CRDA | Capital Region Development Authority

AGENDA
CRDA Board Meeting
October 15, 2026
3:00pm
(on-line with in-person availability)

3:00pm – 3:00pm	●	Call to Order Draft Minutes {9-17-26}*
3:00pm – 3:10pm	●	Finance Report
3:10pm – 3:20pm	●	Housing & Neighborhood Committee - Project Updates - 55 Elm St. – Pay Application Disbursement *
3:20pm – 3:30pm	●	Regional & Economic Development Projects Committee (RED) - Project Updates - The Villages at Park River *
3:30pm – 3:40pm	●	Venue Committee - PeoplesBank Arena - Pratt & Whitney Stadium at Rentschler Field - CT Convention Center
3:40pm – 3:50pm	●	South Meadows Committee - Project Updates
3:50pm – 4:00pm	●	Mayor Reports - Hartford Mayor Arunan Arulampalam - East Hartford Mayor Connor Martin
4:00pm – 4:15pm	●	Executive Director - CRDA Board Meeting Dates 2026-2027 - Executive Updates
4:15pm	●	Adjourn

** Vote Item*

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/29521645640934?p=W6Mrc3Y644CNEW93yK
Meeting ID: 295 216 456 409 34
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Draft

Minutes

September 17, 2026

Capital Region Development Authority
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Thursday, September 17, 2026
6:00pm
(In-office Meeting with Virtual Availability)

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

Board Member Absent: David Jorgenson; Mayor Arunan Arulampalam; Seila Mosquera-Bruno; Mayor Connor Martin;

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

Minutes

The meeting minutes from June 18, 2026, CRDA Board Meeting were moved by Paul Hinsch, seconded by Andy Bessette and approved.

Finance Report – June 2026

CRDA CFO Joseph Geremia introduced Katharine Balukas, CPA Partner; Leah L. Clair, CPA, Senior Manager from Berry Dunn who presented a PowerPoint regarding the FY26 Audit Report in accordance with the AICPA, Government Auditing Standard and Governmental Accounting Standards Board.

Ms. Balukas expressed thanks to the CRDA team and venue staff for their cooperation in performing the audit. She discussed management's responsibility, auditor responsibility the required auditor communication; auditors' consideration of internal controls; changes in accounting principles, finaical highlights with financial statement footnotes, emerging accounting issues, and the Yellow Book report.

Ms. Balukas indicated that the State Auditors of Public Accounts are requiring CRDA to report on the state pension and OPEB accounting estimates in the Authority's financial statements.

Ms. Balukas further indicated to the Board that financial statements will be available once the State of Connecticut GASB 75 reporting has been published by the State Comptroller and the State Auditors of Public Accounts.

The Special Purpose Statements performed were for the CT Convention Center and CRDA Parking facilities, and the PeoplesBank Arena. The Stadium at Renschler Field Audit was also presented.

An unmodified opinion on the financial statements along with no material weaknesses in internal control over financial reporting were identified as part of their testing and audit procedures.

Chairman Robinson thanked the auditors, CFO Geremia and his staff for working to get the audit done in a timely manner. He further noted that the auditors did not request an executive session as they did not see a need.

Mr. Geremia added that it takes a lot of people, work and time and the staff does such a good job preparing and getting through the audit. We appreciate BerryDunn assisting CRDA working issues through with the State Comptroller's Office and the State auditors.

(3)

As Katie Balukas mentioned CRDA will file the annual report with the legislative report and then file the financials as soon as the State OPEB reporting is available through the state auditors.

Mr. Geremia also pointed out that while the audit was taking place CRDA also had, over the summer, an intern from the University of St. Joseph's, Colin Carver who played a role in supporting much of the staff at CRDA, as well as helping with the various activities that took place during the three months he was here. He really appreciated the internship experience as well.

The following motion was moved by Paul Hinsch, seconded by Andy Bessette and approved.

"The CRDA Board of Directors hereby approves the CRDA Annual Report/Audit for FY2025-2026 and the Stadium at Rentschler Field Audit for FY2025-2026 as presented or in substantially similar form, understanding any required adjustments for pension and OPEB reporting, and authorizes the Executive director to forward to the Governor, General Assembly and the Auditors of Public Accounts."

Housing & Neighborhood Committee

Olusegun Ajayi reported on the following projects:

64 Pratt – UConn - The UConn Pratt Street Residence Hall is now open in its first year, with four floors converted to 45 student apartments, housing approximately 200 residents. For the fall semester that began August 31, the property had a waiting list of 75 students.

31-48 Pratt St. – 38 units, approximately 63% leased.

30 Laurel – 48 units, approximately 81% leased.

275 Pearl - - 34 units, 65% leased.

Dono Parcel B-2 - After Board approval in June, DoNo Parcel B-2 received Bond Commission approval of up to $18 million in CRDA loan proceeds for the second phase of RMS's project across from Dunkin Park. The first phase of the project, now known as "The Portrait at North Crossing" is made up of 237 apartment units and is in lease-up. Currently that property is 30% leased, averaging over 20 units leased per month, signaling strong demand for the latest new apartments in the North End.

342 East River Drive, Konover, East Hartford - The 150-unit apartment community financed by CRDA and M&T Bank is still in an early phase of construction. Site work is underway and the job is 6% complete, which is on pace with construction schedule, expected to wrap up by Fall of 2027.

