

**Capital Region Development Authority  
100 Columbus Boulevard  
Suite 500  
Hartford, CT 06103  
Thursday, June 21, 2018  
6:00 pm**

**Board Members Present:** Chairwoman Suzanne Hopgood; Kiley Gosselin; David Jorgensen; David Robinson; David Kooris; Michael Matteo (phone); Nick Lundgren; Kerry Kelley; Glendowlyn Thames

**Board Members Absent:** Andy Bessette; Joanne Berger Sweeney; Mayor Luke Bronin; Mayor Marcia Leclerc; Jim Redeker

**CRDA Staff Present:** Michael Freimuth; Jennifer Gaffey; Joseph Geremia; Kim Hart (phone); Anthony Lazzaro; Robert Saint; Terryl Mitchell Smith

**Guests:** Emily Wolf, Executive Director Sheldon Oaks; Cal Vinal, President & CEO, Capital for Change; Eileen Buckheit, Town of East Hartford

**Honor Spectra Employees**

On behalf of the CRDA board of directors and staff, Chairwoman, Suzanne Hopgood honored three individuals credited with saving Hartford Police Officer Jill Kidik's life during a disturbance at Spectra Luxury Apartments with certificates of appreciation. Chris Lawrence, XL Center/Rentschler Field General Manager, presented them each with gift certificates to any performance of their choosing.

Jacqueline Marciano, Spectra assistant property manager and Jose Casanova, a Spectra maintenance worker, were present to accept the framed awards that read "In recognition of your heroic act of bravery that saved the life of Hartford Police Officer Jill Kidik on May 17, 2018". The third individual, Marvin Dixon was not available and Spectra General Property Manager, Laurie Waddell accepted the award and gift certificate on his behalf.

**Call to Order & Committee Assignments**

Chairwoman Hopgood read a statement regarding public meeting. The meeting was called to order at 6:03pm.

The CRDA Committees were restructured and Board members assignments follow. The Chairperson of the Full Board is a member of each committee.

**Executive & Finance Committees**

Suzanne Hopgood  
Andy Bessette

Ben Barnes – OPM  
Luke Bronin- Hartford Mayor

**Housing & Neighborhood**

Downtown projects within initial CRDA mission/scope  
Neighborhood projects  
Bushnell South project  
DoNo efforts

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

Kiley Gosselin (Chair)	Nick Lundgren *
Mayor Luke Bronin	Paul Canning *
Joanne Berger Sweeney	Don Chapman*
Commissioner Evonne Klein	

Regional and Econ Dev Projects (NEW)

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

Newington (Nat'l Welding site)

Wethersfield (the Borden, Silas Deane)

Hartford Regional Market

Front Street District

TOD initiatives

Garage operations

Mayor Marcia Leclerc (Chair)

Commissioner Jim Redeker

Council President Glendowlyn Thames

Commissioner Catherine Smith

Venue

XL Center

Pratt & Whitney Stadium (Rentschler)

Convention Center

Dillon Stadium

Tennis Foundation of Connecticut

Andy Bessette (Chair)

David Robinson

Michael Matteo

David Jorgensen

\* non-voting

The following motion was moved by David Jorgensen seconded by David Kooris and approved.

*“The CRDA Board hereby authorizes the restructuring of the Committee chairs and assignments as stated.”*

**Minutes**

The minutes of the May 24, 2018 CRDA Board Meeting were moved by David Jorgensen seconded by Kiley Gosselin and approved with the following correction (page 10 of 5/24/18 minutes) to the address on the Hawthorn Street project to read 80-88 Hawthorn Street.

