the Science Center. The location sees significant foot traffic and the interior space would allow the bell to be safely displayed behind glass, yet accessible to the public. A museum-type display would provide background information and highlight the story of Admiral Farragut's ship.

The use of the ticket office will need to be approved by the city, who own the Plaza and lease it to Riverfront. A concept plan will need to be developed, and Riverfront has reached out to one of their on-call architects who is familiar with the ticket office layout and utility connections. CRDA staff recommends engaging their architect to develop a concept plan for the bell display that can be used for the City approval process and to price and bid out the renovation work.

The following motion was moved by Joanne Berger Sweeney, seconded by Paul Hinsch and approved with Andy Bessette recusing himself.

"The Executive Director is authorized to enter into a contract with Riverfront Recapture's recommended architect to develop a concept plan for display of the U.S.S. Hartford Bell on Mortensen Plaza for an amount not to exceed \$10,000."

Mr. Freimuth gave an update on:

- 89 Arch Street - update
- MRDA MOU - an MOU for Municipal Regional Development Authority (MRDA) and CRDA. CRDA will assist, for a short time, providing staff time is available while MRDA gets up and running. Board members expressed concern that although they understand MRDA's needs, they are concerned about long term assistance due to CRDA's own band width for projects.
- MDC-Storm-Drain – Bushnell South – update

A motion to move into Executive Session was moved by Connor Martin, seconded by Matthew Pugliese at 8:10pm.

The Board ended Executive Session and resumed the Board Meeting at 8:35pm.

The following motion was moved by Andy Bessette, seconded by David Robinson and approved.

"The Board of Directors approved an extension of the Executive Director's contract through June 30, 2025."

The Board adjourned at 8:40pm. The next meeting will be October 17, 2024, 3:00pm.

CRDA
Board Meeting Dates
2024-2025

To: Board of Directors – Capital Region Development Authority (“CRDA”)
From: Michael Freimuth
Date: October 15, 2024
Subject: **CRDA Board Meeting Dates 2024-2025**

The CRDA Board Meeting dates are listed below:

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

<u>Month/Year</u>	<u>Meeting Day/Dates</u>
October 2024	Thursday, October 17, 2024, 3:00pm
November 2024	Thursday, November 21, 2024, 3:00pm
December 2024	No Meeting
<u>January 2025</u>	Thursday, January 16, 2025, <u>6:00pm, in-person</u>
February 2025	Thursday, February 20, 2025, 3:00pm
March 2025	Thursday, March 20, 2025, 3:00pm
April 2025	Thursday, April 17, 2025, 3:00pm
May 2025	Thursday, May 15, 2025, 3:00pm
<u>June 2025</u>	Thursday, June 19, 2025, <u>6:00pm, in-person</u>
July 2025	<i>Thursday, July 17, 2025 (call of Chair)</i>
August 2025	No Meeting
September 2025	Thursday, September 18, 2025, 3:00pm
October 2025	Thursday, October 16, 2025, 3:00pm
<u>November 2025</u>	Thursday, November 20, 2025, <u>6:00pm, in-person</u>
December 2025	No Meeting

Finance Report

Financial Update – October 2024

Fiscal Year 2025 Operating Statistics

CT Regional Market - Aug. 2024

Stats: Occupancy: 82% with 12 tenants

Activity: Farmers' Market: 2024 season opened on April 6

Approx. 20,050 YTD seasonal attendance

Aug. financials: Operating revenue \$13,800 favorable to budget due to seasonal parking agreements

Operating expenses \$6,000 favorable to budget due to savings in maintenance deferred to spring

Net income of \$13,400 favorable to budget by \$19,800

Total year projection of \$122,400 net income even with budget

CRDA Parking Facilities – Aug./Sept. 2024

Stats (Sept.): Utilization of 77% is favorable to budget by 5%

Aug. financials: Revenues \$101,600 favorable to budget due to increase in monthly parkers

Expenses \$204,300 favorable compared to budget due to favorable utility expense and timing of insurance invoices offset slightly with increased repairs & maintenance

Net income of \$12,500 favorable to budget by \$305,900

Total year projection of \$358,800 net income even with budget

Church Street Garage – Aug./Sept. 2024

Stats (Sept.): Utilization of 36% is favorable to budget by 14%

Aug. financials: Revenues \$73,000 favorable to budget due to increase in monthly residential parkers and corporate validations

Expenses \$50,200 favorable compared to budget due to favorable utility expense and timing of security and IT invoices offset slightly with increased repairs & maintenance

Net loss of \$88,700 favorable to budget by \$123,200

Total year projection of \$77,000 net income even with budget

Bushnell South Garage – Aug. 2024

Stats: Averaging 160 state vehicles per day-42% utilization

Tuesday through Thursday average of 200 state vehicles per day

Aug. financials: Revenues \$1,800 favorable to budget due to event revenues

Expenses \$19,500 favorable compared to budget due to favorable utility expense and timing of IT and misc. services invoices

Net loss of \$94,500 favorable to budget by \$21,300

Total year projection of break-even with CRDA appropriation even with budget

Bushnell Theatre event parking cooperation – operations personnel coordination

Financial Update – October 2024 (cont.)

CT Convention Center – Aug. 2024

Event Update: Hosted 8 events this fiscal year with YTD attendance over 70,000
Scheduled for 136 events this fiscal year vs. budget of 135 events
Aug. financials: Revenues \$66,800 unfavorable to budget due to event cancellation
Expenses \$25,800 favorable to budget due to savings in event personnel and vacant positions
Net operations unfavorable to budget by \$41,000
Total year projection even with budget with CRDA appropriation

XL Center – Aug. 2024

Event Update: No hosted events
Scheduled for 112 events this fiscal year
Aug. financials: No event revenues
Other Income \$1,500 favorable compared to budget
Operating expenses \$25,600 favorable compared to budget due to savings in personnel offset slightly with increased insurance expense
Hockey operations \$31,800 favorable compared to budget due to savings in sales personnel
Net operations favorable to budget by \$58,900, excluding sports lounge net operations
Total year projection of \$3,300 net income even with budget with CRDA appropriation, exclusive of estimated sports lounge net operations loss

Sports lounge weekend activity outperforming minimal weekday activity
Launched a new menu and operations hours in September
Sports betting CT Lottery YTD net revenue of \$6,300 through Aug. 2024
Sports lounge net operations loss of \$32,400 through Aug. 2024 \$2,000 favorable compared to budget.

P&W Stadium at Rentschler Field – Aug. 2024

Event Update: 11 parking lot and catered events held
Aug. financials: Event revenue \$7,600 unfavorable compared to budget
Operating expenses \$11,000 favorable compared to budget due to event savings in personnel
Other Income \$12,700 favorable to budget due to increased cell tower revenue
Net operations favorable to budget by \$16,100
Total year projection of \$8,100 net income even with budget with CRDA appropriation

**Housing
&
Neighborhood
Committee**

CRDA Board of Directors Meeting

Project: Elm and Capitol

Address: 65 Elm St., and 100 Capitol Ave., Hartford, CT

Sponsor: Spinnaker

Meeting Date: October 17, 2024

Background: 65 Elm Street and 100 Capitol Avenue (The “Project” or “Development”) are part of a larger redevelopment known as the Bushnell South Neighborhood Development (“Bushnell South”). The area includes public and private land for development, controlled by the Goody/Clancy masterplan. The long-term goal of the plan is to transform 20-acres of empty blocks and surface parking to a new, mixed-use neighborhood focusing on pedestrian friendly access to multifamily residential, arts, entertainment, and public spaces. The addition of 65 Elm Street and 100 Capitol Avenue will create continuity from Main Street to Bushnell Theatre and the State Capitol.

Spinnaker Real Estate Partners (“Spinnaker,” or “Borrower”) is a national multifamily developer that has experience in Bushnell South at 55 Elm Street, on the same block as the Project and currently under construction. CRDA helped finance 55 Elm, with a \$7 million permanent loan, and a \$6.5 million bridge loan for State Historic Tax Credits. Spinnaker expects to monetize the tax credits by year-end. The Borrower has requested that funds coming back from tax credits be applied to the 65 Elm and 100 Capitol Avenue Project, consistent with the Board’s approval of the 55 Elm Street project in March 2021. While both properties, or “phases,” make up the Project, CRDA is considering 65 Elm and 100 Capitol separately. Spinnaker will start construction on 65 Elm, and only if the full \$6.5 million tax credit is monetized will CRDA participate in the second phase, applying the returned proceeds to the construction of 100 Capitol Avenue.