237 Hamilton - Discussions continue between CRDA, the City and the property ownership with respect to unpaid taxes and liens on the property. The loan matured on September 1, and subject to a re-design of the project, zoning approvals and new financial underwriting. CRDA and the City will enter a workout phase on the project.

18-20 and 30 Trinity - Pennrose is making good progress on the Trinity apartments, which is currently 65% complete, with a substantial completion date on schedule for March 2027. CRDA provided $12.5 million in funds consisting of a low interest rate loan and the use of urban act funds to finance the project. Ultimately the former State office buildings will transform into 104 residential units, in a condominium structure, allowing for both market rate (80%) and affordable apartments (20%).

The amount of funds recuperated from CRDA housing projects was inquired. Mr. Geremia indicated that his department will put together information pertaining to the request.

Regional and Economic Development Projects Committee (RED)

Chairman Robinson requested a committee report in Mayor Martin's absence. Anthony Lazzaro reported on the following:

Memorandum of Understanding (MOU) between CRDA/CMDA – The following MOU indicates that CRDA will provide certain administrative services to the CMDA for a $5,000 fee.

The Memorandum of Understanding (the "MOU") is entered into by and between the Connecticut Municipal Development Authority ("CMDA"), acting by and through its Executive Director (the "CMDA Executive Director"), and the Capital Region Development Authority ("CRDA"), acting by and through its Executive Director ("CRDA Executive Director"), both duly authorized, for the purpose of providing certain administrative and support services to fulfill their respective statutory purposes as further detailed herein.
WHEREAS, Connecticut General Statutes (CGS) § 8-169jj(d) provides that CMDA and CRDA may enter into a memorandum of understanding pursuant to which CRDA may provide certain administrative and support services to CMDA;
WHEREAS, CGS § 8-169jj(b) provides that the CMDA Executive Director has the power to contract and be contracted with and may enter into such contractual arrangements as may be necessary for the discharge of his duties;
WHEREAS, CGS § 32-602(b)(2), (c)(4) and (d)(4) provide, in pertinent part, that CRDA has the power to contract and be contracted with; and
WHEREAS, CMDA and CRDA both desire to define the terms and conditions upon which such administrative and support services will be provided.

NOW THEREFORE, the CRDA and CMDA agree to the following terms:

1. CRDA's Chief Financial Officer ("CRDA CFO") and CRDA's Office Manager on behalf of CMDA may act as security liaison within CORE-CT for CMDA;
2. CMDA agrees to authorize CRDA CFO and CRDA's Office Manager to access, manage, and process such transactions in CORE-CT for Human Resources, Benefits, and Financial services;
3. CRDA will administer the employee benefits enrollment process on behalf of the newly hired CMDA employees and will manage the annual open enrollment process for existing CMDA employees;
4. CRDA CFO and CRDA's Office Manager shall continue to provide training and on-going support to the CMDA Director of Finance and Operations for activities performed within CORE-CT, as outlined above;
5. CMDA shall provide written authorization to CRDA via electronic mail for each requested transaction, as applicable;
6. The MOU period will be between July 1, 2026 to June 30, 2027;
7. CRDA shall provide such services in a commercially reasonable manner reflecting the priority of existing CRDA workloads for a lump sum fee of Five Thousand Dollars ($5,000); and
8. This MOU may be executed in one or more counterparts, and a facsimile, or a scanned signature shall be deemed an original for all purposes.

"The motion to approve the MOU between CRDA and CMDA was moved by Bob Patricelli, seconded by Andy Bessette and approved with Paul Hinsch abstaining."

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 ("RLF") 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 delays in the leasing of the retail component of the Project necessitating the use of additional City funds to facilitate the timely completion of the Project;
WHEREAS, the City proposes reallocating an additional Four Million Four Hundred Thousand Dollars ($4,400,000.00) from the RLF, in the form of a grant, to supplant an equal amount of funding from the CRDA Loan;
WHEREAS, the proposed reallocation will not result in any increase to the overall project budget, and the CRDA Loan funds thereby supplanted will remain available for and be utilized in connection with other CRDA projects within the City of Hartford;
WHEREAS, the revised funding structure would strengthen the Project's financial position, reduce the amount of debt requiring repayment, and improve the overall feasibility of the Project; and
WHEREAS, the parties desire to amend and modify the existing funding structure to provide an additional Four Million Four Hundred Thousand Dollars ($4,400,000.00) in grant funding from the RLF, accompanied by an equal, dollar-for-dollar reduction in the CRDA Loan.