*“Now Be It Resolved that the Executive Director is to work with NINA to establish a homeownership program of up to \$2.5 Million, with the first \$450,000 to be allocated to the Heritage Home project at 115-117 Sigourney Street and **80-88** Hawthorn Street with subsequent funding to be reviewed and approved by the CRDA Neighborhood Committee and full CRDA Board as individual projects are presented.”*

## **Mayors Reports**

Kiley Gosselin reported the following update for Hartford's Mayor Luke Bronin:

- DONO RFP: the RFP is officially complete and was awarded to Randy Salvatore who is working on design concepts.
- Homestead Demolition – Demolition is underway and is being prepared for redevelopment. Crop One is a California based Hydroponics company slated to take over vacant space and develop a large growing facility with a commitment to hire 25% of Hartford residents with a commitment to hire more.
- Dillon Stadium: City is in active negotiations with CRDA and Hartford Sports Group (HSG) to finalize agreements. Design and predevelopment work are ongoing.
- Opportunity Zones – working with partners to put together some marketing materials and to find where opportunities exist within those zones.
- Park & Main RFP –The City received two proposals in response to the RFP for the redevelopment of those City owned parcels CIL was selected. Working with CIL to develop a workable proforma.
- Hartford Rail Line – is an important and exciting component for the City of Hartford and we've already seen an increase in both business owners as well as real estate investors that have started to show interest in properties, not just near the train station but in Hartford in general.
- Lime Bike – Dock free pedal bikes now available throughout the City.

Eileen Buckheit reported on the following Development Projects for East Hartford:

- Received the go ahead from Town Council to start negotiations with National Amusements on the Showcase Cinema site. Working on a purchase and sales agreement. National Amusements requires a 90 day deadline and the town is working to meet that deadline.
- The second public hearing was held for the Silver Lane Community which went well and received positive feedback. The land use part of the survey is wrapping up and the Town is now moving onto the transportation study with Milone and McBroom. Working with CRDA on the investment to fill in the gaps for sidewalks, bus shelters, handicapped accessibility and some new landscaping on Silver Lane.
- Goodwin College has RFP out for the hotel and conference center and is due back the second week of July.

## **Finance**

CRDA's CFO Joseph Geremia reported on the following for Financial update for June 2018:

### **Fiscal Year 2018 Operating Statistics**

CT Convention Center – April/May 2018

May stats: 217 event days held YTD with YTD attendance at 328,000

April financials: Rental and F&B revenue favorable compared to budget  
Utility expenses and Salaries slightly unfavorable to budget  
Total year projection approx. \$150,000 favorable to budget

#### CRDA Parking Facilities – April/May 2018

May stats: Utilization favorable to budget at 82%

Monthly rate customers favorable to prior year by 6,700 at 35,200 YTD

Transient customers favorable to prior year by 3,400 at 434,400 YTD

April financials: CTCC consumer shows, hotel overnight, and transient revenues favorable compared to budget.

Total year projection approx. \$400,000 favorable to budget.

#### XL Center - April/May 2018

May stats: 115 event days held YTD with YTD attendance at 453,300

April financials: Event revenue \$1.3M unfavorable to budget

Hockey operations \$55,000 unfavorable compared to budget

Operating expenses \$475,000 favorable compared to budget

Total year projection approx. \$900,000 unfavorable to budget

(Includes \$350,000 attributed to new event admissions tax effective Dec. 1.

2017, \$700,000 attributed to seven cancelled/unsuccessful event bids, and

\$200,000 in underperforming events)

#### Church Street Garage - April/May 2018

May stats: Utilization of 76% even with budget

Monthly rate customers favorable to budget by 700 at 12,800 YTD

Transient customers unfavorable to budget by 1,400 at 13,300 YTD

April financials: Transient and monthly rate customer revenues favorable to budget

Total year projection even with budget

#### P&W Stadium - April/May 2018

May stats: 133 event days held YTD with YTD attendance at 160,300

April financials: Event revenue even with budget with \$100,000 unfavorable variance attributed to UCONN football offset with \$100,000 favorable budget variance with soccer game.