The Project: The Development includes two new apartment buildings in Bushnell South consisting of 239 units, with 20% below market rate units (50%-120% AMI). 65 Elm will contain 127 apartment units and 3,250 sq. ft. of retail, while 100 Capitol will contain 112 apartment units and 5,250 sq. ft. of retail. The retail is expected to complement the long-term goals of Bushnell South, and may include restaurant tenants, studios, galleries and shops, consistent with the plan. The unit mix will consist of spacious studios, one- and two-bedroom apartments, and amenities such as a pool, beer garden, courtyard, a linear green and a sunken garden that will all be shared. Access to both properties will be to the north along Elm Street, with additional parking access to the east via Hudson Street. To the south, street parking will be allowed for tenants along 100 Capitol. An estimated 466 parking spaces will support the Project and 55 Elm Club, providing a total of 1.2 parking spaces per unit.

Proposal: Staff recommends making a loan of up to \$8,000,000 to Spinnaker for the development of 127 apartment units at 65 Elm Street in Bushnell South. Only if \$6.5 million in tax credits from 55 Elm Street are monetized, will an additional \$1,500,000 in loan proceeds become available for the development of 112 apartment units at 100 Capitol Avenue. This will result in a total loan allocation of \$8 million to each property, or \$67,000 per unit (and a total of \$9.5 million requested from Bond Commission). Each proposed loan will have a term of 10-years and earn interest at 3%, with an interest only period for the first 36 months. Principal and interest payments will be made for the remaining 84 months, or until the loan pays off. Interest payments will be calculated using a 360-month amortization schedule and the loan is pre-payable at any time without penalty.

Resolution(s): 1) *The Executive Director is authorized to make a construction-to-permanent loan to Spinnaker Real Estate Partners, LLC (or such single purpose entity as approved by CRDA) in the amount of \$8 million, to be used for the construction of approximately 137 units of housing (20% income*

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restricted units) at 65 Elm Street. The loan will carry a 10-year term at 3% interest-only for years 1-3 and amortizing principal and interest on a 30-year/360-month basis beginning in year four. The loan will be 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.

2) Further, the Executive Director is authorized to make a construction-to-permanent loan to Spinnaker Real Estate Partners, LLC (or such single purpose entity as approved by CRDA) in the amount of up to \$8 million, to be used for the construction of approximately 112 units of housing (20% income restricted units) at 100 Capitol Avenue. The loan will carry a 10-year term at 3% interest for years 1-3 and amortizing principal and interest on a 30-year/360-month basis beginning in year four. The loan will be subject to the successful monetization of approximately \$6.5 million in tax credits related to 55 Elm Street, resulting in a reduction of the 55 Elm St. loans with the repayment of such funds into the CRDA Housing Revolving Capital Fund, the subsequent application of this \$6.5 million to the loan, and requesting approximately \$1.5 million from State of Connecticut Bond Commission. This loan will also be subject to State of Connecticut Bond Commission approval, and other such fiduciary requirements deemed necessary and appropriate by the Executive Director and CRDA counsel.

CRDA Board of Directors Meeting
Project: Commerce Center Apartments
Address: Riverview Square, East Hartford, CT
Sponsor: The Simon Konover Company

Meeting Date: October 17, 2024

Background: Commerce Center Apartments (The “Project”) is a proposed multi-family development located in East Hartford, consisting of 150 new apartment units along the Connecticut River with walkability to downtown Hartford. The property is over 35-acres in size, and has been owned and managed by Eastford Associates, an affiliate of Simon Konover Co. (“Konover”), for over 40-years. Konover originally envisioned the site as an office development, but with changing workforce dynamics and the supply-demand imbalance for apartments in Greater Hartford, the highest and best use shifted towards housing. Konover has approached the Town of East Hartford and CRDA to provide up to \$6.5 million in second-position financing and has finalized an 8-year graduated tax abatement with the town, which will help make the Project economically feasible. Like other CRDA projects in East Hartford, the funds are specific to East Hartford and will be made available through a Memorandum of Understanding (“MOU”).

The Project: The proposed Project contemplates developing the vacant site into 150 multifamily units. Early plans show five, three-story buildings surrounding both covered and uncovered surface parking, with two points of ingress/egress along East River Drive. The unit mix will consist of 19 studios, 38 one-bedroom, 75 two-bedroom and 18 three-bedroom units. Community amenities include a clubhouse which will house a management office, fitness center, dedicated work-from-home spaces, a community room and café area. Outdoor amenities adjacent to the clubhouse include a pool, lounge area and grilling stations. The site is located between the American Eagle Financial Credit Union and Two Rivers Magnet School, and benefits from easy highway access to Route 2, Route 15, I-84 as well as direct connectivity to trails along the Connecticut River. Walking north along the river provides access to Great River Park, Founders Plaza (also a priority for redevelopment by the town), the pedestrian friendly Founders Bridge, and downtown Hartford. South of the Project is riverside greenspace and trails leading to Goodwin University’s recently built and growing Riverside Campus.

Proposal: Staff recommend making a loan of up to \$6,500,000 to Konover for the development of 150 apartment units in East Hartford. The proposed loans will carry a term of 10 years and earn interest at 3.00%, with an interest only period for the first 36 months. Principal and interest payments will be made for the remaining 84 months, or until the loan pays off. Interest payments will be calculated using a 360-month amortization schedule and the loan is pre-payable at any time without penalty.

Resolution: *The Executive Director is authorized to make a construction-to-permanent loan of up to \$6.5 million to Simon Konover (or such single-purpose entity acceptable to CRDA) for the purposes of developing 150 apartment units (\$43,333/unit) in East Hartford, CT. The loan will carry a 10-year term at 3% interest-only for years 1-3 and amortizing principal and interest on a 30-year/360-month basis beginning in year four. The loan is subject to State of Connecticut Bond Commission approval, all financing sources being secured, a new or amended Memorandum of Understanding (“MOU”) executed with the Town of East Hartford, and such fiduciary terms as deemed necessary by the Executive Director and CRDA counsel.*

