CRDA | Capital Region Development Authority

AGENDA
CRDA Board Meeting
March 19, 2026
3:00pm
(virtual with in person availability)

3:00pm – 3:00pm	•	Call to Order Draft Minutes {2-19-26}*
3:00pm – 3:10pm	•	Finance Report - Monthly Update
3:10pm – 3:20pm	•	Housing & Neighborhood Committee - Project Updates
3:20pm – 3:30pm	•	Regional & Economic Development Projects Committee (RED) - Project Updates
3:30pm – 3:40pm	•	Venue Committee - PeoplesBank Arena - Pratt & Whitney Stadium at Rentschler Field - CT Convention Center
3:40pm – 3:50pm	•	South Meadows Committee - Solid Waste Closure Plan Consulting RFP Review *
3:50pm – 4:00pm	•	Mayor Reports - Hartford Mayor Arunan Arulampalam - East Hartford Mayor Connor Martin
4:00pm – 4:15pm	•	Executive Director - Construction Report -
4:15pm	•	Adjourn

** Vote Item*

[Next Scheduled Board Meeting – April 16, 2026, 6:00PM]

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/25638856238400?p=06qADFWVeq49xftG7d
Meeting ID: 256 388 562 384 00
Passcode: 2PY9wB6k

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Minutes

February 19, 2026

Capital Region Development Authority
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Thursday, February 19, 2026
3:00pm
(Virtual Meeting with in-person availability)

Board Members Present: Chairman David Robinson; Vice Chairman Andy Bessette; Paul Hinsch; Olusegun Ajayi; Bob Patricelli; Scott Murphy; Matthew Pugliese; Pam Sucato; Andrew Diaz-Matos; Mayor Arunan Arulampalam; Mayor Connor Martin; David Jorgensen

Board Members Absent: Seila Mosquera-Bruno

CRDA Staff Present: David Steuber; Joseph Geremia; Anthony Lazzaro; Bob Houlihan; Mark O'Connell; Jennifer Gaffey; Terryl Mitchell Smith; David Bodendorf; Derek Peterson; Chris Shepard

Minutes

The meeting minutes from January 15, 2026, CRDA Board Meeting were moved by Bob Patricelli, seconded by Andrew Diaz-Matos and approved.

Freedom of Information Commission (FOIC) Presentation

Mr. Russell Blair, Director of Education & Communications for the CT Freedom of Information Commission (FOIC), gave a presentation called "FOI 101: A Crash Course in the FOI Act". Mr. Blair gave an overview of the history of FOI and FOIA Basics, etc.

The Revitalization of Dillon Stadium

Hartford Athletic, Chairman and Majority Owner Bruce Mandell along with Chief Operating Officer, Michelle Roux, presented a PowerPoint with an update regarding Dillon Stadium and the Hartford Athletic | United Soccer League. Other important announcements:

- Hartford Athletic is starting a preprofessional women's team in May 2026.
- Pro-Rel in the USA, USL announces plans to launch "Premier" Soccer League in 2028.

Finance Report – January 2026

CRDA CFO Joseph Geremia reported on the following FY26 Quarter 2 Financial Statements and the monthly update:

Fiscal Year 2026 Financial Statements for the Six Months Ending 12/31/2025

Balance Sheet

- Variances in cash balances reflect timing differences in venue funding and expenses as well as timing differences in housing projects between receiving State funds and funding projects
- Accounts receivable net increase reflects funding timing differences related to venues operations primarily at PeoplesBank arena
- Housing loan asset (current and non-current) increase reflects housing construction drawdowns from 55 Elm St., 30 Laurel St., 18-20 Trinity St., 31 Pratt St., 64 Pratt St., and Village at Park River renovations
- Accounts payable net decrease reflects funding timing differences related to Municipality housing projects, regional initiative projects, and venues event deferred revenue primarily from PeoplesBank arena events

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- Due to State – Contract Assistance increase reflects 12/15/25 debt service P&I paid by State Treasurer on CRDA's behalf

Statement of Revenues, Expenses and Changes in Net Position

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

Fiscal Year 2026 Operating Statistics

CT Regional Market - Dec. 2025

Stats: Occupancy: 82% with 15 tenants

Dec. financials: Net income of $72,900 favorable to budget by $78,200

Operating expenses favorable to budget due to savings in building and paving maintenance deferred to spring

CRDA Parking Facilities – Dec. 2025/Jan. 2026

Stats (Jan.): Utilization of 77% is favorable to budget by 1%

Dec. financials: Net income of $285,600 favorable to budget by $369,600

Revenues $544,500 favorable to budget due to increase in monthly and Convention Center consumer show parkers

Church Street Garage – Dec. 2025/Jan. 2026

Stats (Jan.): Utilization of 45% is favorable to budget by 19%

Dec. financials: Net loss of $71,000 unfavorable to budget by $3,800

Revenues unfavorable to budget due to transient parker revenues

Expenses favorable compared to budget due to savings in utilities as well as delayed UConn security expenses

Bushnell South Garage – Dec. 2025

Dec. financials: Net loss of $184,600 favorable to budget by $61,200

Revenues $30,000 favorable to budget due to increased event and validation income

Expenses favorable compared to budget due to favorable utility expense

Net loss funded through CRDA appropriation

CT Convention Center – Dec. 2025

Event Update: Hosted 56 events this fiscal year with YTD approximate attendance of 171,000

Scheduled for 117 events this fiscal year compared to budget of 125 events

Dec. financials: Net operations favorable to budget by $476,600

Revenues $298,000 favorable to budget due to acquiring additional short-term event and increased event services revenue

Expenses favorable to budget due to savings in event personnel and utility expense

Net operations budget funded through CRDA appropriation

PeoplesBank Arena – Dec. 2025

Event Update: Hosted 33 events this fiscal year with YTD approximate attendance of 174,800

Venue not opened for events for majority of first quarter during construction renovations

Scheduled for 91 events this fiscal year

Dec. financials: Net operations unfavorable to budget by $877,800

Revenues unfavorable to budget due to premium seating one month opening delay

Delay in event schedule for first six months of fiscal year
Expenses favorable to budget due to savings in event personnel, utilities, and R&M expenses
Net operations budget funded through CRDA appropriation

Sports betting CT Lottery YTD net revenue of $32,300 through Dec. 2025

P&W Stadium at Rentschler Field – Dec. 2025

Event Update: 6 UConn football games, 1 concert, 1 soccer, with 18 parking lot and catered events held with YTD approximate attendance of 122,000
Scheduled for 52 events including 6 UConn football games, 2 concerts, and 1 soccer event this fiscal year
Dec. financials: Net income of $527,000 favorable to budget by $127,500
Revenues $496,100 favorable to budget due to the addition of concert, increased sponsorship revenues, as well as increased F&B revenues at soccer and football events with per caps $2 favorable to budget.
Favorable variances to budget include $152,000 attributed to UConn football season, $153,000 attributed to concert, and $139,000 attributed to soccer event
Expenses unfavorable to budget due to utilities, insurance, as well as F&B expenses and labor
Net operations budget funded through State OPM appropriation

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CAPITAL REGION DEVELOPMENT AUTHORITY

Balance Sheets

December 31, 2025 and June 30, 2025

	FY 2026	FY 2025
ASSETS		
Current Assets:		
Unrestricted Cash and Cash Equivalents	$ 40,614,196	$ 34,679,192
Restricted Cash and Cash Equivalents	79,813,705	83,557,622
Accounts Receivable, Net	5,316,359	2,462,402
Lease Receivable	2,034,039	2,034,039
Loans Receivable: Housing-Current, Net	581,974	426,079
Other Current Assets	523,638	1,274,437
Total Current Assets	$ 128,883,911	$ 124,433,771
Noncurrent Assets:		
Restricted Cash and Cash Equivalents	$ 3,878,960	$ 4,018,711
Lease Receivable-Noncurrent	14,727,015	14,727,016
Loans Receivable-Housing, Net	190,394,331	179,728,040
Capital Assets Not Being Depreciated:		
Construction in Progress	2,283,642	11,679,321
Capital Assets Being Depreciated:		
General Operations, Net	64,606	55,351
Adriaen's Landing, Net	173,065,309	178,390,330
PeoplesBank Arena, Net	91,824,906	96,862,664
Church Street Garage, Net	21,175,098	22,080,556
Bushnell South Garage, Net	15,399,876	15,555,931
Intangible Assets Being Amortized:		
Right-To-Use Parking System Arrangements, Net	-	323,460
Total Noncurrent Assets	$ 512,753,743	$ 523,421,380
Total Assets	$ 641,637,654	$ 647,855,151
DEFERRED OUTFLOW OF RESOURCES		
Deferred Amount for Pension	$ 2,633,958	$ 2,633,958
Total Deferred Outflows of Resources	$ 2,633,958	$ 2,633,958
LIABILITIES, DEFERRED INFLOW OF RESOURCES, AND NET POSITION		
Current Liabilities:		
Accounts Payable and Accrued Expenses	$ 102,704,169	$ 107,864,555
Accrued Interest Payable	85,803	72,150
Current Portion of Bonds Payable	4,675,000	4,675,000
Current Portion of Loan Payable	902,749	902,749
Parking System Arrangements	-	323,460
Total Current Liabilities	$ 108,367,721	$ 113,837,914
Noncurrent Liabilities:		
Due to State of Connecticut-Contract Assistance	$ 77,599,558	$ 76,757,732
Bonds Payable, Net	46,387,919	46,445,738
Loan Payable	999,275	1,445,019
Parking System Arrangements	-	-
Net Pension Liability	5,579,835	5,579,835
Total Noncurrent Liabilities	$ 130,566,587	$ 130,228,324
Total Liabilities	$ 238,934,308	$ 244,066,238
DEFERRED INFLOW OF RESOURCES		
Leases	$ 15,776,379	$ 15,776,379
Deferred Amount for Pension	1,171,667	1,171,667
Total Deferred Inflows of Resources	$ 16,948,046	$ 16,948,046
NET POSITION		
Net Investment in Capital Assets	$ 173,188,937	$ 192,413,673
Restricted for:		
Housing Loans	192,130,407	176,379,927
Central Utility Plant	870,331	697,659
Other	3,008,630	3,851,584
Unrestricted	19,190,953	16,131,982
Total Net Position	$ 388,389,258	$ 389,474,825
Total Liabilities, Deferred Inflow of Resources, and Net Position	$ 644,271,612	$ 650,489,109

