

# Venue Committee

To be presented at Board Meeting

- Northland Lease \*
- Approval of UConn Agreement \*

# CAPITAL REGION DEVELOPMENT AUTHORITY

**Board Action  
January 15, 2026**

## **Resolution – Northland Trumbull Block, LLC – Commercial Space Lease**

**WHEREAS**, by virtue of that certain Third Amended and Restated Lease Agreement dated as of December 26, 2023 (the “City Lease”) by and between the City of Hartford, as landlord, and CRDA, as Tenant, CRDA holds a leasehold interest in the land on which the Civic Center is located and is the owner of the Civic Center;

**WHEREAS**, despite CRDA’s recent One Hundred Forty-Five Million Dollar (\$145,000,000) capital investment in the Arena’s renovation and modernization, the Arena continues to provide substantially fewer restroom fixtures for women than for men;

**WHEREAS**, CRDA has developed a plans to address this restroom inequity by leasing space in the adjacent Northland Trumbull Block, LLC (“Northland”) property and renovating such leased space thereby creating women’s restrooms with not less than sixty (60) new fixtures;

**WHEREAS**, such renovations will be performed and funded as part of the current renovation project;

**WHEREAS**, Northland has provided a lease proposal generally outlining the terms of such lease (Exhibit A attached hereto); and

**WHEREAS**, CRDA and Northland have each determined that it is desirable and mutually beneficial to enter into a lease for such premises on the terms and conditions set forth in, or consistent with, the Term Sheet.

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

1. The Term Sheet, substantially in the form attached as Exhibit A, is hereby approved;
2. The Executive Director is hereby authorized and directed, in the name and on behalf of CRDA to negotiate, execute, and deliver a lease agreement with Northland Tower Block, LLC, and any ancillary or related agreements, certificates, or documents, on terms and conditions substantially consistent with the Term Sheet, with such non-material changes, additions, or deletions as the Executive Director may approve; and
3. The Executive Director is further authorized to take any and all actions and to execute and deliver any and all documents deemed necessary or advisable to carry out the intent and purposes of the foregoing resolutions.

# EXHIBIT A

November 5, 2025

Via email: [alazzaro@crdact.net](mailto:alazzaro@crdact.net)

Mr. Anthony Lazzaro  
Capital Region Development Authority  
100 Columbus Blvd., Suite 500  
Hartford, CT 06103-2819

**Re: Proposal to lease commercial space at Hartford 21, 225-229 Trumbull Street, Hartford, CT**

**Capital Region Development Authority ("CRDA")** has requested that **Northland Trumbull Block, LLC** propose terms and conditions for a long term, market rate commercial lease on portions of the above-referenced property. This lease would allow CRDA exclusive control of these areas to improve the flow, function, and operation of the adjacent PeoplesBank Arena. Below please find the proposed terms:

<b>TENANT:</b>	Capital Region Development Authority ("CRDA")
<b>LANDLORD:</b>	Northland Tower Block, LLC c/o Northland Investment Corporation 2150 Washington Street Newton, MA 02462
<b>PROPOSED PREMISES:</b>	Approximately 4,463 SF of commercial space located on the interior street level ("Level 61") of the Trumbull Block portion of the Hartford 21 complex.
<b>TERM:</b>	The term shall be for fifteen (15) years from the Commencement Date.
<b>RENEWAL OPTIONS:</b>	Tenant shall have two (1) five (5) year renewal option at Fair Market Value. In no event shall rent be less than the prior lease year. Option to be further defined in the Lease.
<b>BASE TERM ANNUAL MINIMUM RENT:</b>	Interior Retail Premises (4,463 SF) Years 1-3 \$15.00/sf NNN Years 4-6 \$15.75/sf NNN Years 7-9 \$16.54/sf NNN Years 10-12 \$17.36/sf NNN Years 13-15 \$18.23/sf NNN
<b>LANDLORD DELIVERY CONDITION</b>	Landlord shall deliver the Premises to Tenant in its current "as-is" condition.
<b>TENANT IMPROVEMENTS:</b>	Tenant shall be responsible for the design, permitting and construction of all improvements to the Premises and adjacent areas as necessary at its sole cost and expense. All plans, including any required utility upgrades to serve Premises, shall be subject to Landlord's review and approval.

**BASE RENT COMMENCEMENT:**

Upon Lease Execution

**UTILITIES:**

All utilities serving the Premises shall be separately metered or sub metered by Tenant at its sole cost and expense. Landlord shall cooperate with Tenants efforts to obtain direct meters from utility service providers, transfer service to Tenant's existing meters or remain on Landlord's sub-metering/allocation system. Tenant will be responsible for all utility charges including fees or surcharges imposed, including without limitation MDC high usage fees.

Prior to Tenant's utility separation work, Landlord will bill Tenant for all utility usage within the leased Premises using the existing submeter/allocation method until Tenant has completed its transfer of each utility to its own direct or submeter(s).