The following motion was moved by Andy Bessette, 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

Although the Venue Committee did not convene in September; Andy Bessette summarized the following venue-related activities and updates for the Summer of 2026:

Connecticut Convention Center

At the Convention Center, we hosted three (3) major events, drawing a combined attendance of 53,902 guests. Highlights for the month included:

- ConnectiCon XXIII: Attendance: 50,688*
- State of Connecticut Bar Exam: Attendance: 986
- Capital Region Economic Council: Attendance: 2,228

* *ConnectiCon, in particular, saw a 2,500-person increase in attendance compared with last year.*

Looking ahead, the Convention Center's event calendar for September includes the following high-profile events:

- The GovTech Digital Government Summit
- Retro World
- Indian Folk Dance Festival
- AASHTO Safety Summit and Peer Exchange
  - American Association of State Highway and Transportation Officials

- Harvest GLOW Fest - an indoor fall festival with illuminated fall décor, an indoor pumpkin patch, face painting, train rides, pumpkin painting station, indoor putting courses – just to name a few of the activities for the whole family. (September 12th through & October 11th)

PeoplesBank Arena

The Arena hosted six (6) major events including the Connecticut Suns basketball, concerts, and family shows, generating a total attendance of 52,080. Highlights for the month included:

Connecticut Suns vs. Dallas Wings	Attendance: 10,850
Lionel Richie & Earth Wind & Fire	Attendance: 8,569
USA Gymnastics	Attendance: 5,103
Billy Strings in concert	Attendance: 6,722
Nate Bargate in concert	Attendance: 8,349
Hot Wheels Monster Trucks	Attendance: 8,831

Looking ahead, future shows include:

• Chayanne in concert	September 6th
• Olivia Rodrigo	September 25th & 26th
• Don Omar in concert	September 27th

Pratt & Whitney Stadium at Rentschler Field

Finally, Pratt & Whitney Stadium at Rentschler Field hosted four (4) major events this summer:

Mass Flag Football	Attendance: 1,500
Bubble Run	Attendance: 5,000
American Muscle Car Show	Attendance: 1,500
UConn Football Open Practice	Attendance: 500

During the month of September, the Stadium will host two (2) University of Connecticut Football games:

UConn vs. Lafayette	September 5th
UConn vs. Maryland	September 12th

South Meadows Committee

David Bodendorf reported that the South Meadows Committee did not meet in September however David and Chris Shepard gave the following update:

Weston & Sampson is making progress on its engineering work to Abandon and Remove penetrations and encroachment of the Flood Protection System.

a) Additional Hazardous Building Materials sampling/analysis was completed for buildings and structures earmarked for removal.

b) A GP application for the discharge of water within the historic intake and discharge tunnels was submitted to CTDEEP. Water will require treatment to remove PFAS, O&G, PCBs. Once approved, water will be removed from the tunnels so required inspections can occur – aiming for October. Total discharge volume is estimated to be several hundred thousand gallons.

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c) A Drilling and Invasive Program Plan was submitted to CTDEEP and ACOE. Purpose is to obtain soil samples in vicinity of historic discharge and intake tunnels for seepage analysis, and also, to perform test pitting in several locations identified by the GPR survey as requiring further exploration as the readings may be indicative of unknown penetrations. Approval of the plan is also required from GHFC after CTDEEP and ACOE. A temporary release from the ELUR will also be required from CTDEEP prior to any excavation.

d) A Draft Drainage design is underway for the re-routing of stormwater that currently discharges through the flood protection system (which is one of the 13 or so penetrations).

Chris Shepard reported on the following:

a. Project - Solid Waste Closure Plan Update and Implementation

i. In June 2026, CRDA and TRC executed the contract for the Closure Plan update.
   1. Implementation of the Closure Plan is required to close out the solid waste and wastewater discharge permits.
   2. Closure Plan needs to be updated to incorporate demolition of the site buildings.

ii. In July, TRC conducted additional sampling in the Power Block Facility for asbestos, to supplement the asbestos sampling that was previously completed by MIRA.

iii. On August 25th, a meeting and site tour was held with CTDEEP to discuss planned revisions to the Closure Plan previously submitted by MIRA.
   1. The primary revisions are to incorporate building demolition activities at the site, which is a change from what MIRA had proposed in the original Closure Plan that it submitted in May 2022.
   2. The revised Closure Plan is anticipated to be submitted to CTDEEP for review in late 2026.
   3. CTDEEP anticipates needing a 3-month to 6-month timeframe for review of the revised Closure Plan.

iv. Related to the Closure Plan, TRC has drafted an Alternative Work Practice ("AWP") for pre-demolition abatement of asbestos in the Power Block Facility, which dates to the 1920s.
   1. The AWP will be submitted to CT-DPH following review by CRDA.
   2. CT-DPH will have to review and approve the AWP before TRC can develop demolition plans and specifications.

b. Project - Renewal of "coal pond" discharge permit

i. Recall that an application to renew the coal pond discharge permit was submitted in February 2026, and that a treatment system to remove mercury from the wastewater needs to be designed and installed to meet the lower discharge limit in the permit.

ii. TRC completed an isotherm study in late July 2026 to determine the mercury removal efficiency of the activated carbon to be used for treatment, as well as the sizing of the activated carbon vessels.

iii. No discharge is anticipated to be needed prior to final treatment system design and installation.

c. Historic South Meadows Remediation

i. Recall that the South Meadows property has been remediated to industrial/commercial standard by the previous site owner (MIRA).

ii. The May 2025 Verification Report for South Meadows site remediation is being audited by CTDEEP.

iii. CTDEEP has requested additional sampling of site groundwater and/or soil to confirm that the site does not have any sources of PFAS contamination.

iv. TRC developed a groundwater sampling plan,and collected samples in late July 2026.

v. TRC is currently drafting a PFAS sampling summary report for submission to CTDEEP, indicating that the results of the groundwater analyses were supportive of TRC's previous conclusion that PFAS are not a constituent of concern at this property.