CAPITAL REGION DEVELOPMENT AUTHORITY

Statements of Revenues, Expenses and Changes in Net Position

For the six months ending December 31, 2025 and 2024

	FY2026	FY2025
Operating Revenues:		
Grants - State of Connecticut and Other:		
Operational	$ 972,511	$ 672,511
Development District, Subsidy, and Other	4,450,000	4,750,000
Combined Facilities:		
Convention Center	6,854,305	6,254,670
Parking	3,976,834	3,590,415
Central Utility Plant	676,162	677,063
PeoplesBank Arena	7,662,381	7,003,988
Church Street Garage	867,399	879,589
Bushnell South Garage	79,089	63,677
CT Regional Market	533,689	552,585
Front Street District	151,868	162,366
Other income (CRDA)	1,837,498	769,272
Total Operating Revenues	$ 28,061,736	$ 25,376,136
Operating Expenses:		
Authority Operations:		
Personnel	$ 1,106,849	$ 1,050,107
General and Administrative	22,546	145,237
Bad Debt Expense	-	-
Pension Expense	781,647	519,314
Combined Facilities:		
Convention Center	9,314,183	8,638,152
Parking	3,694,167	3,419,112
Central Utility Plant	552,863	554,046
PeoplesBank Arena	11,690,362	9,709,354
Church Street Garage	940,261	798,670
Bushnell South Garage	264,662	237,094
CT Regional Market	460,785	446,020
Front Street District	61,719	17,741
South Meadows District	914,544	-
Bond Administration	116,587	151,990
Other State Facilities	300,000	300,000
Depreciation and Amortization	11,771,048	9,580,434
Total Operating Expenses	$ 41,992,223	$ 35,567,271
Loss from Operations	$ (13,930,487)	$ (10,191,135)
Non-Operating Revenue (Expense):		
Interest Income	$ 3,141,455	$ 2,012,478
Interest Expenses	(851,729)	(1,074,014)
Total Non-Operating Revenue, Net	$ 2,289,726	$ 938,464
Loss before Capital Contributions and Transfer	$ (11,640,761)	$ (9,252,671)
Capital Contributions	$ 254,714	$ (296,591)
Transfer - State of Connecticut Housing Loan I	$ 10,300,480	$ 9,961,827
Change in Net Position	$ (1,085,567)	$ 412,565
Net Position, Beginning of Year, as restated	$ 389,474,825	$ 326,974,465
Net Position, End of Year	$ 388,389,258	$ 327,387,030

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Housing & Neighborhood Committee

Olusegun Ajayi indicated that the Housing & Neighborhood Committee did not meet in February, however the following updates were reported:

Riverview Square, Konover, East Hartford - Currently in Due Diligence stage after CRDA agreed to some terms with the developer. The draft loans and documents have been circulated and closing expected in late March 2026.

31-45 Pratt St. – currently finishing project with expected CO at the end of February, early March 2026, follow-ed by lease-up.

3580 Main Street - The project is 79% complete, and the borrower is current on their payments with CRDA.

98 Edwards – The City of Hartford is currently working with Vase Construction on a purchase and sale to convey the land. Additional environmental investigations have been made on site to mitigate construction delays and reports have been reviewed and the project is being updated.

30 Laurel Street – TCO has been received, Spectra is finalizing management and leasing agreement with Konover. Lease-up expected in March.

237 Hamilton – Discussion ongoing with the City and CRDA regarding unpaid taxes and liens on the property. The developer is contemplating a redesign of the previous planned project which will require updating underwriting.

275 Pearl Street – TCO is expected in February 2026, leasing to begin in March.

150 Windsor – abatement work is ongoing.

55 Elm – interior work is near completion, TCO expected in March 2026.

Regional and Economic Development Projects Committee (RED)

Mayor Connor Martin reported that CRDA closed on Real Art Ways loan.
Derek Peterson reported on the following:
Capital Hotel – waiting on update and will report to Committee and Board at the March meetings.

Albany/Woodland – Attorney Lazzaro summarized the following project:

Albany & Woodland – Health Department Project

WHEREAS, the City of Hartford (the "City") owns a 2.3-acre parcel of property located at the intersection of Albany & Woodland;

WHEREAS, the City has designated certain funds from its Revolving Loan Fund for the construction of a mixed-use development, including offices for the City's department of public health, a restaurant, and a financial institution (the "Project");
WHEREAS, the Project has experienced unforeseen costs, including, but not limited to, additional environmental costs and adjustments to the stormwater management system;
WHEREAS, the City and Authority approved the reallocation of funds in the amount of Seven Hundred Thousand ($700,000) from the Parkville Commercial Development to the Project at its September 18th, 2025 Board Meeting;

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WHEREAS, the City has committed an additional Five Hundred Thousand Dollars ($500,000) of unallocated interest from its Revolving Loan Fund in the form of a grant to the Project;
WHEREAS, the City would like to reallocate an additional Eight Hundred Thousand Dollars ($800,000) of funds from the Parkville Commercial Development to the Project in the form of a grant; and
WHEREAS, the parties desire to amend and modify that certain Grant Agreement by and between the Authority and Community Development Properties Woodland Inc. (the "Grant Agreement") to provide additional funding in the amount of up to Two Million Dollars ($2,000,000) for any and all approved expenses, including, but not limited to, environmental costs and adjustments to the stormwater management system.
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUTHORITY:

The following motion was moved by Connor Martin, seconded by Paul Hinsch and approved.

"That the executive director is authorized to execute, in the name of the Authority, such amendment to the Grant Agreement, and such additional agreements as deemed necessary or appropriate to carry out the intent of the instant resolution."

Venue Committee

Anthony Lazzaro reported that the Venue Committee will meet in March for its quarterly meeting and will have a formal report regarding activities on the various venues.

South Meadows Committee

David Bodendorf reported that the South Meadows Committee met February 13, 2026. Mr. Bodendorf and Mr. Chris Shepard summarized site projects.

Mayor Reports

Olusegun Ajayi indicated that Mayor Arunan Arulampalam's Mayoral report was incorporated into the Housing and Neighborhood committee update.

Mayor Connor Martin reported on the following East Hartford projects:

Concourse Park – bids were over budget. It is likely E. Hartford needs to come back to the CRDA Board to request additional Bond Commission funding to fill the gap. Also, the construction work may have to be done by the developer which will require the project to go back out to bid.

Silver Lane Plaza – Meetings continue with Grossman Dev. Group, working towards a development agreement this year. A groundbreaking is not expected until 2027 or 2028.

McCartin School – Freeman and companies is working on infrastructure engineering and design.

Church Corners Inn – 50% of architectural design is complete, developer, Parker Benjamin is set to close.

Founders Plaza – Demo has started.

Simon Konover Project – Groundbreaking likely in new future.

Executive Director

David Steuber reported on the following:

Rentschler Field – Concert announced for Monday, June 22, 2026 - Post Malone, Jelly Roll and Carter Faith.

Mayor Martin noted that E. Hartford appreciates the collaborative nature with LiveNation with regards to making changes that are more favorable to the Town including changing the stage to the other side of the stadium; keeping parking out of the neighborhoods & designating rideshare spots.

CT Convention Center – Flower & Garden Show – the event starts today, Thursday, February 19 and will go all weekend, it is very popular and garages are currently at capacity. The Hartford Police Department and Propark are coordinating and directing traffic on Columbus Boulevard and in the respective parking garages.

Real Art Ways – the $4.5M bridge loan has closed.

Hotel Projects Discussion – this topic is currently being studied, and an update and presentation will be given to the Board in either March or April.

Legislative Session

- There were no changes in the Governors proposed budget that would impact CRDA.
- Joe Geremia and I will be attending the Appropriations Committee Meeting on February 20 to answer any questions regarding CRDA's existing authorizations.
- Will work throughout the session to track legislation of note to CRDA, nothing has been identified at this time.
- Construction Report projects were highlighted.

Next Board Meeting – March 19, 2026 at 3:00pm – virtual with in-person availability

The Board adjourned at 4:42PM

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Finance Report

CRDA | Capital Region Development Authority

100 Columbus Boulevard
Suite 500
Hartford, CT 06103-2819
Tel (860) 527-0100
Fax (860) 527-0133
www.crdact.net

Financial Update – March 2026

Fiscal Year 2026 Operating Statistics

CT Regional Market

Farmers' Market to start 2026 season on April 4.
Total year projection for Regional Market remains slightly favorable to budget; unchanged from February's report.