**OPERATING EXPENSES:**

Tenant shall be responsible for all operating expenses within the leased Premises, including but not limited to HVAC and plumbing systems, Janitorial, Security, Exterminating services, etc.

Tenant shall also reimburse Landlord for its proportionate share of the common and shared operating expenses, including but not limited to life safety systems, snow removal services, façade, roof and exterior maintenance, insurance and payroll costs as reasonably allocated. Estimated to be \$5.50 SF for CY 2025.

**REAL ESTATE TAXES:**

Tenant shall be responsible for its proportionate share of Real Estate Taxes. Hartford 21 is currently under a PILOT Agreement with the City of Hartford, resulting in a tenant tax reimbursement equal to \$2.00 SF, subject to future CPI increases beginning in April 2026.

**GUARANTEE/SECURITY DEPOSIT:**

Waived.

**EXISTING EASEMENTS**

All existing exclusive and non-exclusive easements as defined in that certain Declaration of Cross-Easements and Construction, Operation, and Maintenance Agreement by and amount Northland Two Pillars, LLC and the Connecticut Development Authority and City of Hartford made as of June 30, 2004 (the "Declaration") shall remain in place, including without limitation existing air rights and stair and elevator access between floors.

**ASSIGNMENT/SUBLETTING:**

Tenant may not assign or sublet all or any of the Premises without Landlord's consent in its sole discretion.

**SIGNAGE:**

Any signage must be in accordance with building standards and subject to Landlord's written approval. Tenant shall be responsible for obtaining necessary permits and approvals for its signage.

**YIELD UP/RESTORATION:**

Upon lease Termination, Tenant shall yield up the Premises to a warm Vanilla shell condition, removing any plumbing, partitions, counters, or other fixtures installed for the dedicated use of the Arena. Tenant shall

remove all Arena side access and restore all Atrium facing storefronts as currently configured.

**TERMS OF PROPOSAL:**

This proposal is not intended to be contractual in nature, but rather an expression of the basis on which Landlord will consider entering into a lease for the proposed Premises. Landlord shall have no obligation to lease the proposed Premises to Tenant unless and until Landlord and Tenant have fully executed a lease document. This proposal may be withdrawn at any time without prior notice.

**BROKERAGE:**

Neither Landlord nor Tenant have dealt with any broker in conjunction with this transaction.

**CONFIDENTIALITY CLAUSE:**

The material contained herein is confidential. It is intended solely for the use of determining whether the Tenant wishes to enter into a commercial lease with Landlord and is not to be copied nor disclosed to any other person. In the event Tenant does not enter into the contemplated transaction, Tenant will continue to keep such information and material confidential.

If the foregoing is acceptable, please sign and return no later than **November 15, 2025.**

Respectfully,

*Rita M. Tyszka*  
Rita M. Tyszka  
Vice President Commercial

**ACCEPTED AND AGREED**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Its: \_\_\_\_\_

**EXECUTIVE SUMMARY  
PEOPLESBANK ARENA LICENSE AGREEMENT**

**PARTIES:** This PeoplesBank Arena License Agreement (“Agreement”) is entered into between OVG360 (“Licensor”) and University of Connecticut (“UConn”).

**PURPOSE:** The Agreement grants UConn a limited, non-exclusive license to use PeoplesBank Arena (“Arena”) for specified events, activities, or uses, subject to the terms and conditions outlined herein.

**TERM:** The license term begins on September 1, 2025 and ends on April 15, 2031. The Term may be renewed for an additional four (4) years, by mutual written agreement of the parties.

**LICENSED**

**USE:** UConn will commit to playing eight (8) men’s basketball games, seven (7) women’s basketball games, and four (4) men’s hockey games at the Arena.

**FEES:** Basketball: UConn will pay a license fee of \$40,500 for each basketball game played at the Arena plus a facility fee of \$3 for each paid ticket to the game. OVG360 shall pay UConn \$4 for each basketball game attendee over 112,500 for the season.

Hockey: UConn will pay a license fee of \$20,500 for each hockey games played at the Arena plus a facility fee of \$2 for each paid ticket to the game. OVG360 shall pay UConn \$4 for each hockey game attendee over 15,000 for the season.

**EXISTING  
LUXURY  
SUITES**

**& CLUB:** OVG360 reserves the right to sell tickets for the pre-existing luxury suites & club area and retain all revenues derived from the sale thereof. UConn shall receive \$5 for each club seat attendee for basketball games and \$2.50 for each club seat attendee for hockey games.

**NEW PREMIUM  
SEATING**

**INVENTORY:** OVG360 shall have exclusive right to sell tickets for the New Premium Seating Inventory and collect all revenues derived from the sale thereof and distribute to UConn as set forth in the Agreement.

**OPERATIONS  
& SERVICES:**

OVG360 will provide standard Arena services, including facility access, basic utilities, and required staffing. UConn is responsible for event production, equipment, and compliance with Arena policies and operating procedures.

**INSURANCE:** UConn must maintain required insurance coverage naming Licensor, the Authority, and the City of Hartford as additional insureds.