

Dillon Stadium RFP

Questions and Responses

1. ***The City of Hartford has stated it may file for bankruptcy in November 2017.***
 - a. ***How are any agreements with the City, such as a lease or any other contractual agreements, protected in the event of a bankruptcy filing?***
 - b. ***Are potential contracts or agreements related to this RFP with the City of Hartford, the Capital Region Development Authority or both?***

At this point, it is contemplated that CRDA will enter into an agreement with the City relative to Dillon Stadium and a subsequent agreement will be signed between CRDA and the selected bidder.

In the event that the City does file for bankruptcy, we will seek an opinion as to the status of any agreements signed by the City relative to the Stadium. Should additional information come to light prior to the bid response deadline, we will post this on the CRDA website.

2. Playing Surface Selection

A new playing surface is necessary at Dillon Stadium, with a choice between artificial turf and natural grass. In June 2015, the City of Hartford Planning and Zoning Commission sued Trinity College over their planned installation of turf athletic fields citing health concerns.

- a. ***Does this City maintain a non-negotiable anti-turf position?***

No. City zoning regulations only prohibit certain types of artificial turf and with new advancements in turf technology, there are other artificial options available that meet City code.

- b. ***If the venue is privately financed, does the City of Hartford expect to maintain authority over design and operational decisions?***

As the owner of the Stadium, the City will maintain some design control. The selected bidder will be subject to certain broad-based general operational policies, including non-discrimination requirements and community usage.

c. How does CRDA or the City anticipate developer selection and other design and operations decisions to be reached?

CRDA will review the proposals along with the City, assess their costs and benefits and will formally forward a recommendation to the City. Such recommendation will evaluate the proposal while balancing any needs, desires, expectations and/or conditions expressed by the bidders as critical components or assumptions within their proposals and advise as to how to proceed in light of such understandings. The City will make the final decision as to a course of action/award and CRDA will have to concur with the decision prior to making an award to any bidder.

3. The Colt Trust

a. Is Dillon Stadium part of or subject to the Colt Trust?

b. If so, what are the terms and restrictions of the Colt Trust, including retail development, operational constraints, park use and other pertinent terms or restrictions?

Colt Park, of which Dillon Stadium is a part, was given to the City of Hartford by Elizabeth Colt pursuant to Article Eighteenth of her Last Will and Testament. The gift came with the restriction that it be “used for park purposes only”.