CRDA Housing Approved

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/AF Split	Structure	CRDA Id. Approval	Bond Commission	Closed	Target Occupancy	Leased ¹	
777 Main	285	\$84.5M	\$296K	\$17.7M	\$62K	80/20	\$7.5M equity, \$10.2M 2nd mortgage	1/26/2013	3/13/2013	3/28/2014	Renting	98%	
201 Ann/Grand	26	\$4.45M	\$203K	\$3.8M/\$250K	\$28.8K	100	Note Paid Off	4/25/2013	6/21/2013	10/29/2013	Renting	86%	
179 Allyn	63	\$14.89M	\$233K	\$6.5M	\$103K	80/20	\$3.25M equity, \$3.25M 2nd loan, Refi 2022	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	6/21/2013	12/5/2013	Renting	97%	
Capewell	72	\$26.1M	\$359K	\$5.0M	\$69.4K	80/20	construction financing/converted to mortgage note	1/15/2014	2/28/2014	6/30/2015	Renting	96%	
390 Capitol	112	\$35.3M	\$290K	\$7M	\$62.5K	80/20	2 loans, 5% 20 yr.	6/19/2014	3/17/2015	9/22/2015	Renting	99%	
36 Lewis	6	\$1.8M	\$306K	\$300K	\$50K	100	construction/perm loan 1-3% 30 yr.	6/19/2014	7/25/2014	4/8/2015	Renting	100%	
38-42 Elm	6	\$1.24M	\$206K	\$349,350*	\$61.5K	100	loan 3% 30 yr.	6/19/2014	7/25/2014	2/25/2015	Renting	66%	
1279-83 Main	10	\$1.35M	\$135K	\$297K	\$29.7K	100	loan 3% 25 yr.	11/30/2017	6/16/2016	9/9/2016	Renting	100%	
370 Asylum	60	\$20.3M	\$338K	\$4M	\$66K	70/30	loan -3% 20 yr.	11/19/2020	7/28/2015	12/12/2020	Renting	95%	
Millennium	96	\$19.5M	\$202K	\$5.5M	\$57.7K	100	Former Raisison, foreclosure 2/2021	6/16/2015	3/14/2016	9/29/2017	Renting	95%	
81 Arch	53	\$23M	\$380K	\$5.6M	\$103.7K	100	Mez 2% 10 yr.	10/15/2015	12/11/2015	3/31/2016	Renting	88%	
101 Pearl	157	\$28.4M	\$184K	\$9.24M	\$58.8K	100	construction/perm loan 3% 30 yr.	3/16/2017	11/15/2016	11/7/2017	Renting	100%	
111 Pearl	101	\$21.55M	\$208K	\$6.05M	\$59.47K	100	construction/perm loan 3% 30 yr.	12/8/2016	5/12/2017	11/8/2017	Renting	97%	
88 (103-21) Allyn	66	\$21.1M	\$319K	\$6.6M ⁶	\$103K	80/20	construction/perm loan 3% 5 yr.	12/8/2016	5/12/2017	11/8/2017	Renting	96%	
Colt North	48	\$13.6M	\$283K	\$2.88M	\$60K	100	construction/perm loan 3% 20 yr.	12/8/2016	6/26/2019	10/31/2018	Renting	86%	
28 High	28	\$5.5M	\$196.4K	\$1.9M	\$67.8K	80/20	loan 3% 30 yr., refi 8/21	5/18/2017	11/29/2017	7/2/2018	Renting	100%	
100 Trumbull	8	\$750K	\$93.7K	\$480K	\$60K	100	loan 3% 20 yr.	2/2/2018	2/16/2018	8/29/2018	Renting	100%	
246-250 Lawrence	12	\$1.5M	\$125K	\$21K	\$43.4K	100	Historic bridge loan - paid off perm loan 3% 20 yr. (231K)	9/21/2017	2/16/2018	4/12/2018	2020/2022	Renting	97%
Colt "U"	28	\$7M	\$269K	\$1.5M	\$53.5K	100	loan 3% 20 yr.	10/18/2018	12/11/2018	1/4/2019	Renting	100%	
Pratt 1 - 99 Pratt	129	\$29.8M	\$231K	\$12M	\$93K	100	\$3M/\$9M 1% 5yr. 30yr.	1/10/2019	12/18/2019	11/30/2020	Renting	100%	
Pratt 2 - 181 Temple	47	\$34.9M	\$210K	\$2M	\$42.5K	90/10	New Units 47 / Total units 166 / 16 Aff. Units / 2.75% 30 yr. loan	10/17/2019	4/16/2021	4/16/2021	Renting	100%	
Park/Main	126	\$26.8	\$212K	\$8.4M	\$66.7K	80/20	20 yr. 3% Park 39/Main 87	9/17/2020	4/16/2021	10/15/2021	Renting	97%	
DoNo "C"	270	\$56.2M	\$208K	\$11.8M	\$43.7K	90/10	3% 30 yr. 15 yr. term	9/20/2018	9/20/2018	6/25/2020	Renting	98%	
55 Elm	164	\$63.3M	\$385K	\$13.5M	\$81.3K	80/20	2% 30 yr. Perm. 57M	4/16/2020	9/20/2018	9/30/2020	Renting	95%	
DoNo "B"	237	\$63.3M	\$231K	\$13.6M	\$57.3K	90/10	2% bridge \$6.5M/15 yr. term	9/18/2021	4/16/2021	12/15/2022	2024		
Revel (Hilton)	147	\$17.9M	\$121K	\$5.9M	\$40K	80/20	3% 30 yr.	12/6/2023	12/21/2021	6/15/2024	2025/6		
DoNo Arrowhead Block	45	\$18.3M	\$395K	\$4.1M	\$88.4K	80/20	2% 30 yr. \$3.8M + \$300K	12/15/2021	12/15/2021	8/29/2022	Renting	80%	
Colt "L" "East"	45	\$6.7M	\$148.8K	\$1.5M	\$33.3K	100	3% 20 yr.	12/15/2021	10/6/2023	6/14/2024	2025		
18-20 & 30 Trinity	104	\$46.35M	\$417K	\$6.5M	\$60.1K	80/20	\$6.5M \$1.5% 5 yrs./30 yr. loan	11/27/2022	12/8/2022	8/15/2023	2024	99%	
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	\$88K	90/10	\$5M 3% 30 yr. - \$2M Cashflow Note	9/21/2023	10/6/2023				
30 Laurel	47	\$9.8M	\$208K	\$3.52M	\$75K	100	2% 30 yr.	3/21/2024	6/7/2024				
Summary	2903 ¹	\$760M	\$260K	\$175M	\$62.5K median \$68K avg.	87/13	2547 market / 358 affordable						

10/15/2024
¹ deposits and leases
² \$75K/unit est. residential + 188 hotel rooms
³ notes repaid
⁴ \$16K from Housing Cap. Fund
⁵ \$339 including recap and neighborhood deals
⁶ \$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	\$56K	Mkt	Note has been paid off.	12/8/2016		6/13/2018	Renting	100%
241 Asylum	4	\$1.99M	\$150K	\$200K	\$50K	Mkt	construction note 5 yr., Capital Funds	03/22/2018	N/A	01/28/2021	Renting	100%
115-117							\$200,000 Hist. Bridge Loan	12/8/2016	N/A	5/7/2018	Renting	100%
Sigourney	4	\$1.16M	\$290K	\$200K	\$50K	Aff	Heritage Homes - Affordable	5/24/2018	6/1/2018	8/13/2019	Owned	115&117 Sold
86-88 Hawthorn	2	\$830K	\$418K	\$50K	\$25K	Aff	Heritage Homes (NINA) Aff.	5/24/2018	6/1/2018	8/13/2019	Owned	86 & 82 Sold
80-82 Hawthorn	2	\$818K	\$409K	\$200K	\$100K	Mkt	Heritage (NINA) Market	3/18/2021	6/1/2018	7/27/2021	Owned	80 & 82 Sold
213 Lawrence	3	\$900K	\$300K	\$410K	\$126K	Mkt	1st Mortgage 3% 25 Yr.	11/17/2022	N/A	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	\$25.4M	\$250K	\$1M	\$12K	Aff	City Funds 2% Loan co-term with CHFA	10/20/2022	N/A	6/21/2024	N/A	100%
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	
Summary	416²											

10/15/2024

¹ Paydown of note from sale

² 221 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	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	3/31/2022	Project nearing completion
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	Project being redesigned
17 Bartholomew	57 new units	\$17.60	\$3,000,000	CRDA/City	3% Loan/30 Yr.	9/19/2023	9/21/2023	NA	Pending Closing
35 Bartholomew	Parking Garage	\$11.6M	\$5,200,000	CRDA/City	\$5.2M Grant	9/19/2023	9/21/2023	NA	Awaiting Private Financing

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**Regional
&
Economic Development
Projects
Committee**

Washington Street Development Plan

Background: The Southside Institutions Neighborhood Alliance (“SINA”) is a partnership between Connecticut Children’s Medical Center, Hartford Hospital and Trinity College. Since 1978, the Alliance has collaborated with community stakeholders to foster economic vitality and improve the health and quality of life of the people who live, work, visit, study and play in the neighborhoods of South Central Hartford.

The redevelopment of the Washington Street corridor, extending from the State Capitol to New Britain Avenue, is central to SINA’s mission and is identified as a transformative project in the City’s Plan of Conservation and Development. Over the next few years, this area will see significant investment, including a \$326 million expansion of Connecticut Children’s. Looking to build on such momentum, SINA will convene a planning committee and undertake a development planning study that will look at the following components:

- Innovation - Creation of a med-tech corridor,
- Healthier neighborhood - Quality rental housing - particularly for medical staff working in the area - as well as a grocery store, day care and fitness facilities,
- Neighborhood Prosperity - Commercial development, including neighborhood amenities (i.e., restaurants, dry cleaners, laundromat) and medical-related businesses,
- Enhanced Safety and Environment - Reimagined streetscapes that address traffic and pedestrian flows, new lighting and signage,
- Community Trust – Ways to strengthen neighborhood partnerships, and
- Investment – Identify priority projects and potential funding sources.

CRDA has been asked to participate in the planning committee and to contribute toward the cost of the planning study. It should be noted that the redevelopment of the Washington Street corridor ties seamlessly into our work on the Bushnell South project, which sits at the northeast corner of the corridor.

SINA Development Planning Budget:

Liberty Bank	\$15,000
LAZ Foundation	\$ 7,500
Webster Bank	\$ 5,000
<u>CRDA Grant</u>	<u>\$25,000</u>
Total	\$52,500

RESOLUTION:

The Executive Director is authorized to grant up to \$25,000 to the Southside Institutions Neighborhood Alliance for the purpose of hiring a consultant to undertake a development planning study for the Washington Street Corridor in Hartford. Such funding shall be subject to 1) all other required funds being secured and 2) such fiduciary terms and conditions as deemed necessary and appropriate by the Executive Director and CRDA counsel.