CT Convention Center – Jan. 2026

Event Update: Hosted 60 events this fiscal year with YTD approximate attendance of 224,200
Scheduled for 119 events this fiscal year compared to budget of 125 events
Jan. financials: Net operations favorable to budget by $427,800
Revenues $272,500 favorable to budget due to acquiring additional short-term event and increased event services revenue
Expenses favorable to budget due to savings in event personnel and utility expense
Net operations budget funded through CRDA appropriation

PeoplesBank Arena – Jan. 2026

Event Update: Hosted 52 events this fiscal year with YTD approximate attendance of 260,300
Delay in event schedule for first four months of fiscal year during construction renovations
Scheduled for 91 events this fiscal year
Jan. financials: Net operations unfavorable to budget by $1,523,800
Revenues unfavorable to budget due to loss of one month of premium seating revenue as well as a four concert shortfall to budget due to opening delay
Expenses favorable to budget due to savings in event personnel, utilities, as well as repairs & maintenance expenses
Total year projection $1,200,000 unfavorable to budget with CRDA appropriation
Strong concert lineup for remaining of fiscal year with five scheduled and addition of CT Sun basketball game
Sports betting CT Lottery YTD net revenue of $43,200 through Jan. 2026

P&W Stadium at Rentschler Field – Jan. 2026

Event Update: 6 UConn football games, 1 concert, 1 soccer, with 20 parking lot and catered events held with YTD approximate attendance of 157,000
Scheduled for 52 events including 6 UConn football games, 2 concerts, and 1 soccer event this fiscal year
Jan. financials: Net income of $232,900 favorable to budget by $36,700
Revenues $385,700 favorable to budget due to the addition of concert, increased sponsorship revenues, as well as increased F&B revenues at soccer and football events.
Favorable variances to budget include $152,000 attributed to UConn football season, $153,000 attributed to concert, and $139,000 attributed to soccer event
Expenses unfavorable to budget due to utilities, insurance, as well as F&B expenses and labor
Net operations budget funded through State OPM appropriation

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Total year projection for garages remain slightly favorable to budgets; unchanged from February's report.

Housing and Neighborhood Committee

CRDA Housing Approval

Project	# Units	TDC ($MM)	TDC/Unit	CRDA ($MM)	CRDA $/Unit	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased
777 Main	285	$ 84.50	$ 296,491	$ 17.70	$ 62,105	$7.5M equity $10.2M 2nd mortgage	8/27/2012 1/4/2013	1/30/2013	3/13/2013	3/28/2014	Renting	99%
201 Ann/Grand	26	$ 4.45	$ 171,154	$ 4.45	$ 28,800	Note Paid Off	3/1/2013 8/4/2020	3/21/2013 4/25/2013	6/21/2013	10/29/2013	Renting	100%
179 Allyn	63	$ 14.89	$ 236,349	$ 6.50	$ 103,175	$3.25M equity, $3.25M 2nd Loan Refi 2022	3/1/2013 9/6/2013 5/3/2021 10/8/2021 3/11/2022 6/6/2025	3/21/2013 3/24/2022	6/21/2013	11/15/2013	Renting	92%
Sonesta/Spectra	190	$ 23.90	$ 125,789	$ 2.05	$ 10,789	[3] Note Paid Off	5/13/2013	6/4/2013	6/21/2013	12/5/2013	Renting	95%
Capewell	72	$ 26.10	$ 362,500	$ 5.00	$ 69,444	construction financing/converted to mortgage note	1/10/2014 3/13/2020 2/3/2023	1/15/2014 4/16/2020 2/16/2023	2/28/2014 11/16/2014	6/30/2015	Renting	94%
390 Capitol	112	$ 35.30	$ 315,179	$ 7.00	$ 62,500	2 loans, .5%, 20 yr.	---	6/19/2014	3/17/2015	9/22/2015	Renting	91%
36 Lewis	6	$ 1.80	$ 300,000	$ 0.30	$ 50,000	construction/perm loan 1-3% 30 yr.	6/6/2014	6/19/2014	7/25/2014	4/8/2015	Renting	100%
38-42 Elm	6	$ 1.24	$ 206,667	$ 0.35	$ 58,225	loan 3% 30 yr.	6/6/2014 2/5/2016	6/19/2014 2/18/2016	7/25/2014	2/25/2015	Renting	66%
1279-83 Main	10	$ 1.35	$ 135,000	$ 0.30	$ 29,700	loan 3% 25 yr.	5/1/2015 11/6/2020	5/21/2015 6/16/2016 11/30/2017 11/19/2020	7/28/2015	9/9/2016 9/20/2019 12/12/2020	Renting	100%
370 Asylum	60	$ 20.30	$ 338,333	$ 4.00	$ 66,667	loan <3%, 20 yr.	5/1/2015	6/18/2015 2/18/2016	3/24/2016	9/29/2017	Renting	95%
Millenium	96	$ 19.50	$ 203,125	$ 6.50	$ 67,708	Former Radisson, forclosure 2/2021	10/9/2015 1/4/2022	10/15/2015	12/11/2015	3/31/2016	Renting	82%
81 Arch	53	$ 23.00	$ 433,962	$ 5.60	$ 105,660	Mezz 2% 10 yr.	10/7/2016 4/17/2017	10/20/2016 3/16/2017	11/15/2016	11/7/2017	Renting	90%
101 Pearl	157	$ 28.40	$ 180,892	$ 9.24	$ 58,854	construction/perm loan 3% 30 yr.	12/2/2016 4/7/2017 9/1/2017 8/4/2020 9/10/2020	12/8/2016 4/20/2017 9/21/2017 9/17/2020	5/12/2017	11/8/2017	Renting	98%
111 Pearl	101	$ 21.55	$ 213,366	$ 6.06	$ 60,000	construction/perm loan 3% 30 yr.	12/2/2016 4/7/2017 9/1/2017 8/4/2020 9/10/2020	12/8/2016 4/20/2017 9/21/2017 9/17/2020	5/12/2017	11/8/2017	Renting	97%
88 (103-21) Allyn	66	$ 21.10	$ 319,697	$ 5.30	$ 80,303	construction/perm loan 3% 5 yr.	12/2/2016 9/1/2017 1/10/2020 10/2/2020 11/6/2020 12/3/2021	12/8/2016 9/21/2017 8/8/2018 1/16/2020 10/15/2020 11/19/2020 12/15/2021	2/1/2017 6/26/2019	10/31/2018	Renting	94%

Project	# Units	TDC ($MM)	TDC/Unit	CRDA ($MM)	CRDA $/Unit	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased
Colt North	48	$ 13.60	$ 283,333	$ 2.88	$ 60,000	construction/perm loan 3% 20 yr.	5/5/2017	5/18/2017	11/29/2017	7/2/2018	Renting	100%
28 High	28	$ 5.50	$ 196,429	$ 1.90	$ 67,857	loan 3% 30 yr., refi 8/21	2/2/2018 8/4/2020 9/10/2020 5/13/2021	2/8/2018 9/17/2020 5/20/2021	2/16/2018	8/29/2018	Renting	96%
100 Trumbull	8	$ 0.75	$ 93,750	$ 0.48	$ 60,000	loan 3% 20 yr.	1/4/2013 9/1/2017 11/6/2020	1/30/2013 9/21/2017 11/19/2020	2/16/2018	4/12/2018	Renting	96%
246-250 Lawrence	12	$ 1.50	$ 125,000	$ 0.52	$ 43,417	Historic bridge loan -Paid off perm loan 3% 20 yr. (291K)	10/12/2018 1/15/2021	10/18/2018 1/21/2021	12/11/2018	1/4/2019	Renting	100%
Colt "U"	28	$ 7.00	$ 250,000	$ 1.50	$ 53,571	loan 3% 20 yr.	12/20/2018	1/10/2019	12/18/2019	11/30/2020	Renting	100%
Pratt I - 99 Pratt	129	$ 29.80	$ 231,008	$ 12.00	$ 93,023	$3M&$9M 1% 5yr,30yr.	7/12/2013 10/4/2019 9/10/2020 11/6/2020 1/15/2021	7/18/2013 10/17/2019 9/17/2020 11/19/2020	4/16/2021 12/18/2019	4/16/2021	Renting	95%
Pratt 2 - 18 Temple	47	$ 34.90	$ 210,000	$ 2.00	$ 42,553	New Units 47 / Total units 166 / 16 Aff. Units / 2.75% 30 yr. loan	9/10/2020 10/4/2024	9/17/2020	4/16/2021	10/15/2021	Renting	97%
Park/Main	126	$ 26.80	$ 212,698	$ 8.40	$ 66,667	20 yr. 3% Park 39/Main 87	9/7/2018 10/4/2019	9/20/2018 10/17/2019	9/20/2018	6/25/2020	Renting	90%
DoNo "C"	270	$ 56.20	$ 208,148	$ 11.80	$ 43,704	3% 30 yr. 15 yr. term	3/13/2020	9/20/2018 4/16/2020	9/20/2018	9/30/2020	Renting	96%
55 Elm	164	$ 67.00	$ 408,537	$ 13.50	$ 82,317	2% 30 yr. Perm. $7M 2% bridge $6.5M15 yr. term	3/5/2021	3/18/2021	4/16/2021	12/15/2022	Renting	40%
DoNo "B"	237	$ 63.30	$ 267,089	$ 13.60	$ 57,384	3%, 30 yr.	11/3/2023	12/6/2023	12/21/2021	6/15/2024	2025/6	
Revel (Hilton)	147	$ 17.90	$ 121,769	$ 5.90	$ 40,136	3%, 30 yr.	12/3/2021	12/15/2021	12/21/2021	8/29/2022	Renting	96%
DoNo Arrowhead Block	45	$ 18.30	$ 406,667	$ 4.10	$ 91,111	2%, 30 yr., $3.8M +$300K	10/7/2022 11/3/2023	9/20/2018 10/20/2022 12/6/2023	9/1/2018	6/14/2024	2026	
Colt "L" "East"	45	$ 6.70	$ 148,889	$ 1.50	$ 33,333	3%, 20 yr.	11/4/2022	11/17/2022	12/8/2022	8/15/2023	Renting	93%
18-20 & 30 Trinity	104	$ 52.80	$ 507,692	$ 6.50	$ 62,500	$6.5M $1.5% 5 yrs./30 yr. loan	5/11/2023	5/18/2023	10/6/2023	3/21/2025	2027	
31.45 Pratt	38	$ 7.00	$ 184,211	$ 1.11	$ 29,211	3%, 30 yr.	8/19/2023	9/21/2023	12/14/2023	12/19/2024	2026	
15 Lewis St.	78	$ 26.70	$ 342,308	$ 7.00	$ 89,744	$5M 3% 30 yr. - $2M Cashflow Note	8/19/2023	9/21/2023	10/6/2023			
30 Laurel	47	$ 9.80	$ 208,511	$ 3.52	$ 74,894	2%, 30 yr.	3/18/2024	3/21/2024	6/7/2024	5/20/2025	2026	
65 Elm	127	$ 36.00	$ 283,465	$ 8.00	$ 62,992	3% 10 yr.	8/2/2024 10/4/2024	10/17/2024	12/20/2024			
100 Capital	112	$ 33.10	$ 295,536	$ 8.00	$ 71,429	3% 10 yr. w/$6.5M from 55 Elm	8/2/2024 10/4/2024	10/17/2024	12/20/2024			