F&B revenue \$550,000 unfavorable to budget attributed to UCONN football

Expenses and Other Income \$275,000 favorable to budget

Total year projection approx. \$275,000 unfavorable to budget

#### *Bank of America-Bond Debt Agreement*

Joseph Geremia reported that an extension of the current agreement for the Series B Bonds that were issued in 2004 is set to expire August 2018. The extension is necessary to provide liquidity for the purchase of Series B Bonds.

The following motion regarding the third amendment to the amended and reinstated standby Bond Purchase Agreement (“Standby Bond Purchase Agreement”) was moved by David Jorgensen seconded by Nick Lundgren and approved.

RESOLUTIONS OF THE BOARD OF DIRECTORS OF THE CAPITAL REGION DEVELOPMENT  
AUTHORITY AUTHORIZING EXTENSION OF THE AMENDED AND RESTATED STANDBY  
BOND PURCHASE AGREEMENT IN EFFECT WITH RESPECT TO ITS REVENUE BONDS, 2004  
SERIES B, AND AUTHORIZING RELATED AGREEMENTS

**BE IT RESOLVED** by the Board of Directors of the Authority as follows:

**Section 1.** The extension of the Amended and Restated Standby Bond Purchase Agreement with Bank of America, N.A. (the “Bank”), in effect with respect to the Authority’s Parking and Energy Fee Revenue Bonds, 2004 Series B (the “Bonds”), in accordance with the terms and conditions contained in the draft Fourth Amendment to Amended and Restated Bond Purchase Agreement among the Authority, U.S. Bank National Association, as Trustee and Tender Agent and the Bank, as presented to this meeting, be and it hereby is approved, subject to obtaining the approval of the State acting by and through the Secretary of the Office of Policy and Management and the State Treasurer.

**Section 2.** The Amended and Restated Fee Letter between the Authority and the Bank, in the form presented to this meeting, be and it hereby is approved.

**Section 3.** The proper officers of the Authority are hereby authorized to execute and deliver, in the name of the Authority, the Fourth Amendment to the Amended and Restated Standby Bond Purchase Agreement to effect such extension and the Amended and Restated Fee Letter, in the forms or substantially the forms presented to this meeting, with such further changes and additions as such officers shall approve, such approval to be conclusively evidenced by their execution and delivery of such Fourth Amendment to the Amended and Restated Standby Bond Purchase Agreement and Amended and Restated Fee Letter.

**Section 4.** The proper officers of the Authority be and hereby are authorized to deliver to the Remarketing Agent a Remarketing Supplement with respect to the Bonds and reflecting the Amended and Restated Bond Purchase Agreement, in the form or substantially the form of the draft thereof presented to this meeting, with such further changes and additions as such officers shall approve.

**Section 5.** The proper officers of the Authority are hereby authorized to do and perform such acts, and execute and deliver, in the name of the Authority, such additional instruments, agreements and certificates, with respect to the 2004 Series B Bonds, as they deem necessary or appropriate to carry into effect the intent of the foregoing resolutions, and as shall not be inconsistent with the foregoing resolutions.

**Section 6.** For purposes of this resolution, the “proper officers” of the Authority shall be the Chairman, the Vice Chairman, the Secretary, the Treasurer, the Executive Director and the Assistant Director of the Authority, and each or any of them.

**Section 7.** This resolution will take effect immediately.

**Housing Committee**

Michael Freimuth indicated that construction continues on Arch St.; 101 & 111 Pearl Street; 289 Asylum. A resolution for the Radisson project is almost complete. Colt Armory is ready to close. 28 High Street continues to work through the process to get to the closing table. Wyllys Street is lagging behind due to tax interpretations that are seeking resolution.

The following projects that are outside of new CRDA Capital Bonding have closed in the last month which include the Borden in Wethersfield on the Silas Deane; 241 Asylum and 289 Asylum.

### Venue Committee

The Venue Committee had a conference call on June 1, 2018. Michael Freimuth reported on the following:

#### *Convention Center*

- ConnectiCon begins July 13; Riverfront fireworks are on July 14.