Mayors Reports

Hartford

Olusegun Ajayi reported on the following projects for Mayor Arulampalam:

150 Windsor – planned demolition to be after the Yard Goats Season commences.

Statehouse Square – 100K sq. ft. innovation center was announced.

Grocery store Feasibility Study – procured a third party to support underwriting and location

Carbone Restaurant - opened on Front Street

East Hartford – *no mayoral report*

Executive Director

Mr. Steuber reported on the following items:

Annual Report Highlights

- A total of 329 housing units have been completed (Arrowhead – 45 units; 55 Elm – 164 units; 275 Pearl Street – 35 units; 30 Laurel Street – 47 units; Society Apartments {31-45 Pratt} – 38 units)
- Grand Reopening of PeoplesBank Arena
- Convention Center hosted 114 events with over 370,000 participants
- Renschler Field – First concerts in 20 years
  * Chris Brown, August 2025
  * Post Malone/Jelly Roll, June 2026

Updates

- September Bond Commission
  * $18M for DONO B-2
  * $7M for parking garages
  * $4M loan to Village at Park River for storm water issues
- CRDA conference room's new Teams Room upgrade
- A CTCC run event, Harvest Glow debut - September 12-October 11
- Completed lease with Northland for 60 new bathrooms at PBA
- Carbone's reopened early September 2026
- 64 Pratt - UConn dorms opened
- DONO – ribbon cutting of the Portrait

The Board adjourned at 7:50pm

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Finance

Housing
&
Neighborhood
Committee

CAPITAL REGION DEVELOPMENT AUTHORITY

RESOLUTION RATIFYING AND AUTHORIZING PAYMENT TO
55 ELM STREET LLC, AN AFFILIATE OF SPINNAKER REAL ESTATE PARTNERS LLC
(October 15, 2026)

WHEREAS, the Authority and 55 Elm Street, LLC (the "Borrower") entered into that certain Promissory Note and Term Loan Agreement dated December 15, 2022 (the "Agreement"), pursuant to which the Authority agreed to provide financial assistance in the principal amount of Seven Million and 00/100 Dollars ($7,000,000.00) for the conversion and renovation of approximately one hundred sixty (160) residential apartment units and 20,000 square feet of commercial space (the "Project");

WHEREAS, the Authority acknowledges that the Borrower submitted a Request for Advance two (2) days prior to the expiration of the final advancement date under the Agreement, which was December 15, 2025;

WHEREAS, the requested advance could not be disbursed at the time of submission because certain general advancement requirements had not been satisfied and the requisite supporting documentation had not been provided;

WHEREAS, the Borrower has since provided sufficient documentation to support the requested advance, notwithstanding that approximately nine (9) months have elapsed since the original submission of the Request for Advance;

WHEREAS, the Authority has reviewed the circumstances surrounding the proposed payment, including the reasons for the elapsed time since the last payment request, the contractual basis for the payment, and the amount requested and supporting documentation recently submitted by the Borrower;

WHEREAS, on October 2, 2026, the Housing Committee considered the proposed ratification and unanimously voted to recommend that the Board of Directors approve the same;

WHEREAS, the Board of Directors has determined that ratification and authorization of the payment, subject to verification of the amount due and compliance with the Agreement and all applicable legal, financial, and administrative requirements, is appropriate and in the best interests of the Authority;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby approves, ratifies, and authorizes payment to the Borrower in the amount of Two Hundred Fifty-Three Thousand Thirty and 49/100 Dollars ($253,030.49), notwithstanding the passage of approximately nine (9) months since the expiration of the final advancement date.

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	96%
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	94%
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	92%
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	100%
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	97%
Millenium (50 Morgan)	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	99%
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	92%
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	99%
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	99%
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	100%

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	99%
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	93%
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	99%
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	96%
Pratt 2 - 18 Temple (SA Apts)	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	95%
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" (Pennant)	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	88%
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	76%
DoNo "B" Portrait	237	$ 63.30	$ 267,089	$ 13.60	$ 57,384	3%, 30 yr.	11/3/2023	12/6/2023	12/21/2021	6/15/2024	2026/27	22%
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	92%
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	Renting	85%
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	96%
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 (Society)	38	$ 7.00	$ 184,211	$ 1.11	$ 29,211	3%, 30 yr.	8/19/2023	9/21/2023	12/14/2023	12/19/2024	In Lease-Up	63%
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	In Lease-Up	81%
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			

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		On-Hold	
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		On-Hold	
DoNo Parcel B-2	286	$ 71.70	$ 250,699	$ 18.00	$ 62,937	3%. 30yr. am. - 10+ yr. term 2yr. I/O	6/9/2026	6/18/2026	9/8/2026			
Summary	**3,606**	**$ 955.13**	**$ 258,554**	**$ 227**	**$ 61,940**							
10/15/2026			(wtd. avg.)		(wtd. avg.)							