CRDA Regional and Economic Development Projects

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
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
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	Opened 3/24
Bond	Elevator work	\$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Construction completed
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 1/18/2024	Site work 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	Loan closing in process

10/7/2024

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CRDA/East Hartford

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
Former Showcase Cinema Site	Acquisition, demolition and redevelopment of former multiplex site	\$12,000,000 ¹	Grant-in-aid		9/15/2016 5/18/2023	7/12/2016 6/1/2018 6/30/2023	Design plans include approx. 300 apartments plus amenities; CRDA \$7m grant agreement currently being drafted
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	Completed
Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CRCOG Silver Lane study	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EHBN project)			4/4/2009	Phase 1 of sidewalk project completed CRDA assisting Town with planning for Phase 2
Founders Plaza	Master Planning & Garage design to allow for residential development and demolition/abatement Demolition of buildings on or adjacent to Founders Plaza site	\$500,000 \$6,500,000	Grant-in-aid Grant-in-aid		5/18/2023	6/1/2018 6/30/2023	Discussions continue with Town, developer planning consultants and CRDA Demo of BOA building in planning
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	9/20/2018	Army Corp. permits to be issued soon
Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties. Funds also available for McCartin School	\$1,000,000	Grant-in-aid		9/20/2018	9/20/2018 7/29/2022	Four structures demolished to date; Demo plan created for McCartin
McCartin Site Housing	Demolition and abatement of former school and construction of site improvements to allow for residential development	\$4,500,000	Grant-in-aid	5/9/2024	5/18/2023 5/16/2024	6/7/2024	Funds Approved 6/7/24
Silver Lane Plaza	Acquisition and Redevelopment of Silver Lane Retail	\$10,500,000	Grant	9/9/2021	2/8/2018 9/16/2021	12/21/2021 5/26/2022	First of three buildings has been demolished. RFP for abatement and demo of other two buildings issued this week. Town in discussions with potential developer.

10/7/2024

¹ Transferred to CRDA from other State Agencies

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Executive Director

Construction Update

10/17/2024

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Status	Schedule	Red Flag
CRDA Housing Projects									
525 Main Street	42	29,570	6,031,090	80,788	94%	No	HVAC Contractor has rough in corridors to complete, all Roof Top Equipment is in place. P&E Trades are substantially roughed. Sheetrock is complete on floors 2, 3 & 4. Ceilings are in and painting has begun. Kitchen, baths and appliance install has begun. Rough wall inspections have passed floors 1 - 4. Two (2) Model units are being completed on Floor 3.	The project completion is for 11/30/2024 per Daniel Klaynberg. He also stated he entered into a management agreement with Simon Konover Co. Rentals are schedule to begin December 2024.	N/A
275 Pearl Street	35	31,358	7,500,766	-	92%	No	Rough framing is completed on all floors. MEP Rough work is ongoing with P&E Contractors at 90% Rough. HVAC is at 90% with all Roof Top Equipment set. Exterior facade work is at 100%. Drywall has begun on all floors. Kitchen & Appliance installation has begun.	The project completion is for 11/30/2024 per Daniel Klaynberg. He also stated he entered into a management agreement with Simon Konover Co. Rentals are schedule to begin December 2024.	N/A
55 Elm	164		39,524,125	590,050	83%	Yes	Press (Annex) Building is at 100% complete. Main Building Finishes have started on Floors 5 & 6. Rough work continues on all other areas. Permanent power is now in place. Annex units are in the process of being leased. Water leaks have occurred in Annex which is slowing work in Main Building due to manpower staffing.	Annex (Press Building) is at 100%. water leaks slowing rentals down, also delaying work in Main Building. 5th & 6th Floor final finishes are being completed. Main Building occupancy - 122 Units are scheduled to be turned over for lease end of December 2024 per Alysa Kent & Basement & 1st Floor Amenities - February 2025.	N/A
847 Asylum NINA	three family home	8,540	1,155,000		92%	No	The two residential apartments are substantially complete. The only major work remaining is the installation of carpeting in the bedrooms which will occur at the end of construction. On the owner's side, finish work is progressing well.	Completion date October 2024	N/A
Bedford Gardens	85	72,462	10,622,000	-	3%	No	CRDA team to meet with Developer for a formal schedule & walk through of the progress. 85 Units in ten (10) buildings are being renovated as existing tenants remain in place.	Project is ongoing with a schedule completion of May 2025. CRDA visits site for updates every 2 weeks.	N/A
Arrowhead	44	31,230	12,789,140	367,452	10%	Yes	CRDA Staff attended OAC Kickoff meeting 07/18/2024 and will continue to attend bi-weekly meetings and subsequent req meetings will be monthly starting end of August 2024.	Current Construction Schedule shows 14 month duration estimated completion date is September 2025. Construction in Arrowhead & Flatiron is ongoing. Coop Building is pending schedule of tenant relocations.	N/A
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. Met again 05/19/2024 to revise schedule to start date of October 2024 per Tom Briggs of Simon Konover. Schedule pending loan closing.	N/A

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Construction Update

10/17/2024

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Status	Schedule	Red Flag
64 Pratt Street / UCONN Dorms							Bond Commission approved funding for development of over 200 new residential dorm units at 64 Pratt Street	CRDA Staff waiting on meeting with developer, date TBD.	N/A
CRDA Neighborhood Projects Riverfront Land Development (Hartford/Windsor side)			1,000,000 (* full CRDA Loan)	-	83%	Yes	Park Master Plan was completed and shared with the community on September 28. The project is in the permitting phase. Riverfront Recapture and DEEP continue to negotiate a 25 year lease. 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.	This project is at the mercy of the regulatory permits process.	permits
Fuller Brush- 3580 Main Street	153		26,210,764	1,631,004	40%	Yes	Demolition has been completed. Trades have mobilized. Vertical Metal Framing Has been completed in Building #2, Building #1 is framed at 65% . All HVAC Equipment is stored and secured onsite. Roofing on both buildings at 95%. MEPPF have begun rough in Buildings 1 & 2 to approx. 40% rough in.	Anticipated 20 month duration. Completion estimated for August 2025 per Axela Construction Schedule.	N/A
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 pending City approvals.	N/A
Albany & Woodland			3,630,677 (phase 1)	-	35%	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.	G.C. (PAC Group) is completing Phase 1 of project and will be released for Phase 2 shortly. Footings & Foundation are complete, site work ongoing. Steel is released for 12/2024 install. Project completion is 08/2025.	N/A
Liberty Church			900,000	53,080	99%	Yes	Project Contractor is onsite and work is underway, staging is up. Project is progressing as scheduled, work completed to 96% as of 09/30/2024. Clock hands & mechanism is being installed week of 10/07/2024.	Substantial completion: 9/30/24, staging scheduled to be removed in its entirety by end of October 2024.	N/A
Regional & Economic Development Projects East Hartford Great River Park Improvement			1,324,010 (* full CRDA loan)		27%	Yes	The Army Corp regulatory division provided project authorization on 10/4/24. The CT Port Authority is still reviewing grant applications for the Small Harbor Improvement Project grant opportunity, their goal is to notify successful applicants before the October Bond Commission meeting. GEI will complete the construction documents by end of year and bid the work over the winter with a goal of starting construction in the spring 2025, Assumes additional construction funds can be secured. Alternative is to reduce the scope of project to fit the original construction funding.	goal of starting construction in the spring of 2025	permits

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Construction Update

10/17/2024

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Status	Schedule	Red Flag
McCarlin School Demo.		25,380	TBD		0%	No	Bond Commission approved funding of \$4.5M toward demo/abatement and infrastructure/road improvements. Demo and Abatement bid docs complete RFP is ready to send. Concept Road design to be determined. Engineered drawings schedule TBD, subject to MDC backlog of one year.	Waiting on MOU with ToEH, schedule TBD.	N/A
Demo BoA building at Port Eastside/Founders							Bond commission approved funding for demolition of vacant buildings. RFP for Demo Design & Hazardous Building Materials Survey to be rebid	TBD	N/A
Silver Lane Plaza Demo- Phase 2							ITB for Demo & Abatement has been issued with a due date of 10/31/2024.	Buildings are vacated and ITB has been issued. Walk through scheduled for 10/11/2024, bids due 10/31/2024.	N/A
Venues									
2023 XL Renovation Project						\$145M	Bond Commission has approved funds to move forward, CM contract has been awarded. UCONN Locker Room, Rack Room, Multi-Purpose Room, general demolition as required at the Event Level Club all underway. Construction is ramping up and will continue through the event season. Operations and Construction personnel are meeting as required to coordinate.	Work began in mid-August of 2024. Substantial Completion in Summer of 2026.	N/A
Rentschler Field						\$5M	Bond commission approved funding for roof repairs, waterproofing & renovation of team facilities.	A&E RFP is under review expected to go out October 2024. CM RFP to follow. Roof work scheduled for Summer 2025.	N/A
Front Street District						\$2M	Bond commission approved funding for infrastructure repairs and improvements, including sidewalk, crosswalk, and lighting repairs, and ADA compliance safety improvements.		N/A
Church Street Garage						\$5M	Blue Light System work awarded, completion 12/15/2024. Level 4 & Stair 1 painting to start 10/30/2024. Concrete repair contractor to mobilize by end of October.	Completion TBD. Awaiting project schedule	N/A
Convention Center Plaza						\$2M	Bond Commission approved funding to repair water damage to the riverfront esplanade at the Connecticut Convention Center & misc. repairs	Work is currently underway, completion TBD.	N/A
Convention Center Garage						\$1.6M	Bond Commission approved funding for elevator repairs	Materials Ordered, work to be scheduled when parts are received by KONE Elevator Co.	N/A