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Project	# Units	TDC ($MM)	TDC/Unit	CRDA ($MM)	CRDA $/Unit	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased
17 Wells	84	$ 20.80	$ 247,619	$ 7.00	$ 83,333	3% 35 yr. 10 yr. term	2/7/2025	2/20/2025	8/1/2025			
150 Trumbull	46	$ 16.00	$ 347,826	$ 4.00	$ 86,957	3%, 30 yr. 10 yr term	5/2/2025	5/15/2025	8/1/2025			
1429 Park St.	47	$ 4.60	$ 97,872	$ 3.50	$ 74,468	3%. 30yr. am. - 5 yr. term 2yr. I/O	10/4/2025	10/16/2025	12/18/2025			
Summary	**3,320**	**$ 883.43**	**$ 258,554**	**$ 209**	**$ 61,854**							
3/19/2026	[5]		(wtd. avg.)		(wtd. avg.)							

CRDA Housing Approved - Varied Funding Sources

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA $/Unit	Mkt/Aff Split	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Occupancy
Front Street	121	$35.7M	$310K	$12M	$99.1K	Mkt	DECD grant	1/10/2020	N/A	12/12/2007	12/17/2013	Renting	97%
Silas Deane	111	$27M	$225K	$5M	$41.6K	Mkt	Urban Act	N/A	N/A	9/30/2016	5/24/2018	Renting	85%
289 Asylum	8	$1.474M	$184K	$485K	$56K	Mkt	Note has been paid off.	3/1/2013 11/4/2016 3/3/2017 6/7/2019	12/8/2016 03/22/2018	N/A	6/13/2018 01/28/2021	Renting	100%
241 Asylum	4	$1.99M	$150K	$200K	$50K	Mkt	construction note 5 yr., Capital Funds	12/2/2016 5/11/2023 5/9/2024	12/8/2016	N/A	5/7/2018	Renting	100%
115-117 Sigourney	4	$1.16M	$290K	$200K	$50K	Aff	$200,000 Hist. Bridge Loan / Heritage Homes - Affordable	5/11/2018	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.	5/11/2018	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	3/5/2021	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.	11/4/2022	11/17/2022 1/21/2021	N/A	5/5/2023 2/9/2022	Owned	100%
525 Main Street	42	$7.8M	$186K	$2.1M	$50K	80/20	City Funds 2.5% 20 Yrs. + 1% buydown	10/8/2021	10/21/2021	N/A	12/21/2022	Renting	92%
275 Pearl	35	$9.46M	$242K	$2.86M	$73.5K	80/20	City Funds 1.5% 20 Yrs. + 1% buydown	10/8/2021 6/6/2025	10/21/2021	N/A	2/15/2023	2025	
Bedford Commons	84	$25.4M	$250K	$1M	$12K	Aff	City Funds 2% Loan co-term with CHFA	10/7/2022	10/20/2022	N/A	6/21/2024	N/A	100%
29 Ashley	1	$565K	$565K	$150K	$50K	Aff	Heritage $50K Grant	2/3/2023	2/16/2023	6/1/2018	5/25/2023	2023	Sold
847 Asylum	3	$1.87M	$623K	$300K	$66.6K	Aff	Heritage $200K Grant	2/3/2023	2/16/2023	6/1/2018	5/25/2023	2024	Sold
Summary	**416**[2]												

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[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. Financial Restructure due in 2025/26
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	completed
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
96 Edwards	New 20 Unit Bldg. 40% Aff. Hsg.	$8.5M	$1,500,000	Neighborhood	3% 10 yr. term loan	6/6/2025	6/26/2025	8/1/2025	Pending final cap. structure
Village Park River	Storm Outflow System	$4M	$4,000,000	FY26Gen	Grant to Hartford Housing Authority	9/11/2025	6/26/2025 9/18/2025	8/1/2025	Pending
Real Art ways	Bridge Loan	$24M	$4,500,000	FY24Gen	Loan 3% 5 Yrs., 1 yr. extension option	3/12/2025	3/20/2025	8/1/2025	Closed February 11, 2026

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Regional

And

Economic Development

Committee

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	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 & Operating
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 & Roof repair	$1,000,000	Loan	1/7/2022	3/24/2022	n/a	Elevator construction & roof repair 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 with $12.8M City Revolving Loan Fund	3/9/2023	3/16/2023 1/18/2024	7/21/2020 7/23/2021 1/18/2024	In construction
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	In construction
Bushnell South	Storm Separator	$3,.000,000	Grant to MDC		6/26/2025	8/1/2025	Pending
Arena District Retail Initiative	Initial TI and Build-Out	$2,000,000	Grant to MetroHartford Alliance/Hartford Chamber	10/9/2025	10/16/2025	12/18/2025	Drafting MOU with MHA and application guidelines

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CRDA Redevelopment Projects

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board Approval	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	1/18/2024	N/A	Closed 2/28/24
RPI Site	Land Acquisition Loan	N	$3M	$3M	5 yr. Loan 3%	9/21/2023 5/22/2024	10/6/2023	Closed 11/14/2024
UConn 64 Pratt	200 Bed Dormitory	N	$28M	$10M/$2M loan $3M grant	$10M/$2M Loan to private developer 20 yr./3% $3M Grant Urban Act & City Grant - MOU	5/22/2024 1/16/2025	6/7/2024 6/7/2024	Closed 9/5/25 in Construction
Southend	Washington St Planning Grant	N	$52k	$25K	Grant to SINA	10/17/2024	N/A	Pending Contract
Dutch Point	Homeownership/New Construction	N	TBD	$250K	Pre-development loan	3/15/2025	N/A	Pending Contract

CRDA Rescinded Projects

Project	# Units	TDC	CRDA Amt.		Mkt/Aff Split	Action	Initial CRDA Bd. Approval	Bond Commission
105-7 Wyllys	9	$2.5M	$800K		100	rescinded	5/18/2017 3/21/2019	11/29/2017 6/26/2019
3 Constitution	49	$17.7M	$4.289		100	rescinded	9/19/2013	2/28/2014 11/16/2014
289 Asylum	16	$1.7M	$575K		100	rescinded	4/25/2013	6/21/2013
East Hartford	Horizon Mall	$	$12M		-	reprogramming	6/21/2018	7/12/2016 6/1/2018
Parkville Market 2	Retail	$4M	$3.5 M		-	alt financing	6/16/2022	N/A
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	phase 2 cancelled	100	cancel	9/21/2017	4/12/2018
690-714 Albany	8	$2.49M	$800K		25/75	expired	5/18/2023	N/A
241 Asylum	4 Units	$257K	$257K		100	rescinded	5/22/2024	N/A
17 Bartholomew	57	$17.6m	$3m	CRDA/City funds		Pending	9/21/2023	N/A
35 Bartholomew	Parking Garage	$11.6m	$5.2m	CRDA/City funds		Pending	9/21/2023	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, 9/22 work underway
525 Main	Housing Conversion	$2.10	Loan 2.5%, 20 yrs.	10/21/2021	completed
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	completed
Albany Woodland	New Retail Construction	$12.8M	Grant	3/16/2023	In Construction
Fuller Brush	Conversion	$3M	Loan 2%	5/19/2022	in construction
Carbones	Restaurant Role	$300K	Loan 5%	12/6/2023	Pending
Bushnell So.	Land Acquisition	$1M	Loan 3%	1/18/2024	Closed Feb. 28, 2024
64 Pratt	Dorm	$2M	Loan 3%	3/20/2025	Contract
150 Windsor Street	Former Data Center	$2M	Match	6/26/2025	Pending
Pratt St. Retail	Tenant Fit Loan	$500k	Loan	6/26/2025	Pending

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CRDA/East Hartford

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission Approval	Status
East Hartford - Showcase Cinemas	Acquisition, demolition and redevelopment of former multiplex site	$10,000,000 [1]	Grant-in-aid			7/12/2016 6/1/2018	Developer has been selected
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development in area	$500,000	Grant-in-aid			6/1/2018	Discussions continue with Town, developer planning consultants and CRDA
East Hartford	Acquisition and Redevelopment of Silver Lane Retail	$10,500,000	Grant	9/9/2021	9/16/2021	12/21/2021 & 5/26/2022	Discussions with prospective developer are underway

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[1] *Transferred to CRDA from other State Agencies*

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South Meadows

Committee

CAPITAL REGION DEVELOPMENT AUTHORITY

Board Action
March 18, 2026

Resolution – South Meadows District – Consulting & Engineering Design Services

WHEREAS, on December 1, 2025, CRDA issued a Request for Proposals ("RFP") No. 26-011 for Consulting and Engineering Design Services (the "Design Services") for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility;

WHEREAS, a CRDA selection committee consisting of Robert Houlihan, Mark O'Connell, Paul Hinsch, and David Bodendorf conducted a detailed review of proposals received.