15

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
279-285 Farminton	2	$1.6M	$800K	260K	$130K	Mkt	Heritage $100K Loan/$160K Grant	4/10/2026	4/16/2026	N/A		2027	
Summary	**416[2]**												

10/15/2026

[1] *Paydown of note from sale*

[2] *221 Hartford 111 Regional, 84 rehab*

5

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
98 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	$4,000,000	FY24Gen	Loan 3% 5 Yrs., 1 yr. extension option	3/12/2025	3/20/2025	8/1/2025	Closed February 11, 2026

10/15/2026

5

Regional

&

Economic Development

Projects

Committee

CAPITAL REGION DEVELOPMENT AUTHORITY

RESOLUTION MODIFYING APPROVED GRANT TO
THE VILLAGES AT PARK RIVER PROJECT
(October 15, 2026)

WHEREAS, on September 18, 2026, the Authority's Board of Directors authorized a grant in an amount not to exceed Four Million and 00/100 Dollars ($4,000,000.00) to the Overlook Development Corporation to support the design, planning, permitting, and construction of a new stormwater outfall and other project infrastructure serving the Village at Park River development (the "Villages");

WHEREAS, subsequent to such authorization, the State Bond Commission reallocated the funds designated for such purpose to finance one or more loans to one or more subsidiaries or affiliates of Pennrose Properties, in partnership with The Cloud Company (collectively, the "Developer"), for the benefit of the Villages;

WHEREAS, the proposed loan or loans (collectively, the "Loan") are expected to bear interest at a rate of zero percent (0%) per annum and to have a term coterminous with the maturity of the last-maturing first-lien permanent loan financing the Villages;

WHEREAS, the Authority shall retain the right, subject to applicable approvals and definitive loan documentation, to forgive, refinance, or extend the Loan, provided that the Borrower agrees to maintain rents at the Villages at Park River housing complex at levels below fair market value for a specified period, upon such terms and conditions as may be established in the definitive loan and related agreements;

WHEREAS, the Regional Economic Development Committee has considered the proposed modification to the Project's financial assistance and hereby recommends that the Board of Directors approve the restructuring of such assistance from a grant to a loan, including the applicable interest rate and loan term, and provide the Authority with the right to forgive, refinance, or extend the Loan if the Borrower agrees to maintain rents at the Villages at Park River housing complex below fair market value for a specified period; and

WHEREAS, the Board of Directors finds that modifying the structure of the Project's financial assistance as described herein is consistent with the Authority's objectives of supporting the development of the Villages, providing necessary infrastructure, and promoting the availability of housing at below-market rents.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby approves the modification of the remaining balance of the previously authorized financial assistance in an amount not to exceed Four Million and 00/100 Dollars ($4,000,000.00), from a grant to one or more loans to one or more subsidiaries or affiliates of the Developer, for the benefit of the Villages, consistent with the reallocation of funds approved by the State Bond Commission;

FURTHER RESOLVED, that the Loan shall bear interest at a rate of zero percent (0%) per annum and shall have a term coterminous with the maturity of the last-maturing first-lien permanent loan financing the Villages, subject to the terms and conditions set forth in the definitive loan documents;

FURTHER RESOLVED, that the Authority shall retain the right, subject to applicable approvals and definitive loan documentation, to forgive, refinance, or extend the Loan, provided that the Borrower agrees to maintain rents at the Villages at Park River housing complex at levels below fair market value for a specified period, with the applicable affordability requirements and enforcement mechanisms to be established in the definitive loan and related agreements;

FURTHER RESOLVED, that the Executive Director is hereby authorized to negotiate, execute, and deliver such loan documents and other instruments, and to take such further actions as may be necessary or appropriate to implement the foregoing resolutions, consistent with applicable law, the State Bond Commission's authorization, and Authority's policies and procedures.

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
Capitol Hotel	Renovation and Addition	$4,000,000	Loan	11/13/2025	11/20/2025	12/18/2025	Hotel to close for three months beginning Nov./Dec. 2026

10/15/2026

12

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 Office 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

10/15/2026



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 - project under review
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
Konover East Hartford	Ground up development - 150 apartments on the riverfront	$6,500,000	Loan	10/4/2024	10/17/2024	12/20/2024	Loan closed May 28 - Under Construction
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