#### *TFC*

The agreements between the U.S. Tennis Association as well as the Women's Tennis Association are complete. The Agreement with the Tennis Foundation of CT is close to completion.

#### *Pratt & Whitney Stadium*

- Due to the aging field, it was stripped to subsoils, new soil was imported and then reseeded.

#### *Dillon Stadium*

- CRDA has a license agreement with the City giving permission to begin construction at Dillon Stadium and convert the building. Newfield Construction has been selected as the construction manager and is mobilizing to get bids for the various elements of the project. The "Use Agreement" between the City, HSG, and CRDA, regarding the operations of the facility, is being worked on by legal counsel and should be completed in the next few weeks.

#### *XL Center*

- Church Street Garage elevators have been replaced; XL freight elevator is up and running; CRDA construction staff are beginning to work on escalators in the atrium; and will soon begin to replace lighting system and chiller systems.
- The critical question is the acquisition of the Northland "Trumbull Block". Previously the Board adopted a resolution authorizing CRDA to do so.
- The resolution before the Board is a reaffirmation of the reasons CRDA believes the Trumbull Block is important to the XL.

After a lengthy discussion, the following resolution was moved by Kiley Gosselin seconded by Michael Matteo and approved.

**WHEREAS**, pursuant to Section 32-602(a)(7) of the Connecticut General Statutes, one of the purposes of the Capital Region Development Authority (the "Authority") is to stimulate economic development in the City of Hartford and the towns contiguous thereto;

**WHEREAS**, pursuant to Section 32-602(d)(3) of the Connecticut General Statutes, with respect to Capital City Projects as defined in Section 32-600(2)(C) of the Connecticut General Statutes, the Authority has the power to formulate plans for, acquire, finance and develop, lease, purchase, construct, reconstruct, repair, improve, expand, extend, operate, maintain and market facilities, including the civic center and coliseum complex (the “XL Center”);

**WHEREAS**, the Authority has determined that the redevelopment of the XL Center is necessary to stimulate economic development in the City of Hartford and the surrounding region by creating a facility that will attract additional events, increase the number of patrons attending XL Center events and neighboring businesses, and provide patrons a better entertainment experience;

**WHEREAS**, the Authority engaged SCI Architects, P.C. (“SCI”) to conduct a study of the XL Center focused on construction feasibility and program development;

**WHEREAS**, SCI presented the results of its study in a report dated February 19, 2015;

**WHEREAS**, SCI concluded in that report that the “XL Center’s functionality and ability to generate revenue are severely limited by its age, obsolete design, mechanical systems, limited size of the current building footprints, narrow concourses, limited fan amenities, shortage of restrooms and ADA deficiencies” and that “most of the overall mechanical, electrical and plumbing infrastructure is in poor condition”;

**WHEREAS**, SCI prepared a concept plan for redevelopment of the XL Center that includes the acquisition of a portion of the property of Northland Two Pillars, LLC or affiliated entities that abuts the XL Center (the “Additional Property”);

**WHEREAS**, on November 29, 2016, a public hearing was held at which SCI presented its completed concept design to the Authority’s Venue Committee and members of the public;

**WHEREAS**, on December 8, 2016, the Authority’s Board of Directors approved a final concept plan for the XL Center (the “Final Concept Design”);

**WHEREAS**, in June, 2017, the Connecticut General Assembly in Section 378(f)(1) of the June Special Session, Public Act No. 17-2 (the “Act”) specifically authorized the proceeds of the sale of certain bonds to be used for the XL Center, for “[a]lterations, renovations and improvements to improve operational efficiency, to increase facility revenues, to modernize security systems and operations, and to improve the overall sport, entertainment and exhibition value of the XL Center in Hartford, including capital improvements, acquisition of abutting real estate and rights of way, tenant and fan amenities and necessary infrastructure connections, not exceeding \$40,000,000”;