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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 and funding gap
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 \$3M	9/21/2023 5/22/2024	10/6/2023	Pending
UConn 64 Pratt	200 Bed Dormitory	N	\$28M	\$10M	Loan to private developer 20 yr. /3%	5/22/2024	6/7/2024	design phase

CRDA Rescinded Projects

Project	# Units	TDC	CRDA Amt.	Mkt/Aff Split	Action	Initial CRDA Bd. Approval	Bond Commission
105-7 Wvlys	9	\$2.5M	\$800K	100	rescinded	5/18/2017	
3 Constitution	49	\$17.7M	\$4,289	100	rescinded	3/21/2019	11/29/2017 6/26/2019
289 Asylum	16	\$1.7M	\$575K	100	rescinded	9/19/2013	2/28/2014 11/16/2014
East Hartford	Horizon Mall	\$	\$12M	-	reprogramming	4/25/2013	6/21/2013
Parkville Market 2	Retail	\$4M	\$3.5 M	-	alt financing	6/16/2022	
690-714 Albany	8	\$3.8M	\$2.5 M	AFF	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
100 Trumbull	8	\$750K	\$480K	100	cancel	9/21/2017	4/12/2018
690-714 Albany	8	\$2.49M	\$800K	25/75	expired	5/18/2023	
241 Asylum	4 Units	\$257K	\$257K	100	rescinded	5/22/2024	N/A

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 9/23 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	Closed 6/13/2024
Albany Woodland	New Retail Construction	\$12.8M	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

10/15/2024

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Miscellaneous

Third big project in CT town could add 150 riverfront apartments. Amenities planned.

Don Stacom

Bolstered by an impending \$6.5 million in low-interest state loans, a prominent developer is proposing 150 apartments on the riverfront — the town's third large-scale residential project.

Simon Konover Co.'s \$47.5 million Commerce Center in East Hartford would be a complex of three-story buildings about a half-mile south of the massive Port Eastside project at Founders Plaza, and could revamp much of East Hartford's riverfront.

"This is music to my ears," Mayor Connor Martin said after a Capital Region Development Authority committee endorsed the loan request. "We have so much momentum and investment going into that area. This is leveraging some of the most prime real estate we have in town."

Konover's plan would use part of its property at 341 East River Drive, an undeveloped 35-acre tract bordered by the Connecticut River to the southwest and the Hockanum River to the southeast. Just a few hundred feet to the south is the Charter Oak Bridge.



Cloe Poisson / Hartford Courant

Aerial view of the Hartford skyline, the Connecticut River and the Charter Oak Bridge looking north. File photo.

The town has assessed the land at a little more than \$1.1 million, and Konover has owned it for decades with plans to build office space just south of the large Founders Plaza office park.

"With changing workforce dynamics and the supply-demand imbalance for apartments in Greater Hartford, the highest and best use shifted towards housing," according to a CRDA memo.

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Konover began floating the idea of a roughly 130-unit project there last year, but is now proposing 150 with a heavy emphasis on two-bedroom apartments. Tentative plans are for five three-story buildings with 19 studio units, 36 one-bedrooms, 75 two-bedrooms and 18 three-bedrooms.

There would be an outdoor pool and deck along with grilling stations, and a clubhouse with a fitness center, work-from-home spaces, a cafe area and a community room, according to CRDA documents. The management office would also be in that building.

Konover has been talking with East Hartford officials about an eight-year phased-in property tax break. CRDA documents indicate the company would put up \$7.75 million including the land, and bank financing would provide another \$33.25 million. The rest of the \$47.5 million cost would be covered by CRDA's 10-year loan of \$6.5 million at 3% annual interest.



The location of Simon Konover Co.'s proposed apartment complex in East Hartford. (Courtesy of Capital Region Development Authority)

Just this week, Port Eastside's development partnership announced it had completed acquiring the four key properties at Founders Plaza that it needs for a planned mega-development of up to 1,000 apartments along with retail, restaurants, a transportation center and more.

At the same time, developers Brian Zelman and Avner Krohn are moving forward with plans for 300 to 400 apartments in a new project they're calling Concourse Park at the site of the former Showcase Cinemas along Interstate 84. The company plans to close on the purchase of the property before the year ends and begin construction in 2025.

The wave of residential development started under Mayor Mike Walsh and is continuing in Martin's administration.

"It continues to contribute to the message that 2024 is our year, and 2025 will be our year too," Martin said. "It shows the energy around economic development here."

Konover manages apartment buildings in Vermont, Massachusetts, Maine, Pennsylvania and Illinois, and its portfolio lists 45 Connecticut complexes ranging from Eno Farms in Simsbury and Greenfield Village in Rocky Hill to The Residences at Wash Brook in Bloomfield and Cove in West Hartford.

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NEWS > CONNECTICUT NEWS

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A massive CT redevelopment slowed after estimates topped \$100M. It might unroll differently.



A consultant's rendering of how a fully redeveloped Bushnell South could look in the future. (Goody Clancy)



By KENNETH R. GOSSELIN | kgosselein@courant.com | Hartford Courant

UPDATED: October 7, 2024 at 8:31 a.m.

The discussions are in the earliest stages.

The redevelopment of the largest parking lot in Hartford's Bushnell South area for housing, restaurants and entertainment venues will likely unfold more slowly than initially thought, but it could now make room for an arts-focused high school.

The Capitol Region Education Council, which operates the Greater Hartford Academy of the Arts Full Day high school, has had preliminary discussions with both the Capital Region Development Authority and The Bushnell Center for the Performing Arts about the potential for relocating the school to Bushnell South.

But Bushnell South — a massive redevelopment project that would create a new neighborhood south of Bushnell Park and east of The Bushnell — could provide an option for CREC, which has sought for nearly a decade to establish a permanent location for the school.

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Greg J. Florio, CREC's executive director, said finding a location for the high school has been a top priority for CREC, and the preference is to keep it in Hartford.

"We have considered the Bushnell South redevelopment area as an option and can provide no more information at this time," Florio said, in a statement.

The high school, now located at Hartford's Colt complex, offers an arts-integrated program where art courses are taught by professional artists. Students pursue college and professional careers in media production, graphic design, dance and movement.



The back of the Bushnell Performing Arts Center can be seen across the parking lot on Thursday, Oct. 3, 2024. (Aaron Flaum/Hartford Courant)

The Bushnell, which has a broad array of educational programs involving schools, said there could be synergies with having an arts-focused school so close to its theater complex.

"We are very supportive if it makes sense at the end of the day to put a high school for the arts in Bushnell South, we figure out a way to do it," David R. Fay, The Bushnell's chief executive, said. "We'd do everything we could to figure out to do that. We're trying to be very supportive in the conversation."

Fay said there would be issues to be worked out, including congestion and how to transport students to and from the school. School administrators, Fay said, might prefer a location that is surrounded by more space, rather than a densely-developed neighborhood as is envisioned for Bushnell South.

Michael W. Freimuth, executive director of CRDA, which oversees the Bushnell South area, said he's "not sure it works."

"It's got certain advantages with The Bushnell, of course," Freimuth said. "[The academy] needs a new home. It's been looking a new home."

The potential for including a school in the redevelopment of the nearly 3-acre parking lot comes as its preferred developer, The Michaels Organization, of Camden, N.J., is redesigning its proposal for the site, after cost estimates topped the original \$100 million. The initial vision, after Michaels was selected by CRDA in late 2022, was for nearly 250 apartments over storefront space, plus 15 townhouses that would be offered for sale.

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Mark Mirko / Hartford Courant

Parking lots near The Bushnell Center for the Performing Arts and the renovated State Office Building in Hartford are targeted for redevelopment in "Bushnell South" master plan. The largest lot, next to the State Office Building, will likely be developed in phases. (Courant File Photo)

How a performing arts school would fit into the overall redevelopment of the parking lot is not certain. But Freimuth said it could potentially be located in the southeast corner bordering Buckingham Street

The school fits with the goal of reshaping the area with an emphasis on the arts, given The Bushnell is an anchor to the new neighborhood. But Freimuth also notes that one driving philosophy behind the area's redevelopment is to create property that would do the most to boost the city's tax base. CREC schools are tax-exempt.