10/15/2026

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

Venue Committee

South Meadows Committee

CRDA South Meadows Committee Project Updates

Project	Description	CRDA Amount	Committee Approval	CRDA Board Approval	Bond Comm. 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 Operation Inspection and Maintenance Plan and Emergency Program Plan 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	$616,630 + T&M for any out of scope tasks	NA - Comm. Update on 10/9/2026	NA	NA	Weston & Sampson has completed the following field work: undeground utility location using ground penetrating radar, drone flight, land survey, HBM sampling and discharge tunnel water sampling. The field information is being compiled with historic drawings. The quaterly, annual, and 5-year inspections of the flood protection system penetrations was completed October 7 and 8, 2026. A Drilling and Invasive Program Plan (DIPP) has been developed to investigate potential subsurface penetrations and subsurface soils. The DIPP has been submitted to ACOE, CTDEEP and GHFC. Comments were received and a response is being prepared by Weston/CRDA. The permit application submitted to CTDEEP for the treatment and discharge of water within the historic discharge tunnels was withdrawn due to the large estimated cost for treatment and removal of the water and the limited information that would be gathered during the inspection at this time. GHFC was notified and is in agreement that the tunnels can be dewatered and inspected by the contractor that will be engaged to peform the removal and abandonment work. Preliminary design for storm drainage rerouting has been completed and is under review. Once all test pitting and inspections are completed, a pre-application meeting will be scheduled with CTDEEP and other regulators to begin the permitting process for the abandonment and removal project.
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)	3/13/2026 Comm. update 10/9/2026	3/19/2026	NA	TRC conducted additional sampling of select building materials for asbestos in July 2026. A meeting and site tour was held on 8/25/2026 with CTDEEP - Waste Engineering Division to discuss revisions to the Closure Plan necessary to support future demolition activities at the site. TRC also developed an Alternative Work Practice ("AWP") plan for pre-demolition abatement of asbestos, and submitted the AWP to CT-DPH in for review and approval. An on-site meeting and site tour with CT-DPH was conducted on 10/1/2026. The revised Closure Plan is anticipated to be submitted to CTDEEP for review in late 2026, with a 3 month to 6 month review time expected. Development of technical plans and specifications by TRC for closure/demolition will follow CTDEEP approval. On-site chemical inventory reduced by shipping 5,700 gallons of Urea solution off-site on 9/8/2026 for disposal, and 4,000 gallons of old diesel fuel off-site on 9/30/2026 and 10/1/2026 for filtration/conditioning/re-sale.
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.	$1,000 DEEP Fee $30,000+ (consultant)	NA - Comm. Update on 10/9/2026	NA	NA	Registration was submitted by the 3/1/2026 deadline. TRC is designing a treatment system to remove mercury from the wastewater so the discharge meets the newly lowered threshold. An isotherm study was completed in July 2026 to determine mercury removal efficiency of activated carbon to be used for treatment, as well as sizing of activated carbon vessels. It is anticipated that CTDEEP will issue the permit approval with a compliance schedule for design and installation of the treatment system. No discharge anticipated prior to treatment system install.
Renewal of Registration under General Permit for the Discharge of Stormwater Associated with Industrial Activities	Renewal of registration under general permit for the discharge of stormwater from industrial activities.	$625 DEEP Fee	NA - Comm. Update 10/9/2026	NA	NA	CRDA staff updated the SPPP and submitted the registration application by the 4/1/2026 deadline. The application is currently being processed by DEEP. DEEP has indicated approval may be delayed due to many registrations. CTDEEP NDDB and Fisheries have indicated those departments have no issues with the permit application. In the meantime, CRDA continues to maintain compliance with the new permit.
S&S Scrap/Salvage Contract	Contract inherited by CRDA from MIRA for the scrapping and salvage work.	CRDA receives 30% of value of items marketed and sold	NA - Comm. Update 10/9/2026	NA	NA	S&S is scheduled to mobilize to the site in late 2026 to complete the project, which involves removal of the Jets transformer shells and removal of trash and debris generated during the scrap/salvage project.
Historic South Meadows Remediatioin	Releases from ELURs and CTDEEP Audit of May 2025 Verification of Remediation to Meet Industrial/Commercial Standards	No Cost	NA - Comm. Update 10/9/2026	NA	NA	CTDEEP temporarily released the ELUR for Eversource to drill a geotechnical boring near Charter Oak Bridge for a planned tower replacement project; drilling completed 7/20/2026 and 7/21/2026. Eversource is also preparing an application for release from ELURs for planned upgrade of underground 115 kV cable that runs from South Meadows Substation (on-site) to Southwest Hartford Substation. The May 2025 Verification Report is being audited by CTDEEP. CTDEEP has requested additional groundwater and/or soil sampling for PFAS to confirm that site does not have any sources of PFAS contamination. TRC developed groundwater sampling plan, and collected samples from 3 wells in late July 2026. Draft report of PFAS sampling results is undergoing review by LEP of record for the site remediation; will be finalized and submitted in the near future.



Executive Director

CRDA | Capital Region Development Authority

100 Columbus Boulevard, 5th Floor
Hartford, CT 06103-2819
www.crdact.net

To: Board of Directors – Capital Region Development Authority ("CRDA")

From: David Steuber

Date: November 19, 2026

Subject: **CRDA Board Meeting Dates 2026-2027**

The CRDA Board Meeting dates are listed below:

- CRDA Board meetings will always be virtual unless otherwise listed.
- Dinner is served beginning at 5:00pm for Board Meetings with a 6:00pm start time.

Month/Year	**Meeting Day/Dates**
November 2026	Thursday, November 19, 2026, 3:00pm
December 2026	No Meeting
January 2027	Thursday, January 21, 2027, **6:00pm, in-person**
February 2027	Thursday, February 18, 2027, 3:00pm
March 2027	Thursday, March 18, 2027, 3:00pm
April 2027	Thursday, April 15, 2027, **6:00pm, in-person**
May 2027	Thursday, May 20, 2027, 3:00pm
June 2027	Thursday, June 17, 2027, **6:00pm, in-person**
July 2027	*Thursday, July 15, 2027* ***(call of Chair)***
August 2027	No Meeting
September 2027	Thursday, September 16, 2027, **6:00pm, in-person**
October 2027	Thursday, October 21, 2027, 3:00pm
November 2027	Thursday, November 18, 2027, 3:00pm
December 2027	No Meeting