**WHEREAS**, on November 29, 2017, the Connecticut State Bond Commission authorized the issuance of bonds in the amount of \$40,000,000 to meet the objectives with regard to the XL Center stated in the Act, including but not limited to, capital improvements and the acquisition of abutting real estate and rights of way, tenant and fan amenities and necessary infrastructure connections;

**WHEREAS**, on February 8, 2018, the Authority resolved to authorize its Executive Director to proceed with plans to redevelop the XL Center in accordance with the approved Final Concept Design, including the acquisition of the Additional Property, subject to the available funding under the Act;

**WHEREAS**, the Authority has determined that, commensurate with the available funding of \$40,000,000 currently authorized for the XL Center redevelopment, and in order to meet modern safety and operational requirements for public facilities, it must undertake a portion of the Final Concept Design as evaluated by SCI attached hereto as Exhibit 1 (the “Evaluation Report”); and

**WHEREAS**, the Evaluation Report includes the acquisition of the Additional Property, and the Authority has reaffirmed that the acquisition of the Additional Property is necessary.

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

1. That it approves the Evaluation Report and Findings;
2. That it reaffirms the acquisition of the Additional Property by the Authority to effectuate the Evaluation Report and Findings; and
3. That it authorizes its Executive Director to proceed with plans to redevelop the XL Center in accordance with the approved Evaluation Report and Findings, including the acquisition of the Additional Property.

### **Neighborhood Committee**

Mr. Freimuth gave a brief update regarding the following projects with regard to the Neighborhood Committee:

Bowles Park – mostly complete, storm drain issues still being worked on.

Brckett Knoll – waiting for final comments regarding road design from Comcast, Frontier, Eversource and MDC. Close to going out to bid. Working through the discussion regarding trees.

SWIFT – Construction will begin in July.

Albany Ave. – Transferred CRDA funds to CTDOT

### **Charter Oak Health Center, Inc.**

Michael Freimuth explained that the Charter Oak Health Center, Inc. project is working to enhance its delivery of specialist care for patients through the renovation of the 32 Grand Street building.

CRDA grant funding will contribute to the renovation of 32 Grand Street, a building that is across the street from the main clinic at 21 Grand Street. The renovation of the building itself is a necessary and vital component towards the provision of high quality health care services. Within the newly renovated building, the plan is to 1) offer a wide variety of specialty services to patients that have previously been difficult patients to access; and 2) provide enhanced care coordination services to the most seriously ill patients through the use of Community Health Workers.

The following motion was moved by David Robinson, seconded by Nick Lundgren and approved.

*“The CRDA Board of Directors authorizes the Executive Director to apply to the State Bond Commission for \$450,000 from the ‘neighborhood/citywide designed funds’ as authorized by the State General Assembly in order to provide a grant in aid to Charter Oak Health Center to fund the renovation of a vacant building at 32 Grand St into a specialty clinic as well as make improvements to lots at 35 and 40*

*Grand Street, Hartford, CT subject to 1/ City of Hartford approval of the facility/land use and zoning; 2/all necessary funding being secured to complete the project; and 3/ such fiduciary assurances as deemed necessary by the Executive Director and CRDA counsel.”*

Albany and Vine Project, Hartford

Michael Freimuth explained that the Albany and Vine project includes the redevelopment of two parcels on Albany Avenue (between Vine and Magnolia Streets) in Hartford. The developer, Sheldon Oak, intends to purchase a three-story mixed-use building at 696-714 Albany and a one-story retail building at 690 Albany. The mixed-use building would be renovated to create eight units of housing (4 market rate, 4 affordable) atop 3,500 sf of retail space. Due to environmental issues, the existing retail building would be demolished and the site cleared for parking and landscaped green space.

These buildings sit adjacent to 4-40 Vine Street, a \$23 million 10-building apartment renovation project completed by Sheldon Oak in 2015, The State is also undertaking a \$30 million streetscape improvement project in this area. The parcels to be acquired have not been adequately maintained and have become a center for illegal activities, hampering these community revitalization efforts. The City has asked for CRDA’s assistance in addressing the situation.

