

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

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

Board Members Absent: Seila Mosquera-Bruno; David Jorgenson; Mayor Arunan Arulampalam;

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

Minutes

The meeting minutes from February 19, 2026, CRDA Board Meeting were moved by Bob Patricelli, seconded by Paul Hinsch and approved.

Newly Appointed CRDA Board Member

Chairman Robinson introduced Katerina Guerraz as Governor Lamont’s appointment to the CRDA Board which fulfills the CRDA Board membership.

Both Chairman Robinson and Executive Director David Steuber welcomed Ms. Guerraz and introduced her as Executive Vice President at CVS Health, Chief Operating Officer of Aetna and President of Aetna Medicaid. Ms. Guerraz indicated that she is looking forward and honored to be a part of the CRDA Board and looks forward to serving with all of you.

Finance Report – March 2026

CRDA CFO Joseph Geremia reported on the following Financial monthly update:

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

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

Housing & Neighborhood Committee

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

Riverview Square, Konover, East Hartford – CRDA is currently working through due diligence with Konover. The draft loan documents have been circulated and closing expected in first of second week of April.

31-45 Pratt St. “Living Society on Pratt” – will start taking applications at the beginning of April.

3580 Main Street - The project is 80% complete, and the borrower is current on their payments with CRDA.

30 Laurel Street – “The Laurel” Spectra has finalized management and leasing agreement with Konover. Property is in lease-up.

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. The borrower is currently 30-days delinquent on its debt service payments.

Arrowhead – currently in lease-up. The project is substantially complete.

Regional and Economic Development Projects Committee (RED)

Mayor Connor Martin reported that the Committee did not meet in March and will report on East Hartford projects in the mayors report.

Venue Committee

Andy Bessette reported on the following items:

Connecticut Convention Center - CTCC hosted a total of four events, drawing a combined attendance of 53,168 guests. Highlights for the month included the RV & Camping Show, as well as events held by the New England Regional Volleyball Association, both of which contributed to a strong turnout and engagement.

PeoplesBank Arena - activity remained especially robust, with 18 events, including the Hartford Wolfpack, UConn basketball, and UConn hockey, generating a total attendance of 85,465. An additional highlight was Disney on Ice, which continues to be a strong performer and family draw. Looking ahead, we are well-positioned with major upcoming events, including Monster Jam on March 21st and 22nd, and a TobyMac concert on March 27th.

Pratt & Whitney Stadium at Rentschler Field – PBA and The Rent hosted six events over the December–January period. The Magic of Lights attraction was a notable highlight, continuing to bring seasonal traffic and community engagement to the venue.

January reflects a solid start to the year across all venues, with strong attendance figures and a promising lineup of events ahead.

South Meadows Committee

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

Stormwater General Permit – Deadline for applications in due on April 1, 2026

Flood Protection System – Contract was awarded to Weston & Sampson. A kickoff meeting has been scheduled with the Greater Hartford Flood Commission; Army Corps of Engineers; DEEP Dam Safety Division along with Weston & Sampson.

Mr. Bodendorf reported on the following contract award:

So. Meadows District, Consulting and Engineering Design Services – Closure Plan Revision and Implementation at the Former Waste-to-Energy Facility CRDA RFP #26-011 – the contract was awarded to TRC.

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;

The following motion was moved by Andy Bessette, seconded by Olusegun Ajayi and approved.

“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.”

Mayor Reports

Olusegun Ajayi reported on the following project in Mayor Arunan Arulampalam’s absence.

150 Windsor Street – this project is currently going through remediation and most of the work is being done internally. The building is expected to be demolished by the end of April with continued work to the end of June.

Mayor Connor Martin reported on the following East Hartford projects:

McCartin School – Freeman and companies is working on infrastructure engineering and design. East Hartford received \$4.5M from bond commission for the demolition and this work is continuing.

Concourse Park – development team continues to meet with CRDA team on making the financials work.

Silver Lane Plaza – development team continues to meet with CRDA team on making the financials work.

Port Eastside – The garage is down and waiting for Eversource to remove two transformers off of the main 99 Founders Building. Within three weeks that building is going to begin to be taken down. Developers plan to come back to CRDA Board for additional funding.

CIF Board – East Hartford received \$6M from the CIF Board for the conversion of 111 Founders Plaza, that is slated for conversion to residential to approximately 240 apartments.

Simon Konover Project – Groundbreaking likely in new future.

Walmart – purchased the Wayfair warehouse, they will move in in 2028.

90 Acres of Pratt & Whitney property – land is west of stadium site and P&W seems interested in selling the property. Perhaps for expanding parking as well as some economic development that might be able to support the stadium. There is a conservation easement for the entire 90 acres tied to the Army Corp of Engineers.

Doing some research on why the easement exists. Anthony Lazzaro indicated that he has knowledge of the easement and may be able to offer guidance.

Signage – Mayor Martin would like to discuss signage at the front of the stadium. Maybe a way to cross promote what is happening in East Hartford as well as PBA in Hartford.

Main Street – the Mayor thanked Pam Sucato and her team helping to create a new traffic flow. Also will be starting to replace lights to aid in pedestrian and vehicular lighting.

Executive Director

David Steuber reported on the following:

- *World Cup Event* –World Cup game date to be determined.
- *Legislative Session* – there were no proposed changes to CRDA’s appropriation or bond authorizations in the Governor’s proposed budget. The legislative committees have yet to put forth their committee budget adjustments. Mr. Struber and Mr. Geremia appeared before the Finance, Revenue and Bonding Sub-committee as well as the Appropriations Committee hearing for DECD. We will continue to track legislation of note to CRDA.
- *Hartford Visions Committee* – attended the press conference and continue to be actively engaged in dialogue with the members of the committee and their consultant group Streetsense.
- *Good Works Entertainment/Infinity Hall*- CRDA has been discussing the possibility of a new concert series that would take place on Front St. This is being modeled after an event series that the City Sponsored called Hartford Live.
- Carbone’s Restaurant - soft opening is scheduled for June 2026.
- Construction Report projects were highlighted.

Next Board Meeting – April 16, 2026 at 6:00pm –in-person meeting with virtual availability

The Board adjourned at 4:42PM

“The minutes of the March 19, 2026 CRDA Board Meeting were moved by Andy Bessette, seconded by Olusegun Ajayi and approved at the April 16, 2026 Board Meeting.”