Board Meeting Dates accepted on November 29, 2026

DRAFT

CONSTRUCTION UPDATE

Capital Region Development Authority • October 15, 2026

Project	Units	GSF	Hard Construction	Change Orders	Complete	Funding	Description / Status	Schedule
CRDA HOUSING PROJECTS								
18–20/30 Trinity Street	104		$26,837,274	$2,532,185	68%	No	Conversion of office space into 104 residential units with commercial/retail space on the first floor. 30 Trinity: rough-in and drywall. 18 and 20 Trinity: finishes have started.	Anticipated completion: March 2027
DoNo – Parcel B-1	237	232,752 sf	$51,156,000		99%	No	New construction of 237 residential units in a five-story wood-frame building with 5,000 SF of first-floor retail and a 525-space parking garage. Garage complete; building substantially complete.	Ribbon cutting held June 25, 2026
64 Pratt Street / UConn Dorms	200 beds		$23,150,000	$736,237	99%	Yes	Conversion of the top four office floors into a dormitory. Building substantially complete.	Ribbon cutting held August 17, 2026
CRDA NEIGHBORHOOD PROJECTS								
Fuller Brush – 3580 Main Street	153		$26,210,764	$2,604,054	77%	Yes	Conversion of four floors of office space to residential use. Buildings 1 (A and B) and 2 (C): upper-floor finishes are 85% complete; first floor inspected and drywalled. Building 3 amenity area: interior demolition complete and rough framing started.	Completion pending revised schedule (TBD) Tentative completion end of March
Albany & Woodland		30,404 sf	$15,667,748	$1,256,096	63%	Yes	Two-story new construction. Framing complete; roofing 99% complete; mechanical rough-in 85% complete. Exterior masonry underway. Existing soil stockpile removed.	Anticipated completion: January 2027
REGIONAL & ECONOMIC DEVELOPMENT PROJECTS								
Riverfront Land Development (Hartford/Windsor side)			$1,000,000			Yes	CRDA-funded work complete. Environmental remediation Phases 1A, 1B, and 2A and ecological mitigation are nearing completion. Working with DECD on a funding agreement for CIF and Urban Act awards. Phases 2B and 2C will begin after the agreement is completed. DEEP and Army Corps permits were submitted in late August; City of Hartford Inland Wetlands and Watercourses approval remains.	Schedule pending
East Hartford Great River Park Improvements			$1,324,010			Yes	Town of East Hartford rebid the project; bids are due October 21, 2026. Work must begin before December 15, 2026, to avoid Army Corps permit expiration.	Tentative Completion is scheduled for March 30, 2027
USS Hartford Ship Bell						No	Exhibit design complete. Riverfront Recapture shared plans with CRDA staff in August and identified an exhibit curator. Estimated construction cost, including exhibit curation, is $300,000. Recent estimate is being reviewed for value-engineering opportunities.	TBD
Concourse Park			TBD				Sitework bids exceeded the budget and the bid was withdrawn. Revised funding is under consideration.	TBD pending funding
Founders Plaza			$4,800,000			No	Demolition and abatement of five office floors and two parking floors for future residential conversion were completed by Stamford Wrecking.	Demolition complete
341 East River Drive	150		$35,541,262	$533,119	12%	Yes	New construction of 150 luxury apartments with amenities. Sitework is underway, two foundations with underground utilities are in place.	Scheduled completion: Fall 2027



Carbone's Restaurant		$1,000,000		99%	Yes	Restaurant fit-out complete except for the lounge.	Grand opening held September 4, 2026
Real Art Ways - 56 Arbor Street	Renovation - 20,000 sf Expansion - 8,000 sf	$16,267,234	–	20%	No	Renovation and Expansion of 1917 Industrial Bldg. Includes Café, Theater, Galleries, Banquet and Building Upgrades (roof/elevator/parking) - Renovation - selective demo complete, roofing complete. Expansion - foundation, underground utilities, steel and decking in place. Sitework on-going.	Completion June 2027
VENUES							
PeoplesBank Arena		$91,109,503	$9,976,218	96%	Yes	**Recently completed:** L107 suites; court lights; show power; T-Mobile wireless upgrade. **In progress:** South Plaza outside-air intake; generator flue enclosure; Northland restrooms; Church Street Garage façade repairs/painting. **Spring/Summer 2027**: Church Street signage and lighting; atrium improvements; South Plaza repairs.	Overall projected completion: Spring/Summer 2027
Rentschler Field		$22,300,000			Yes	**Recently completed:** upper-bowl power washing and caulking, field survey **In progress:** lower-bowl power washing and caulking; security access controls and video surveillance; field wall analysis **Spring/Summer 2027:** bowl speaker replacement; distributed television system; network switches/structured cabling. **Planned:** scoreboard and ribbon boards (2027); bowl lighting (2027); field wall repair (2027); field replacement (2028)	Power Washing & Caulking Project Completion: December 2026; Security Project Completion: TBD
Church Street Garage		$8,369,154		95%	Yes	Full-depth replacement of the Level 4 deck is complete. Level 3 deck replacement is being scheduled.	Level 3: Start November 2026; completion April 2027
CT Convention Center Roof	235,000 sf		$7,000,000			Existing-conditions survey complete. Bid documents are in process.	Estimated roof replacement: Spring/Summer 2027

Miscellaneous

Dom Amore: Yard Goats may have been eliminated from playoffs, but the beat goes on in Hartford

Dom Amore

The last heartbeats of the Yard Goats season were faintly heard when Cole Messina, the sturdy catcher, stood on second base twirling his finger to claim the ball he just hit to right center was not a double, but had cleared the home run barrier. The umpires concurred, and he continued to jog around the bases.