WHEREAS, following its initial review, the selection committee invited each of the three proposing firms to present additional information and respond to questions from the committee on February 25, 2026;

WHEREAS, after careful consideration, the selection committee determined that TRC Environmental Corporation ("TRC") submitted the proposal that best met the requirements of the RFP and the scope of work, and offered the lowest financial proposal of the two short-listed firms, as detailed in the Selection Memorandum attached hereto as Exhibit A;

WHEREAS, at its meeting on March 13, 2026, the South Meadows Committee reviewed the selection memorandum and discussed the particulars with the selection committee; and

WHEREAS, after thoughtful consideration, the South Meadows Committee voted unanimously to recommend that the CRDA Board award the Design Services agreement to TRC in accordance with its proposal;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUTHORITY:

1. The Executive Director is hereby authorized and directed, in the name and on behalf of CRDA, to negotiate, execute, and deliver a final agreement with TRC Environmental Corporation for Design Services described herein, in a form and substance acceptable to the Executive Director.

EXHIBIT A

C•R•D•A

Capital Region
Development Authority

100 Columbus Boulevard
Suite 500
Hartford, CT 06103-2819
Tel (860) 527-0100
Fax (860) 527-0133
www.crdact.net

SELECTION MEMORANDUM

TO: File

FROM: David M. Bodendorf, PE Principal Engineer

DATE: March 11, 2026

RE: Consulting and Engineering Design Services for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility CRDA RFP #26-011

The Scope of Work for the project was developed to engage a consulting engineering firm to provide engineering and consulting services to update and implement the solid waste closure plan for the facility, including demolition and removal of structures and associated remedial activities to prepare the site for future redevelopment. Specifically, CRDA is proceeding to engage a qualified consultant to provide consulting and engineering services necessary to:

1) Update the Solid Waste Closure Plan for the facility.
2) Provide sampling and analysis of hazardous building materials and additional sampling and characterization of soils.
3) Prepare final design plans and specifications.
4) Provide support during bidding and selection of a qualified contractor to perform the closure plan implementation and demolition/construction work.
5) Provide oversight and inspection services during the demolition/construction phase of the work.

On December 1, 2025, CRDA issued Request for Proposals ("RFP") number 26-011 for the Consulting and Engineering Design Services for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility. A total of twelve firms attended the mandatory pre-

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proposal site tour on December 10, 2025, including the following three firms that submitted proposals to CRDA by the submission deadline of January 21, 2026:

1. Burns & McDonnell
2. TRC Environmental Corporation
3. Weston & Sampson Engineers, Inc.

Each of the proposals was found to be responsive to the RFP. The proposals were reviewed and scored using the following rating criteria:

Selection Criteria Categories	**Maximum Rating/Score**
1) Firm's/team's qualifications and experience	25
2) Professional qualifications of key personnel assigned to the project	25
3) Proposed work plan and schedule	20
4) Price and/or other financial terms of the proposal	20
5) Firm's/team's demonstrated commitment to affirmative action	10
Total Points	**100**

The CRDA selection committee, consisting of Robert Houlihan, Mark O'Connell, Paul Hinsch, and David Bodendorf conducted a detailed review of the proposals. After conducting the initial review, each of the three proposing firms was invited to present additional information to the committee and to answer questions from the committee on February 25, 2026. After these interviews, the committee short-listed its two top-rated proposers - Weston & Sampson and TRC. On March 4, 2026, the committee sent each of the two firms the same request for information (RFI) to clarify proposed environmental sampling and analysis and to clarify certain design aspects of each proposal. The purpose of the RFI was to ensure that the evaluation of proposals would be based on comparing equivalent scopes of work and associated costs.

Both firms submitted responses to the RFI by CRDA's deadline of 1:00pm on March 10, 2026, and those responses were distributed to the committee. The committee met again on March 11, 2026 to review the RFI responses and discuss the strengths and weaknesses of each proposal. Committee members completed the rating sheets for each of the three firms using the criteria listed above, and the average ratings across all four committee members is shown in the table below:

	Burns & McDonnell	TRC	Weston & Sampson
Rating (out of 100)	**68.5**	**87.0**	**79.25**

The approximate cost of the work for the two consultants that were short-listed, based on the proposals, the responses to the RFI, and assuming an 18-month long demolition/construction phase, is as follows:

TRC Pre construction Phase Costs	$	536,670.98
TRC Construction Phase Costs (18 months)	$	585,000.00
Total	$	1,121,670.98

Weston Pre construction Phase Costs	$	1,032,669.56
Weston Construction Phase Costs (18 months)	$	537,420.00
Total	$	1,570,089.56

After careful consideration, the selection committee believes that TRC has submitted the best proposal that is compliant with the proposal requirements and the scope of work for the lowest price of the two short-listed firms, and recommends award of the contract to TRC.

CRDA South Meadows Committee Project Updates

Project	Description	CRDA Amount	CRDA Board Approval	Bond Commission Approval	Status
Consulting and Engineering Design Services for Abandonment/Removal of Dike Penetrations and Encroachments at the former MIRA Waste to Energy Facility	Consultant to provide consulting services, engineering plans and specifications to update OIMP and EPP and for permitting and bidding, bid assistance, and construction phase services during execution of work to abandon or remove penetrations and encroachments of the Hartford Flood Protection System which will be done pursuant to future RFP	$616,000 + T&M for any out of scope tasks	NA	NA	Agreement between CRDA and Weston & Sampson was fully executed on 3/10/2026. Full contract documents have been distributed. CRDA and Weston are now coordinating a kickoff meeting with regulators (GHFC, ACE, DEEP).
Consulting and Engineering Design Services for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility	Consultant to provide consulting services, engineering plans and specifications necessary to update the Solid Waste Closure Plan and for bidding, bid assistance, and construction phase services during execution of work to implement closure plan and demolition activities	NTE $1,122,000 (assuming 18 month implementation / demolition phase)		NA	Three proposals were received. The Selection Committee completed final ratings of proposals and recommended award to TRC. The South Meadows Committee discussed on 3/13/2026 and approved a motion to recommend the CRDA Board award the contract to TRC.
Renewal of Registration under General Pretreatment Permit for Significant Industrial User, Dewatering, and Remediation Discharges	Renewal of registration under general permit to discharge waste impacted water from coal pond storage lagoon. This registration allows for water in the lagoon to be lawfully discharged to the sanitary sewer as needed.	$1,000 DEEP Fee and $30,000+/- (consultant)	NA	NA	Registration was submitted by the 3/1/2026 deadline.
Renewal of Registration under General Permit for the Discharge of Stormwater Associated with Industrial Activities	Renewal of registration under general permit to discharge stormwater from the site and perform certain inspection, monitoring, and compliance activities including routine inspections and submission of stormwater monitoring reports.	$625 DEEP Fee	NA	NA	CRDA staff is working on updated SPPP and submission of registration application by the 4/1/2026 deadline
S&S Scrap/Salvage Contract	Contract inherited by CRDA from MIRA for the scrapping and salvage of certain metals, inventory items, and available equipment.	CRDA receives 30% of value of items marketed and sold by S&S	NA	NA	Copper now fully recovered from both Jets transformers but the steel shells remain. Winter weather suspended project. Contractor planning to return to the site in late April to complete the project. This and site cleanup should be the final work completed under the agreement.
Security Improvements	Fence Repairs and Enhancements		NA	NA	All fence repairs and enhancements were completed the week of 3/9/2026

Executive Director

Construction Update

3/19/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
CRDA Housing Projects								
275 Pearl Street	35	31,358	6,900,766	200,962	99%	No	Conversion of Fire House to Residential (3 floors) with Commercial space (4,031sf) / All areas are finished and ready for rental pending issuance of TCO.	Rentals are scheduled to begin April 2026 per Spectra Development.
55 Elm	164		39,524,125	590,050	99%	Yes	Conversion of Office to Residential (7 floors) with Retail (15,647sf) / Press (Annex) Building is 100% complete. Main Building - CO's are in place for Floors 1 thru 7. Finish work continues in Basement. Level 1 Amenity areas are complete. Life safety inspections are complete.	Annex and Main Building are being leased.
Arrowhead	44	31,230	12,789,140	1,818,552	99%	Yes	Renovation of Residential (3 floors) with Retail (3,623sf in Arrowhead and 2,391sf in Flatiron) / **Flatiron**: Units are complete. Retail is "white boxed" and awaiting tenant leasing. **Arrowhead:** Residential units are done. Retail level is "white boxed" and awaiting tenant leasing. **Co-Op** has been occupied.	Units have begun the leasing phase. SRC is waiting on finalized contract to begin the Streetscape portion.
DoNo - Parcel B-1	237	232,752	51,156,000	-	90%	No	New Construction (Wood Frame) - 5 floors of Residential with first floor Retail (5,000sf) incl. 525 space parking garage / Parking Garage is complete. Sitework is at 75%. Building finishes are in progress.	Substantial completion target (TCO) is April of 2026.Leasing to start for May 01, 2026 occupancy
31/45 Pratt Street	38		7,086,905	264,022	99%	No	Conversion of Office to Residential (top 4 floors) Building finishes are in progress. Permanent power is now in place.	TCO has been issued and units are currently being leased.
18-20/30 Trinity Street	104		26,837,274	2,280,718	40%	Yes	Conversion of Office to Residential (5 floors) with Retail on 1st floor of 30 Trinity / Buildings 18&20 - 3rd, 4th & 5th floor are being drywalled, all floors are framed with mechanical rough in progress. Building 30 - all 5 floors are in framing stage. All floors are in MEP rough stage.	Anticipated completion date is March of 2027.
64 Pratt Street / UCONN Dorms	200 bed		23,150,000	542,159	70%	Yes	Conversion of Office to Dormitory (top 4 floors) / Demo is complete. All floors are being drywalled, with MEP&FP Rough following. New Roof Installation has been completed.	Completion deadline date is July of 2026.