"The fundamentals that we have to keep in mind — and why this is just being explored — the mission of this area was to build housing, and it was to get taxable real estate going," Freimuth said. "A school maybe has some unique aspects to it that could make it work, but we have to make sure we don't lose sight of what the goal was here."

If built, the school, Fay said, would not take up a lot of land.

"Our city leadership has to balance all considerations — tax revenue being one of them — my impression is that they focus first on 'what's best for the students,'" Fay said. "Figuring out how to pay for what's best is never easy."

Freimuth said the school could help shift traffic patterns and time of demand for parking, while potentially opening up options for shared — or even less — parking. Parking remains a concern, particularly for The Bushnell, as surface lots are developed. A study of options is now underway.

New development approach

Wherever the idea of the school ends up, the development on the parking lot is now expected to unfold in phases, probably starting with 150 to 200 units, closer to the size of other housing projects financed in the city by the quasi-public CRDA. Groundbreaking is still more than a year away, not likely until 2026.

Since the pandemic, construction projects have been hampered by high interest rates and building material costs, making it tougher to get projects off the ground. Some easing may now come as inflation cools and the Federal Reserve cuts benchmark interest rates that affect borrowing.

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Bushnell South is a 20-acre area between Washington and Main streets, bisected by Capitol Avenue. In the years to come, Bushnell South could encompass more than 1,000 residential units, retail space and a public promenade. The area is dominated by parking lots and vacant buildings that are targeted for redevelopment in creating the new neighborhood.



A consultant's rendering of how a fully redeveloped Bushnell South in downtown Hartford could look in the future. (Goody Clancy)

The area's development also is being complicated by planning for possible new, underground storm water drainage systems. Those systems, likely to cost millions of dollars, are expected to be needed to handle increasing volumes of rainfall and runoff from the new development. More intense rainstorms are being attributed by scientists to climate change.

One early housing project is anchoring the northeast corner of Bushnell South.

South Norwalk-based Spinnaker Real Estate Partners, the developer, is now leasing 160 apartments in the former state offices and annex at 55 Elm St., on Pulaski Circle. The \$67 million project, on Bushnell South's northeast corner, is being followed up by Spinnaker with two new apartment buildings on surrounding parking lots. Together, the two structures would add another 239 apartments, at a cost of \$69 million.

On Friday, \$16 million in low-cost, state taxpayer-backed loans for the projects at 65 Elm St. and 100 Capitol Ave. secured their first approval by CRDA's housing and neighborhood committee.

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The former state offices at 55 Elm St, in downtown Hartford have been converted to apartments. (Aaron Flaum/Hartford Courant)

Construction could get underway in late 2025.

The next project in Bushnell South that is expected that is to break ground is the \$45 million conversion of two historic properties and former state offices at 18-20 and 30 Trinity St.

Developers Philadelphia-based Pennrose LLC and The Cloud Co., of Hartford, plan 108 residential rentals in the two Trinity Street buildings, plus a restaurant in 30 Trinity and a rooftop lounge atop the neighboring 18-20 Trinity. A landscaped plaza in between would visually connect the two converted structures, both built early in the last century.

The partners have said they are confident they will have their financing together by the end of this year — the deadline to purchase the properties from the state. The properties anchor the northwest corner of Bushnell South.

Kenneth R. Gosselin can be reached at kgosselin@courant.com.

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Some CT colleges are turning to apartments as enrollment grows

Natasha Sokoloff

Nearing campus housing capacity, some Connecticut schools have resorted to leasing apartment buildings, waiting lists and planning for new residence halls. UConn offered a new housing option to students this year, as a new 657-bed residence hall opened in Storrs in August. An aerial view of Connecticut Hall on a sunny day in Storrs on Aug. 20, 2024. (Sydney Herdle/UConn Photo)

Nearing campus housing capacity, some Connecticut schools have resorted to leasing apartment buildings, waiting lists and planning for new residence halls. UConn offered a new housing option to students this year, as a new 657-bed residence hall opened in Storrs in August.

An aerial view of Connecticut Hall on a sunny day in Storrs on Aug. 20, 2024. (Sydney Herdle/UConn Photo)

Sydney N. Herdle/UConn

Facing increases in student enrollment this fall, some Connecticut universities have had to get creative in their housing offerings as they scramble with campus housing capacity.

This year, the University of Connecticut, already the state's largest school, enrolled more students than ever before, said university spokeswoman Stephanie Reitz. The school has one of the highest on-campus residency rates in the nation, according to UConn's website. The school will house 13,300 students on campus this semester, but the demand was higher, meaning the school needed to turn to off-campus options, despite a brand new residence hall.

In response to the strong interest this year, UConn is leasing rooms at The Oaks on the Square, an apartment building in downtown Storrs, to add capacity, Reitz said. A total of 163 students are staying in apartments there.

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"This is UConn's first year of leasing space in The Oaks, although it is not unprecedented to use nontraditional space for housing when needed," Reitz said. For instance, she said, UConn had housed students in some rooms of the Nathan Hale Hotel for a few years when it owned that property.

In addition, some lounge spaces in Storrs residence halls have been transitioned into living spaces, Reitz said. That practice has been used throughout the years at times when more beds have been needed, and was also in place last fall, she said.

UConn isn't the only school grappling with an unusual enrollment increase this year.

Enrollment across the entire Connecticut State Colleges and Universities system increased 4.2 percent this fall, reversing a yearslong trend of declining enrollment.

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CSCU reported increases across each of its four regional universities, as well as its community college campuses, but Eastern Connecticut State University saw the highest increase in enrollment.

With a 9.5 percent enrollment increase overall, and a 7.7 percent increase in students living on campus compared to last year, ECSU is seeing the highest housing occupancy since the pandemic, said university spokesperson Michael Rouleau. 98 percent of beds are filled, across some 14 residence halls.

Last fall, ECSU had 1,964 students in housing, said Paul Serignese, interim director of housing and residential life. Currently, the school has 2,115 students living on campus.

While Serignese said they do have enough beds to meet the needs of students with campus housing this year, only 2 percent of usable beds are vacant. That's why ECSU, like other Connecticut schools, is coming up with strategies for expansion, to prepare for the higher housing demand that corresponds with increased enrollment.

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Planning for more space

For example, ECSU is creating plans to be able to house 2,300 students for future fall semesters, Serignese said. "We are looking at how we can best meet the needs of our students by providing the housing styles they desire," he said, adding that they were looking at single apartments and affordable housing offerings.

The University of Saint Joseph, located in West Hartford, just opened up a new housing option in downtown Hartford for this school year, partly in response to an enrollment increase.

With USJ undergraduate enrollment up 6 percent this fall, Rhona Free, the university's president, said in an earlier interview with CT Insider that they realized they were going to run out of housing capacity on campus for undergraduates. So, USJ signed an agreement with Millennium Apartments to provide student housing in downtown Hartford and avoided what could have been a housing problem on campus this school year.

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UConn offered a new housing option to students this year, as a new 657-bed residence hall opened in Storrs in August, Reitz said. And in Stamford, UConn increased student housing capacity from 480 last year to 677 this year with the addition of more apartment-style units.

"In addition, we look forward to opening a new residence hall in downtown Hartford in the near future, and we are excited about abundant private student-oriented housing developments near the Storrs campus which will help address housing demands going forward," Reitz said.

The new Hartford dorm would house 200 students in 50 units built inside part of a converted office and retail building facing Pratt Street.

Article continues below this ad

With a steady increase in undergraduate enrollment at the Hartford campus in recent years, the school has reported an interest in student housing growing along with the campus population. UConn Hartford students could occupy the dorm as soon as August 2026.

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DEVELOP

ULI findings in St. Louis, Missouri, emphasized the importance of strong downtown organizations to spearhead revitalization efforts.



ULI Advisory Services: The Future of American Downtowns

How seven cities are tackling the future of downtowns

The modern downtown must become a mixed-use urban environment—single-use office districts will not survive.

Report: Recalibrating the current single-use nature of the downtown district will require concerted effort, and starting with placemaking activities and programming to attract people to the area can help jump-start the process of creating a 24/7 mixed-use neighborhood. (San Francisco)

For the past 18 months, ULI's Advisory Services Program has been hard at work in cities across the United States, helping local municipalities re-envision their downtown environments. From St. Louis to Sacramento, Detroit to San Francisco, and in cities in between, civic leaders, urban designers, and real estate developers are wrestling with a future for the downtown that no longer hinges on the traditional 9-to-5 office environments.