CRDA is requesting neighborhood funds authorized under Section 13(g)(1) of PA 15-1, June Special Session to provide a grant or equity to Sheldon Oak for the project.

Financing:

CRDA	\$ 2,237,580 (initial, not to exceed \$2.5M)
C4C Loan	420,000
Home Grant (City)	743,104
DECD Brownfield	532,560
State Historic Credits	822,880
Upper Albany Façade	100,000
Energy Subsidy	90,000
<u>Developer/Investor Cash</u>	<u>250,000</u>
TDC:	\$5,196,124

Michael Freimuth introduced Sheldon Oaks Executive Director Emily Wolf to further explain the Albany and Vine project. Cal Vinal shared his expertise with regard to the neighborhood and the transformation needed to reform the city block.

After a lengthy discussion, the following motion was moved by David Robinson, seconded by Nick Lundgren and approved.

*“The CRDA Board of Directors authorizes the Executive Director to invest up to \$2.5 million in ‘neighborhood/citywide’ funds as an equity contribution to the redevelopment of 690-714 Albany Avenue into eight units of housing, fifty percent as affordable and 3500 square feet of renovated retail space by Sheldon Oak Housing Development Corporation or a single purpose entity acceptable to the Executive Director providing 1/ such funds are authorized by the State Bond Commission; 2/ all funding necessary to complete the project is secured; and 3/ such fiduciary terms as deemed necessary and appropriate by the Executive Director and the CRDA counsel.”*

## **Executive Director Report**

Michael Freimuth asked Eileen Buckheit, Economic Development Director for the Town of East Hartford, to report on the Goodwin College Storm Water Drainage Improvement Project.

Installation of new storm drainage between Main Street, Connecticut State Route 2 and the Connecticut River in order to manage storm and flooding issues in the area planned to be redeveloped by Goodwin College including the initial phases of housing totaling 90 units, a 66-room boutique hotel and associated mixed use development along Main Street.

**Funding:** \$4 million Grant in Aid for Infrastructure  
**Request:** East Hartford/CRDA Development Funds  
Section 389(f)(2), PA 17-2

The project has been in the planning for several years and is critical in order to accommodate economic development in E. Hartford along the riverfront and Goodwin College areas. It was presented by Mayor Leclerc to the CRDA Board at its May 2018 meeting.

The project has been designed in accordance with State DEEP Storm water Quality requirements, the Town of E. Hartford guidelines and MDC requirements and will be undertaken in two segments: the Ensign Street drainage improvements and the Kings Court drainage improvements and will include landscaping, reduced potable water demand and innovative water management practices.

The following motion was moved by David Kooris, seconded by Kiley Gosselin and approved.

*“The CRDA Board of Directors authorizes the Executive Director to apply to the State Bond Commission for \$4Million from the designated East Hartford/CRDA Capital Authorizations within the State Biennial Budget (2017-19) in order to provide a grant in aid to the Town of East Hartford for purposes of the Goodwin College Storm Water Drainage Improvement Project; to enter appropriate assistance agreements with the Town of East Hartford; and to construct the public works in accordance with State, municipal and MDC requirements.”*

**MIRA Lease** – it is recommended that the MIRA property will be leased through CRDA to the user, Sysco FreshPoint. Another bidder Sardilli, withdrew from the bid process indicating they were looking at other sites.

**Bushnell** – Konover has put their properties including 55 Elm, out to bid, the status of the responses is unknown.

**10 Clinon** – CRDA is putting out a request for design services to begin the “garage project”. The former Health Department is being demolished where the garage would be built.

**Board Meetings** – July Board meeting is Call of the Chair. There is no meeting in August.

Adjourned at 7:40

*“The minutes of the June 21, 2018 CRDA Board Meeting were moved by Evonne Klein, seconded by David Jorgensen and approved at the September 20, 2018 CRDA Board Meeting.”*