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Construction Update

3/19/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
CRDA Neighborhood Projects								
Fuller Brush- 3580 Main Street	153		26,210,764	2,604,054	79%	Yes	Conversion of Office to Residential (4 floors) . Buildings 1 & 2 upper floor finishes are 85% complete. 1st floor is framed and partially roughed-in. Building 3 (Amenity Area) interior demo is complete.	Anticipated completion September 2026.
Regional & Economic Development Projects								
Riverfront Land Development (Hartford//Windsor side)			1,000,000 (* full CRDA Loan)	-		Yes	Remediation work is approximately 60% complete. RRI working with F&O on balance of regulatory permit applications. RRI working with State leaders on a $5.33 million funding request to the Bond Commission DECD has re-engaged RRI on Community Investment Fund contract	schedule pending
East Hartford Great River Park Improvement			1,324,010 (* full CRDA loan)	-		Yes	Town will post bid package for Great River Park Improvements this week, with bids due 4/30/26. The Town selected GZA to provide consulting services. RRI has provided additional budget details to CT DEEP on Urban Green and Community Gardens grant application. Expect funding decision in April 2026.	Goal is to start construction in June/July 2026
USS Hartford Ship Bell						No	CRDA and RRI project funding agreement in signature phase. Design services to start by end of month	TBD pending funding.
Albany & Woodland		30,404	15,667,748	276,586	52%	Yes	All New Construction 2 floors. Building is framed , roofing materials on site. All mechanical rough work is in progress . Sitework is on hold. Additional soil removals will be required. MDC work in street is complete / project road work is underway.	Anticipated completion estimated for October 2026.
Concourse Park			TBD				Sitework bids came in over budget. Bid was withdrawn. Revised funding under consideration.	TBD pending funding.
Founders Plaza			$4.8M			No	Demolition of 5 floors of Office with 2 floors of parking for future Residential. Demo and Abatement awarded to Stamford Wrecking. Abatement is underway.	Abatement is at 85% complete and garage demo has commenced. Target completion May 2026.
Carbone's Restaurant			1,000,000	-		Yes	Carbone's Restaurant Fit Out - framing complete, rough mechanical in process. Kitchen/Bar Equipment has been ordered.	Target Completion May 2026 for a soft opening of first week of June 2026.

Construction Update

3/19/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
Venues								
2023 XL Renovation Project aka PeoplesBank Arena			91,109,503	4,588,941	95%	Yes	**Substantially complete:** Broadcast Infrastructure, Multi Media Room, UCONN Locker Room, Event Level Club, Rigging, Upper bowl acoustical ceiling grid and lighting, Concourse, Handicap platforms, Loge boxes, Lower Bowl seating, Stage cut back, Elevators and escalators, TPO Roof, Wolfpack Locker Room, Concourse audio visual, exit ramp column relocation, Signage - Concourse / Event Level, FF&E components, Bunker Suites, Artist Lounge & Dressing Rooms, Full Service Kitchen Exhaust **Work in progress:** Transition details / painting Outside Air Intake Perimeter roofs T-Mobile wireless service upgrade Show Power - switch gear / transformer replacement **(Spring/Summer 2026):** L107 Suites Generator Enclosure Restrooms in Northland space Church Street exterior improvements	Overall Projected Completion: Summer of 2026.
Rentschler Field			$9M with another $3.8M pending form BC.			Yes	**Substantially complete:** Home and visitor locker rooms, walk-thru metal detectors, fire alarm panel, replay system, tower & lower roofing, restroom painting and flooring **Work in progress:** Lightning Protection Photographers' Enclosure Concourse Exit Sign Replacement **(Spring/Summer 2026):** Security (access controls and video surveillance) Bowl Speaker Replacement Bowl Power Wash & Waterproofing - Distributed Television System Network Switches	Target Dates for substantial completion: **Spring / Summer 2026** Security (Access Control/ Cameras) Bowl Speakers Waterproofing Distributed Television System Network Switches
Church Street Garage			6,533,091		35%	Yes	Phase 2 - Level 4 deck replacement is progressing as scheduled.	Phase 2 is underway with an anticipated completion of October 2026.

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Miscellaneous

HBJ HARTFORD BUSINESS
CONNECTICUT'S BUSINESS NEWS

REAL ESTATE & CONSTRUCTION | SUBSCRIBER ONLY

Downtown Hartford apartment property listed for $1.45M



36 Lewis St., Hartford. Photo | CoStar

BY GREG BORDONARO
FEBRUARY 13, 2026

A six-unit multifamily property in downtown Hartford has been listed for sale with an asking price of $1.45 million.

The property at 36 Lewis St. was redeveloped into apartments in 2015 after receiving financing support from the Capital Region Development Authority. CRDA provided developer David Elwell with a $300,000 construction-to-permanent loan for the project, which carried a total estimated redevelopment cost of $1.847 million, according to the authority.

The project converted the former commercial building into four one-bedroom and two two-bedroom apartments. The two-story structure, which dates to about 1840, has served multiple uses over the decades — including as a private residence, an upscale restaurant in the 1980s and a nightclub known as "Vibe" in the 1990s — before sitting vacant prior to redevelopment.

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The building contains 5,252 square feet of living space on 0.12 acres, with a gross area of 7,809 square feet, according to a marketing brochure. The listing, marketed by Colliers, highlights the property's proximity to Bushnell Park, the state Capitol, Dunkin' Park and UConn Hartford.

Ian Hunt, a director at Colliers, is representing the property.

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BUSINESS > ECONOMIC DEVELOPMENT

CT corporate-led effort seeks to 'accelerate' revitalization. Energy, 'retail and more residents'



Pratt St. in Hartford on Wednesday, May 28, 2025. (Aaron Flaum/Hartford Courant)

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By **KENNETH R. GOSSELIN** | kgosselin@courant.com | Hartford Courant

PUBLISHED: March 13, 2026 at 5:14 AM EDT

A far-reaching effort that seeks to accelerate city revitalization — led by the leaders of some of area's largest corporations — aims to create a vision that could unfold over more than two decades, beginning with specific projects and initiatives in the next five years.

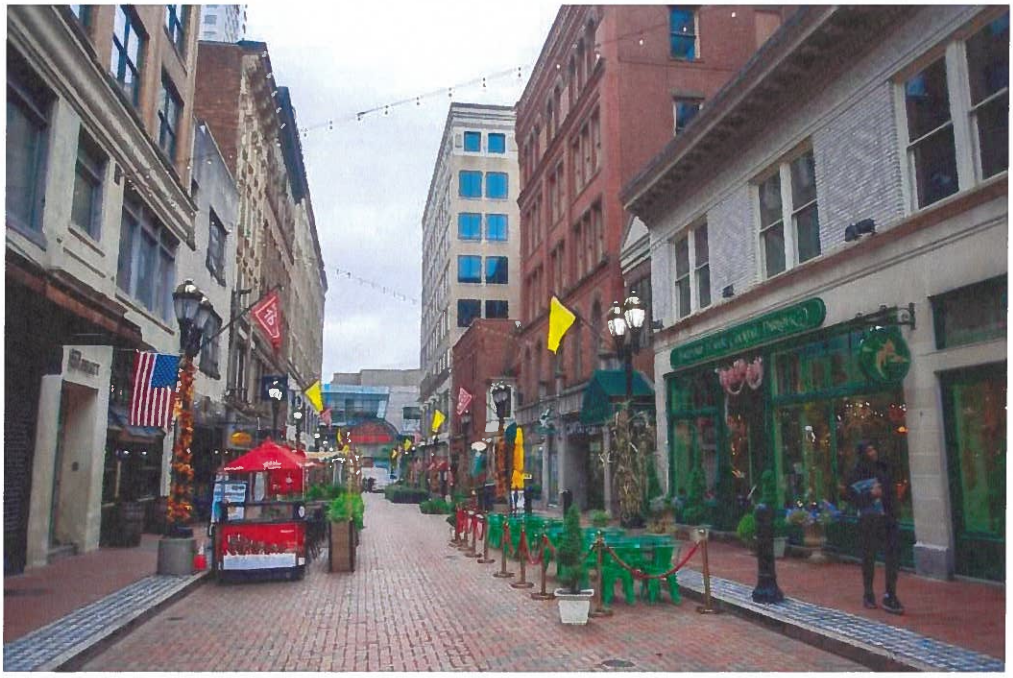
The vision is expected to begin with further strengthening downtown Hartford and lessening its dependency on office workers for vibrancy. Through it downtown also would have to connect better with city neighborhoods and ultimately, with both East Hartford and West Hartford.