Although each of these cities faces challenges unique to its environment, ULI has identified consistent themes across markets, regardless of

geography or population size. These themes offer insight into common challenges facing cities throughout the U.S. and suggest viable, sustainable solutions for revitalizing some of the country's most challenging downtowns.

The following information has been pulled from ULI Advisory Panels conducted in the following seven cities: Chicago, Illinois; Detroit, Michigan; Minneapolis, Minnesota; Pittsburgh, Pennsylvania; Sacramento, California; San Francisco, California; and St. Louis, Missouri. Each of these studies revealed that the era of the single-use district is over. Central business districts are no longer viable as such, and drawing multiple uses into the downtown core is required.

Diversity, in all forms, must be actively encouraged, invited, promoted, and even required. This diversity will help ensure that downtown will survive when the next economic shift occurs, when the next generation wants to move to the suburbs, when teens are looking for something to do, when seniors wish to stroll through parks, and when a new business owner is looking for her first storefront.

It starts with a vision

What do you want to be when you grow up? Children are regularly asked this question. City leaders and real estate professionals should be asking this same question of their downtowns. Great cities

DEVELOPMENTS

have a brand that everyone can articulate. It is authentic to the city and resonates with residents and visitors alike. Nashville is Music City and Austin is still weird. This type of visioning and branding is often best achieved under the leadership of a centralized organization, such as a community improvement district (CID), community development district (CDD), or other downtown-focused body. It can become the driving force behind marketing and branding efforts that point to the vision, activities, and programming that bring people to downtown.

Report: Near-term efforts could include shareable marketing strategies, targeted programming, and increasing retail density with experiential and anchor retailers. (Detroit)

It takes (an) organization

In addition to the visioning and branding work, a CDD or CID can serve as the central point of contact for all things related to downtown—events, business, development, and residential life. It becomes clear who to turn to with questions or ideas about downtown. It also becomes clear who can lead efforts when change is in order.

Report: A centralized and highly transparent system of access makes it easier for a diverse public to navigate the business and cultural opportunities, further supporting community wealth building,

equitable economic development, and community resilience. (St. Louis)

A central downtown organization can also play a key role in the real estate landscape. With the power to purchase buildings and assemble land, downtown organizations can identify a building's becoming a problem before the market recognizes the issue. They may also better understand the types of land or building assembly needs that businesses may have as they look to locate downtown—and can make moves to help with those efforts.

"A big piece is leadership: organizations that exist to support and focus on downtown and are well positioned both to advocate for downtown

as a policy priority and to implement those policies. This requires distinct capacities that not every central business district has."—Kate Collignon, managing partner, HR&A, ULI ASP panelist in San Francisco, St. Louis, and Sacramento

In one study in particular, the ULI panel recommended that the downtown entity use its purchasing power, or the power of its booster relationships, to identify buildings that could prove pivotal to success and move on them now. The goal would be to put an otherwise empty building back into circulation by inviting creatives and makers from other parts of the city to occupy the new downtown spaces instead.

Furthermore, the equity and ownership structure of

the building would be built in a manner that provides an equity stake for these new tenants, allowing them to benefit in the increase in the value of the real estate asset. This approach could be of particular interest for downtowns seeking an infusion of business owners, creatives, and makers who are Black, Indigenous, or people of color.

Report: Public-private partnerships are needed to spur redevelopment, and, with more office buildings soon entering the market, now is the time to get creative and align resources in order to facilitate more vacant building conversions. (Detroit)

What is this place?

If downtown is no longer the city's central business district, what is it? Redefining downtown through bold visioning should be supported by placemaking. It should be creative—inviting art, experience, and even whimsy into spaces. People should see, feel, and explore spaces in ways they might not have done when downtown was full of office workers.

Report: Designing and curating spaces for enjoyment by the widest range of visitors and residents are important. Diversity of space can lead to diversity of visitors, helping all see that they are not only welcome but are also encouraged to enjoy the space. (Detroit)

Downtown alleys—often service areas or leftover spaces—

“

People are asking why we should care about downtown, so we need to give people more reasons to come to the area.”

—Eric Tao, managing partner, L37, ULI ASP panelist in San Francisco

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can provide welcome breaks from the often overwhelming scale of downtown buildings. Temporary string lights, movable furniture, and music can completely transform an overlooked corner of the city into the next hot spot.

"People are asking why we should care about downtown, so we need to give people more reasons to come to the area."—Eric Tao, managing partner, L37, ULI ASP panelist in San Francisco

Placemaking can provide the initial activation that can lead to downtown's next important anchor. A virtuous cycle of activation to amenity to anchor can provide a valuable testing ground for downtown. Activations can include retail housed in shipping containers or pods, street musicians, farmers markets, or a mural program. When those programs are embraced, the next step in the cycle can occur—a grocery store, a plug-and-play stage, or

a digital display on a building's exterior.

The anchor stage takes full advantage of the visibility and success of the existing activations and creates an asset that is foundational to downtown, such as a destination restaurant, a music industry incubator, or an art museum outpost. Any opportunity to bring a city's civic amenities to downtown can create a gravitational pull, giving visitors and residents even more reasons to stay.

Report: Clustering civic amenities downtown will also support visitation and use as well as spark additional activation . . . creating a gravitational pull for visitors and facilitating visitation across a number of venues. (Sacramento)

Downtown living

One important element in a shift from a predominantly office-based downtown is the inclusion of more housing.

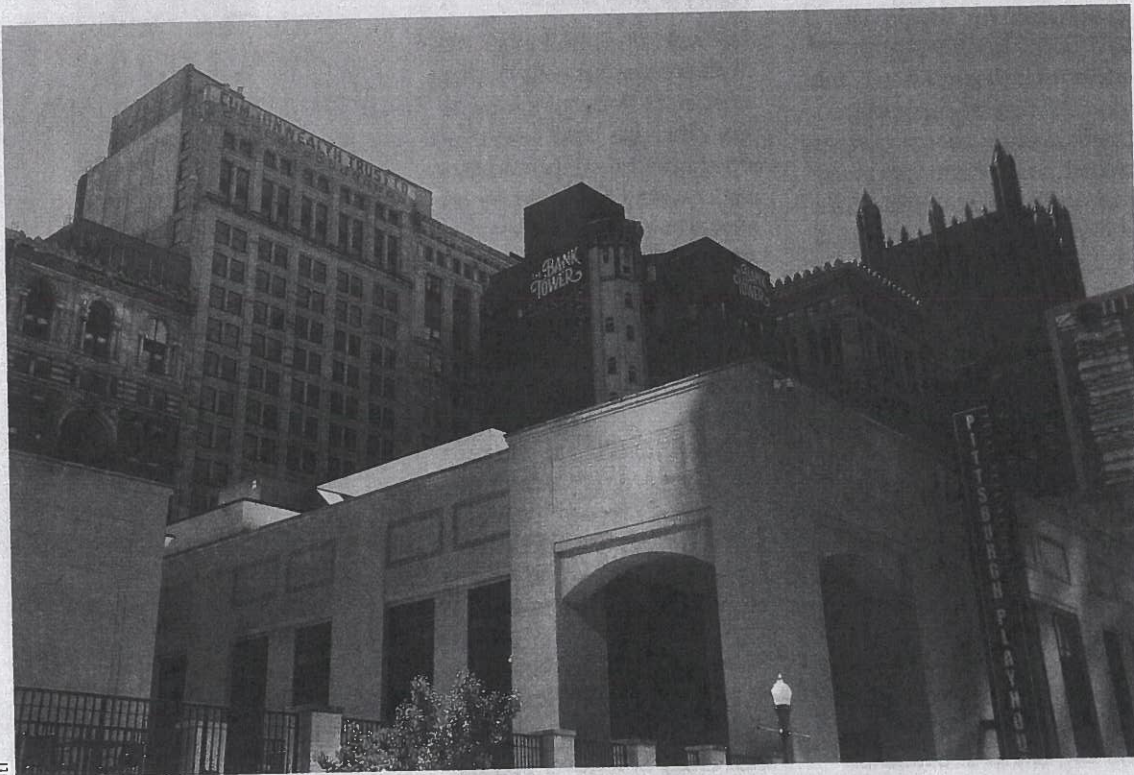
Developers and policymakers are racing together to find ways to more efficiently convert vacant or outdated office buildings into attractive residential towers. Some buildings, particularly turn-of-the-century historic structures with wide columns and massive floorplates, appear to be attractive conversion subjects; however, most would require such massive reconstruction as to make conversion nearly impossible.