That still left the Goats a run behind Reading with one out to go, but enough of the original crowd of 4,926 remained in Dunkin Park to get loud and hopeful as the familiar, old Whalers theme blared. There the dramatics ended Thursday night. The next hitter, Zach Kokoska, struck out and the Fightin' Phils won, 5-4, completing the two-game Eastern League playoff sweep.

"Awesome field, electric fans," said Kokoska, who has played in Hartford parts of three years and is the franchise's home run leader. "I'm just thankful they were so welcoming to me, so supporting. I wish I could have done more for the team. We just didn't come out on top."

> Dom Amore: In Hartford, the product on the pitch is finally matching the passion in the bleachers

If you grew up with minor league baseball, you know that one of the most melancholy moments of the year is the end of the season. The weather is still baseball friendly, but it's one of those moments when it really hits you — the summer is over, no matter how desperately you want it to continue.

If you grew up with minor league baseball in Connecticut, you know that for even the best laid, can't-miss franchises, the Yankees affiliates in West Haven or Norwich, the Red Sox in Bristol or New Britain, the Rockies in historic Yale field, the novelty wears off after a couple of years and things run their course.

Not in Hartford. What could have gone wrong here, once the $70 million stadium was finally ready in 2017, has not through 10 seasons. It's different in this place and time, and the games have become part of the rhythm of the city, the "evening beat," if you will, to borrow the original title of Brass Bonanza.

"The fan experience is what we focus on," franchise president Tim Restall said. "If on the field, it works out on the positive side, it just becomes a win, win, win. Robinson Cancel, being a first-time Double A manager in Hartford, we were reminiscing today on the field about the conversations we had in April when he said, 'I'm not used to not winning,' and I said I appreciate that but that doesn't impact us. And he said, 'You wait and see.'"

Over the last decade, Hartford Athletic has brought pro soccer to the other side of the city and the enthusiasm has not waned there. The team will host the championship game for the in-season USL Cup on Oct. 4. A block away from Dunkin, the Rangers' top affiliate, the Wolf Pack, have been here since the Whalers left, but in recent years have enjoyed a resurgence, doubling their season-ticket base since 2022 and reupped with the Rangers for the long term.

Last week, Hartford cracked the top 10 on Sports Business Journal's list of the country's best minor league markets, and with New York and Boston within driving distance, that should be considered a

32

notable achievement, and another reason the WNBA may one day rue turning its back on us.

The Yard Goats won the first-half championship, clinching a playoff spot in June with a 39-29 record, but Double A being Double A, many of the players who got the team to the playoffs had moved on, including pitchers Blake Adams and Elberson Castellano, to the big leagues, by the time the playoffs rolled around, the overall record at 66-71.

Reading, at home, won the first game of the series, 21-4, and then closed out the series Thursday. So that's a wrap. The Yard Goats drew 381,198, second in the EL, during the 66 regular-season dates, three lost to rain, an average of 5,776 in the 6,000-seat stadium. That's not counting three packed dates for "BananaBall" in July. Minor league playoff games usually tank, since the kids are back in school and there are no promotions, but that, too, was different in Hartford, even when fortunes on the field don't match the commercial success.

> Dom Amore's Sunday Read: Goats prospect back in the game after brain surgery, Brunson at UHart, more

"We're playing in a nice stadium, close to the big leagues, looks like, the way the atmosphere is," Cancel said, "the way they handle stuff. Playoff baseball helps everybody, the players feel a little bit of that pressure on the field. I just want them to learn how to win, because we need to win in the big leagues."

Over the years, the ballpark has proven to have the desired impact on the neighborhood. It is now ringed with new buildings, housing. Many can walk from their couch to the turnstiles. The old data center building that has been sitting vacant out beyond centerfield is slated to come down, making way for more development.

"We can control everything inside the ballpark, we don't control outside," Restall said. "But it's nice when the parties controlling outside are delivering on what the promise was. Our goal is to bring as many people to downtown Hartford to have a great experience. They're moving to apartments across the street, all the development being done around the ballpark."

The dollars can be added up, economics can be spun any number of ways, as always, but in terms of quality of life the impact of the three franchises can be felt, if not measured.

> Dom Amore: Clowns and Party Animals? These CT performers leading 'Banana Ball' back to Dunkin Park

The same is true as we swing back to baseball to say our goodbyes to the summer of '26, the Yard Goats packing and scattering across the continent. When MLB took over the minors in 2021 and reorganized, looking to place affiliates closer to their parent teams, the Rockies fought off any effort to let the Yankees, Mets or Red Sox move them out of Hartford. They're content to let their top prospects come though Dunkin Park, where the facilities have aged extremely well and are still among the best in minor league baseball. The field remains exquisitely groomed and maintained. It's an environment in which Cancel, a former big league catcher, set out to build winning habits, not just teach technique, and to some degree he succeeded.

"Man, I'm going to miss this group," Messina said. "This group has been unbelievable. Some tough times this year, but this group has forever had my back and I'll forever cherish this locker room. Winning is hard, especially to do it every night. It takes a full unit to win. The team chemistry aspect, everybody understood it takes everybody, every night to win."

33