"Hartford must pivot to a diversified economic base that includes residential growth, a steady stream of visitors, a variety of entertainment options in the presence of major employers that provide career opportunities to families in the area," Christopher J. Swift, chairman and chief executive of The Hartford, said Thursday, in remarks at an event highlighting a study that will outline recommendations for achieving revitalization goals.

A report is expected in early June, and will likely require financial investment from the area's major corporations, moving well beyond their traditional philanthropy.

The event was held at The Hartford's headquarters in Hartford, the city where the insurer was founded in 1810.

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Downtown Hartford's Pratt Street is seen for its potential to become a visitor destination to the city. (Aaron Flaum/Hartford Courant)

Swift said downtowns are the "civic identity" of any city.

"So we are looking at what it would take for downtown to become a more active place with more energy, more retail and more residents," Swift said. "We will consider how to attract public and private investment with the goal of bringing people downtown on a regular basis, shifting from episodic to consistent activity."

Essential to the effort will be building up the city's stock of hotel rooms, diminished deeply in number during the pandemic.

In an interview after the event, Swift said there are certainly challenges — and opportunities — for downtown Hartford. One of the biggest in the future is the Constitution Plaza complex, the majority of which was foreclosed on last fall.

"So, we're not ignoring that, but we want to see what we can do sort of beyond the boulders that will create more time so that we can really make progress and have people feel like 'Change is coming. We can do this,'" Swift said.

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The corporate executives involved include some of the most prominent and influential in the city and region such as Hartford HealthCare, the parent of Hartford Hospital; Nassau Financial Group, Stanley Black & Decker; Hartford Steam Boiler, The Bushnell Center for the Performing Arts; Aetna, owned by CVS Health; and Travelers.

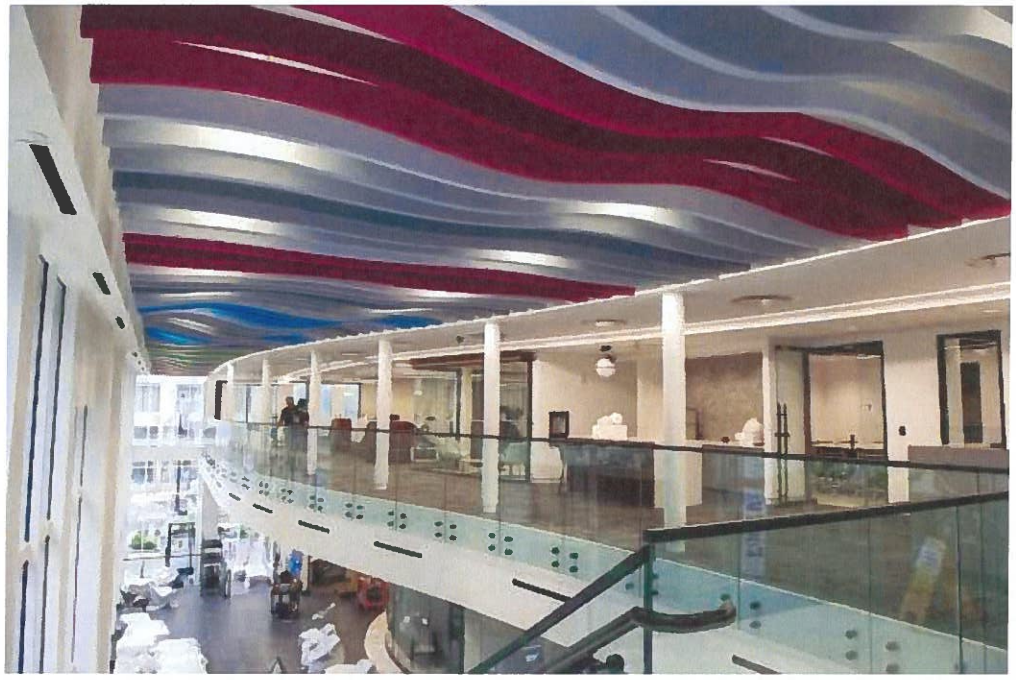


A corporate-led effort to accelerate the revitalization of Hartford is expected to release a report with recommendations in early June. On Thursday, an update on the study was given at the headquarters of The Hartford, which is leading the effort. From left to right: Hartford Healthcare chief executive Jeff Flaks; Hartford Mayor Arunan Arulampalam; and The Hartford's chief executive Christopher J. Swift. (Kenneth R. Gosselin/Hartford Courant)

Streetsense, a nationally-known consultant based in Washington D.C., has been hired to guide the process, which also includes public agencies and community groups. Swift said the consultant has reached out to both Detroit and Milwaukee to better understand the components that spurred on revitalization in those cities.

When Hartford HealthCare established its headquarters in the heart of downtown Hartford in 2022, CEO Jeffrey Flaks said, it was intentional that there was no cafeteria in the building to encourage its employees to patronize local restaurants at lunchtime. Today, building at the corner of Pearl and Trumbull streets employs 700.

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Cloe Poisson / Special to the Courant

Hartford HealthCare its headquarters at the office tower at 100 Pearl Street in downtown Hartford. (Cloe Poisson/Special to The Courant)

Since 2013, more than 3,500 apartments have been created mostly in former office buildings, partly with state taxpayer-backed loans to attract private investment. In addition, a storefront revitalization grant program has led to more businesses opening downtown and a $145 million renovation of downtown's sports and entertainment venue, PeoplesBank Arena, debuted last fall.

Flaks, a speaker at the event, said he already is witnessing changes.

"I see it from my office where I sit every single day," Flaks said. "There are more people on the streets, there are more people walking dogs, there are more Ubers picking up and dropping off people. There are more events downtown."

"Progress is happening," Flaks said. "But what this group is doing now is accelerating it, bringing in more capital investment and bringing more strategic alignment."

Some experts have said that thousands more units of housing are needed in and around downtown to further offset the decline in demand for office space. Some of the vacant office space will be likely candidates for residential conversion.

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In remarks Thursday, Hartford Mayor Arunan Arulampalam said the broad-based effort is aimed at reshaping Hartford far into the future.

"This is a story about corporate leaders saying, 'it takes three legs to [hold up a] stool,' " Arulampalam said. "The community leaders, the civic leaders and the corporate leaders all working together."

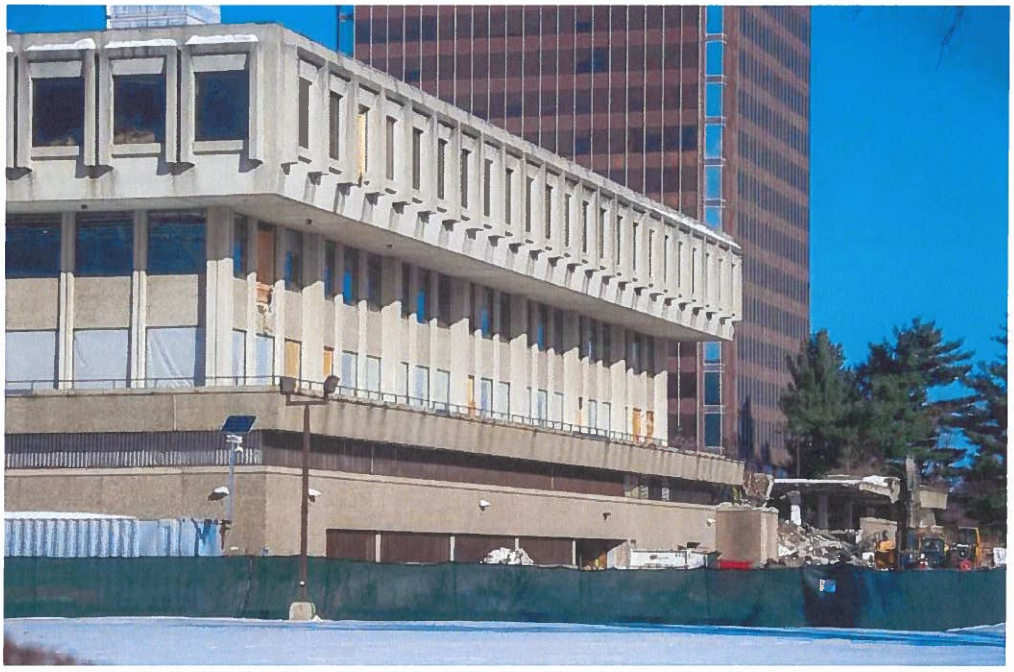
Kenneth R. Gosselin can be reached at kgosselin@courant.com.

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NEWS > CONNECTICUT NEWS

Significant redevelopment of 19-story CT office tower into apartments gets $6M kicked in



Demolition has begun at the Port Eastside mixed-use project in East Hartford on Wednesday, Feb. 4, 2026. (Aaron Flaum/Hartford Courant)

By DON STACOM | dstacom@courant.com | Hartford Courant

PUBLISHED: March 11, 2026 at 5:35 AM EDT

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East Hartford got a boost when the state committed $6 million toward converting the 111 Founders Plaza office tower into apartments, the centerpiece of the ambitious Port Eastside proposal to make the town's riverfront a popular entertainment and residential hub.

"I'm super grateful and excited," Mayor Connor Martin said Tuesday after the Community Investment Fund's board endorsed aid for the $84 million project.

"We're seeing things happen along the riverfront. We have this, and we're demolishing the old bank building — there's a lot going on as we reimagine the riverfront area into a destination for the whole region."