"When we talk about downtowns, there is a focus on office workers, but even pre-pandemic, there was a shift toward residential and away from office. The future of downtowns is a shift in the marketplace, and about how to get more people to live in these spaces."—Nolan A. Marshall III, executive director, South Park Business Improvement District, ULI ASP panelist in San Francisco and St. Louis

Even cities with thriving downtowns are vexed by the lack of affordable housing in and around the city center. Many lower-income workers in the downtown service and hospitality industries can't afford to live near their jobs. Whereas many developers continue to chase the luxury market, cities are working to incentivize more affordable residential products. The diversity of housing products and price points is important to the long-term stability of residential uses downtown.

Recent data suggest significant potential for expanding affordable housing into downtown areas. Deloitte estimates that, by 2030, nearly 14,700 affordable units could be added in central business districts nationwide, assuming 20 percent of the converted square footage is allocated for affordable housing.

Pittsburgh's only downtown university, Point Park University (PPU), has taken a leadership role in the city's economic growth and resilience strategy.



Report: In the longer term, more systemic change is required. From improved educational supports to reducing the cost of living, there are a number of other, non-real estate-dependent mechanisms for lifting up populations who struggle to afford housing. The more direct real estate-related reforms include a streamlined and expedited permitting process and mechanisms for using public land for private development. (Detroit)

Life with less office

The office market in every U.S. downtown is different today than it was in 2019, and it is not likely to return to pre-pandemic levels. Although the vitality and commerce that once drove the downtown office market are not completely lost, a different approach is required, and intentional and curated support mechanisms are likely to be needed—yet another important role for a CID, CDD, or other downtown-focused organization. Knowing who is operating downtown, who would be interested in moving downtown, and what resources are lacking or available are all key factors in creating a thriving city center.

Ground-floor activation is an important first step. Many ground- and even second-floor spaces within downtown office buildings were designed to be visible from the sidewalk. Filling these spaces with artisan works, product creations, creative endeavors, and performances can bring life to the streetscape and make the pedestrian experience more enjoyable. These spaces should be filled by makers and creators who are also able to benefit economically from their additions to the

downtown streetscape—being paid for their performances or receiving an equity stake in the increase in the value of the building.

Report: That means paying them for the value they bring to spaces and folding in ownership and equity stakes for tenants. (St. Louis)

In a number of the cities studied, retail is doing well in the neighborhoods surrounding downtown. Finding ways to pull those successful businesses into the city center can bring economic activity to once-vacant storefronts. Strengthening the pedestrian, transit, and economic connections between downtown and these surrounding neighborhood retailers is beneficial to both.

Report: Retail attractions, such as experiential or destination retail, an all-season market, and retail locations with pop-up experiences and longer-term leased space can

keep residents and visitors coming back. (Detroit)

Entertainment is an important element in the vitality of a city, and downtown can be made a magnet of options. In cases where a downtown has yet to establish a robust residential base, creating a late-night entertainment zone can spark excitement in the city center without fear of disturbing neighbors.

"Cities that have come back most quickly have had economies with a greater focus on entertainment and hospitality. Residential alone will never replace the level of activity that the office generated. Downtowns need food, culture, and entertainment—along with new institutional uses—that give people a reason to come and stay downtown and that become part of the urban fabric, connecting with residents across the city. This has been a constant theme in the ULI ASPs. Downtown

universities

The ULI panel in San Francisco noted how incorporating a place's unique culture into the downtown environment attracts workers, residents, and visitors.



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must serve everyone.”—Kate Collignon, Managing Partner, HR&A, ULI ASP panelist in San Francisco, St. Louis, and Sacramento

Universities can also play a role in the future of a downtown. With a commitment to bring both classes and housing, a university can have a sizable impact on downtown activity day and night, with students patronizing local dining establishments, coffee shops, gyms, and more.

The living laboratory of a downtown environment can also be added to the university’s curriculum, and

new graduates may be more likely to find work and remain downtown after graduation. This occurs in Washington, D.C., where, according to JLL, a growing number of national and international campuses have clustered around the White House and Capitol Hill.

ULI observed this trend this past year in Pittsburgh, as well. Its only downtown university, Point Park University (PPU), took a leadership role in the city’s economic growth and resilience strategy. With its unique cultural influence and role in providing downtown housing, PPU is well positioned

to be a driver and leader in the future—something confirmed by a ULI ASP that took place in May 2024.

New life for found space

Cities can also benefit from taking a second look at publicly owned or controlled spaces. Public easements, edges of public parks, and other properties can potentially continue as additional open space, or find new life as activity points.

Report: Utility easements, park borders, and other edge spaces can become interesting public spaces, trails, or even viable commercial locations. (Sacramento)

Waterfront land in urban centers can be extremely valuable, yet many U.S. cities still view these waterways for their industrial utility, rather than as recreational assets or valuable park land. Although building along the waterfront may be challenging for environmental reasons, activation and engagement with the waterfront should be pursued. Improved lighting, more visible access points, and more frequent connections can further draw downtown residents, employees, and visitors to the water for recreation and relaxation.

Report: The buildings lining the streets around and connecting to [downtown park space] should become places for testing, refining, and expanding new ideas for activating downtown and enlivening the neighborhood for both residents and visitors from around the city and beyond. Diverse businesses, built into the fabric of such an economy, will prove more resilient over time. (St. Louis)

In downtowns where office space predominates, such as San Francisco’s financial district, rezoning will be needed to permit residential, mixed, or other creative uses.



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Public sector leadership and partnerships

Funding support, zoning modifications, and infrastructure improvements, led by the public sector, can have a tremendous impact on the ability of the real estate industry to re-envision and position buildings and spaces for new uses. Tax abatement, tax increment financing, and business incentives can close the funding gap for a new downtown project, or infuse new funding into an existing business that is committed to downtown.

In downtowns where office space predominates, rezoning will be needed to permit residential, mixed, or other creative uses. In some instances, doing so may mean including zoning for entertainment/retail, offering open container permits for festivals and events, expanding hours of operation for bars and entertainment venues, and allowing special events.

Report: Addressing tax reform, modernizing zoning and entitlements, and empowering downtown agencies should help spur additional residential development downtown. (Detroit)

Some U.S. cities are finding success through the creation of a so-called Nighttime Mayor. This executive-level staffer typically operates within the mayor's office and represents the interests of the businesses operating in the downtown area after 5:00 p.m.

Report: The concept of a nighttime mayor originated in the Netherlands, where Amsterdam appointed its first "nachtburgemeester" in 2014. Since then, the position has gained popularity in cities around the world, including in the United States. The role of

a nighttime mayor is to serve as a liaison between nightlife businesses and government agencies and to help develop a city's nightlife by ensuring safety, fostering cultural vibrancy, and driving economic development during the nighttime hours. The position is not meant to have regulatory or enforcement authority, but rather to serve as a bridge builder between nightlife businesses and government agencies. (Minneapolis)

"We are seeing a different use of space across downtowns and more street and public infrastructure transformations across the board. Also, incorporating a place's unique culture into the downtown environment to attract workers, residents, and visitors is another current trend. Culture makers have traditionally been excluded from downtown and the opportunity is now there with lower rents and access to ground floor space. It's time to start seeing these places less as central business and financial districts and more as central social districts and cultural hubs."—Nolan A. Marshall III, executive director, South Park Business Improvement District, ULI ASP panelist in San Francisco and St. Louis

Role of the real estate industry

Many of the buildings that fill our downtowns are ready for their next life. Creativity is needed, and financing mechanisms to support that creativity will be required, as will public policies that flex to support new uses in areas that were once exclusively "commercial."

The real estate industry is full of creative entrepreneurs, pioneers who can see life in a building where others cannot.

Nearly every city can point to at least one pivotal project that was envisioned with a new use, seen to completion by a developer and their team, and subsequently sparked additional investment in the surrounding area. Whereas some real estate developers are highly risk-avoidant—preferring projects with few unknowns—there are many who have taken on monumental challenges and turned hulking shells into thriving hives of life and energy.

"Downtowns provide the geographic opportunity for a high concentration of buildings, activity, workforce, and housing. It's time to remake downtowns into 24/7 neighborhoods."—Eric Tao, managing partner, L37, ULI ASP panelist in San Francisco

Developers working in such cities as Austin, Nashville, New York, Miami, and Atlanta have seen these principles at work and are finding success. The cities' diversity of uses, clear public sector leadership, strong housing markets, and evident brands promise to support the real estate investments already made—and continue to inspire new ones—as they rebuild their downtowns for the 21st century.

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We are seeing a different use of space across downtowns and more street and public infrastructure transformations across the board.”

— Nolan A. Marshall III, South Park BID, and ULI ASP panelist in San Francisco and St. Louis

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