Port Eastside LLC, a partnership of prominent Greater Hartford business owners and developers, bought the largely vacant 19-story office tower last year and intends to convert it into 240 to 260 upscale apartments. The developers also are tearing down the former Bank of America office building and parking garage to clear space for additional apartments.

The state is providing financial assistance because of the opportunity to get more housing as well as bolster one of Connecticut's poorer communities.

Overall, developers have suggested the redevelopment of the failing Founders Plaza office park including new buildings and hundreds of additional apartments along with restaurants, shops and entertainment venues — could cost more than $800 million.

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111 Founders Plaza in East Hartford. (Don Stacom/The Hartford Courant)

The single most visually dramatic element is the 111 Founders tower, which flourished after its construction in the early 1970s. It's a landmark from the I-91 and I-84 interchange, but has been declining in recent years like much of the large-scale office building market. Most floors are now vacant and remaining tenants, such as the Connecticut State Police Union, have been making plans to leave.

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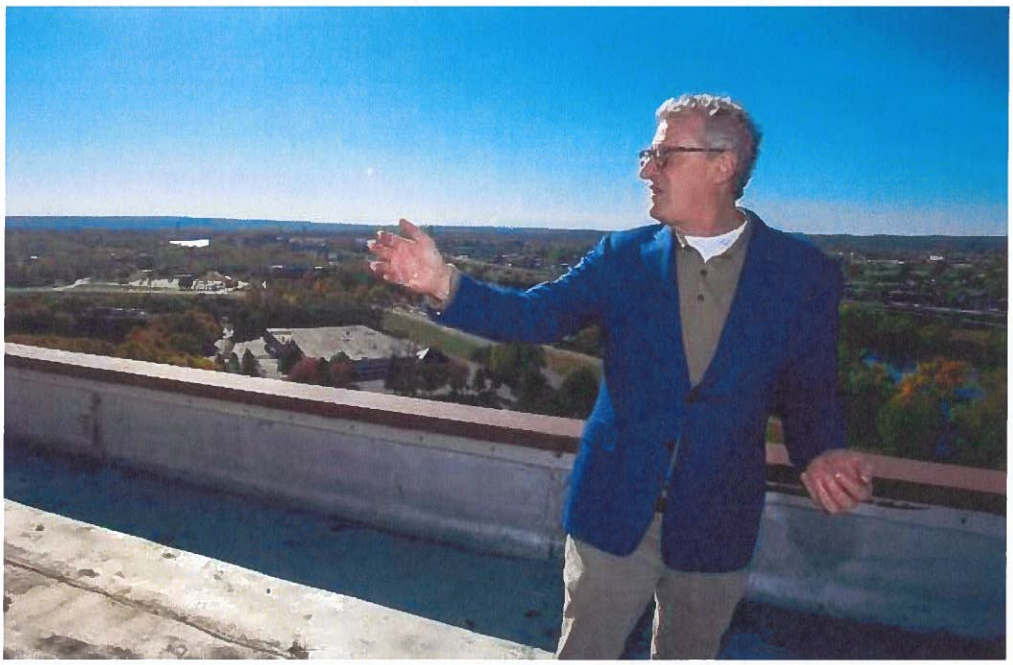
"The addition of 240 units of viable housing is a significant step forward in our efforts to encourage the redevelopment of our underused properties and promote development along the Connecticut River. By creating livable spaces, we are also enabling municipalities to modernize infrastructure and move the needle toward building vibrant, inclusive communities across Connecticut while addressing the ongoing housing crisis," said House Majority Leader Jason Rojas, who represents a section of East Hartford.

"The opportunities are enormous. My parents were maintenance workers in that building when I was a kid," Rojas said. "The entire riverfront has been a missed opportunity for a very long time."

The plan is for the tower to have studios as well as one-, two- and three-bedroom apartments, with middle and upper floors commanding dramatic views.

Tecton Architects reported to the town in December that the conversion is financially feasible.

"Following an architectural review, conceptual test fits, and due diligence, our conclusion is that the existing tower possesses the structural capacity, efficient floor plates, and overall building configuration necessary to support a viable, high-quality residential redevelopment," the company said.



Bruce Simons, a principal in the West Hartford-based Simons Real Estate Group and one of the partners in Port Eastside, shows the views from 111 Founders Plaza in East Hartford, on Friday, Oct. 18, 2024. The Port Eastside group is redeveloping the East Hartford Side of the Connecticut River. (Aaron Flaum/ Hartford Courant)

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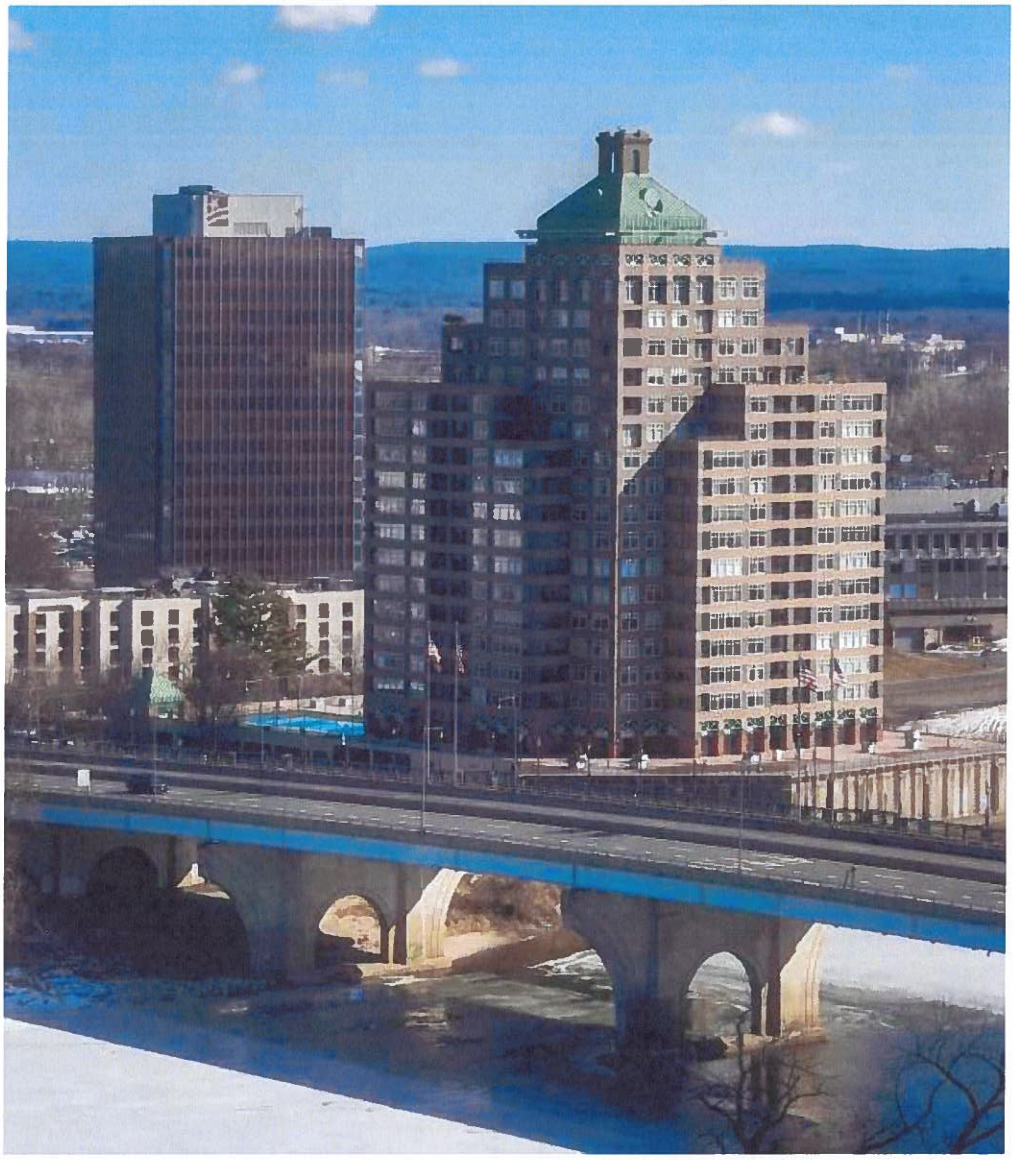
"Our analysis indicates that the building has "good bones," and possesses physical qualities that surpass other corporate office buildings' potential for viable conversion in today's context," Tecton reported.

"The riverfront tower would be quite marketable; floors five through 19 offer unobstructed views of the Hartford skyline and the Connecticut River Valley. A significant opportunity exists for a high-quality amenities package including a fitness center, club room, game rooms, community kitchen, and possibly a rooftop lounge."

The financing plan is for the developers to put up $8.4 million and secure a private $33.5 million loan. They're looking for a low-interest state loan to cover another $25 million, and East Hartford will be asking its state legislative delegation to help land additional aid in future rounds of Community Investment Fund distributions.

"This grant is essential for transforming a distressed office asset into a dynamic residential community. With the demolition and clearing of the former Bank of America building and parking garage under way and expected to be completed by the end of April, we are actively working with the town to move this exciting project forward," Bruce Simons, a partner in Port Eastside, said in a statement Tuesday evening.

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Riverpoint Condominium and 111 Founders Plaza in East Hartford on Wednesday, Feb. 26, 2025. (Aaron Flaum/Hartford Courant)

"This project would create jobs, housing units and boost local tax revenue by more than $1 million," Sen. Saud Anwar said in a statement. "It's the perfect kind of community investment and I'm grateful to Governor Lamont and the CIF Board for their continued support in East Hartford."

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