

AGENDA
CRDA Board Meeting
January 15, 2026
6:00pm

(in-person meeting with virtual availability)

- 6:00pm – 6:00pm • Call to Order
Minutes {11-20-25}*
- 6:00pm – 6:10pm • Finance Report
- Monthly Update
- 6:10pm – 6:25pm • Housing & Neighborhood Committee
- Project Updates
- 6:25pm – 6:40pm • Regional & Economic Development Projects Committee (RED)
- Project Updates
- 6:40pm – 7:00pm • Venue Committee
- PeoplesBank Arena
 - o Northland Lease *
 - o Approval of UConn Agreement *
- Pratt & Whitney Stadium at Rentschler Field
- CT Convention Center
- 7:00pm – 7:15pm • South Meadows Committee
- Committee Chair Appointment
- 7:15pm – 7:25pm • Mayor Reports
- Hartford Mayor Arunan Arulampalam
- East Hartford Mayor Connor Martin
- 7:25pm – 7:45pm • Executive Director
- Construction Report
-
- 7:45pm • Adjourn

* *Vote Item*

[Next Scheduled Board Meeting – February 19, 2026, 3:00PM]

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 249 973 682 308 29

Passcode: ev9kU32P

Dial in by phone

[+1 872-242-7941,,751954447#](#) United States, Chicago

[Find a local number](#)

Phone conference ID: 751 954 447#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Draft
Minutes
November 20, 2025

Capital Region Development Authority

100 Columbus Boulevard, 5th Floor

Hartford, CT 06103

Thursday, November 20, 2025

5:30pm (originally 6:00pm)

(The Board Meeting was in-person with virtual availability)

Board Members Present: Chairman David Robinson; Vice Chairman Andy Bessette; Paul Hinsch; Matthew Pugliese; Olusegun Ajayi; Bob Patricelli; David Jorgensen; Scott Murphy; Mayor Connor Martin; Mayor Arunan Arulampalam; Seila Mosquera-Bruno

Board Members Absent: Pam Sucato; Andrew Diaz-Matos

CRDA Staff Present: David Steuber; Michael Freimuth; Joseph Geremia; Anthony Lazzaro; Mark O'Connell; Jennifer Gaffey; Terryl Mitchell Smith; Kim Hart; Christopher Shepard; David Bodendorf

Chairman Report

Chairman David Robinson announced the retirement of CRDA's Venue Director, Kimberly Hart. Chairman Robinson thanked Ms. Hart for her extraordinary service throughout her thirty-six years of service to the State of Connecticut and the Capital Region Development Authority (CRDA). He also announced that this is Mike Freimuth's final board meeting.

Minutes

The meeting minutes from October 16, 2025 CRDA Board Meeting were moved by Andy Bessette, seconded by Paul Hinsch and approved.

Finance Report – November 2025

CRDA CFO Joseph Geremia gave a brief regarding the:

Fiscal Year 2026 Financial Statements for the Three Months Ending 9/30/2025

Balance Sheet

- Variances in cash balances reflect timing differences in venue funding and expenses as well as timing differences in housing projects
- Accounts receivable net increase reflects funding timing differences related to venues' operations and capital projects primarily at PeoplesBank arena
- Non-current housing loan asset increase reflects housing construction drawdowns from 55 Elm St., 30 Laurel St., 18-20 Trinity St., 31 Pratt St., and 64 Pratt St. renovations

Statement of Revenues, Expenses and Changes in Net Position

- Grant Income reflects State appropriation funding
- Other Income reflects CRDA housing loan origination fees and project administrative fees
- Combined facilities income and expenses referenced in venue financial projections

Fiscal Year 2026 Operating Statistics

CT Convention Center – Sept. 2025

Event Update: Hosted 26 events this fiscal year with YTD approximate attendance of 91,900
Scheduled for 125 events this fiscal year

Sept. financials: Net operations favorable to budget by \$404,700
Revenues \$286,200 favorable to budget due to acquiring additional short-term event and increased event services revenue
Expenses favorable to budget due to savings in event personnel and utility expense

PeoplesBank Arena – Sept. 2025

Event Update: Venue not opened for events for majority of first quarter during construction renovations
Scheduled for 91 events this fiscal year

Sept. financials: Net operations favorable to budget by \$762,800
Expenses favorable to budget due to savings in event personnel and utility expense
Sports betting CT Lottery YTD net revenue of \$12,100 through Oct. 2025

P&W Stadium at Rentschler Field – Sept. 2025

Event Update: 2 UConn football games, 1 concert, with 8 parking lot and catered events held with YTD
approximate attendance of 44,500

Scheduled for 52 events including 6 UConn football games this fiscal year

Sept. financials: Net operations favorable to budget by \$189,200
Revenues \$101,700 favorable to budget due to increased concert F&B revenue
Expenses unfavorable to budget due to timing in event season

Total year projection for garages remain slightly favorable to budgets; unchanged from October's report.
Total year projection for Regional Market remains slightly favorable to budget; unchanged from October's report.

Mayor Reports

East Hartford Mayor Connor Martin reported on projects relating to the town of East Hartford

Hartford Mayor Arunan Arulampalam reported on active projects in the city.

Housing & Neighborhood Committee

Olusegun Ajayi, Chairman of the Housing Committee deferred to Derek Peterson for the following update.

The Housing & Neighborhood Committee did not meet in November, however there are a couple of updates to report:

1429 Park Street - waiting for bond commission

55 Elm Street – approximately 50% occupancy

525 Main Street - leasing to UConn

Regional and Economic Development Projects Committee (RED)

Mayor Martin reported on the update for the RED Committee with Derek Peterson presenting the following project:

The Capitol Hotel

440 Asylum St., Hartford, CT

DVR Ventures with Lexington Partners

Background: The Capitol Hotel (The “Property,” or “Hotel”) is a 9-story, 96-room, Class-B limited-service independent hotel that was built in 1961 and recently purchased by DVR Ventures (“DVR”), a private REIT headquartered in Springfield, MA. DVR owns and manages hospitality, residential, and mixed-use properties, primarily focused on markets on the East Coast. DVR brought Lexington Partners in as an equity partner to provide local development expertise and help navigate compliance with city and state regulatory requirements. Since the acquisition in August, DVR and Lexington have been working on a capital improvement plan, with the guidance of IHG Hotels, to make property specifications compatible with Holiday Inn Express & Suites branding. DVR is working with IHG on a franchise agreement to reposition the hotel from an unflagged local hotel into a recognizable national franchise.

The Hotel currently consists of a mix of king, queen and double-bed configurations occupying floors four through nine, while the second and third floors house operational and guest amenities including a breakfast lounge, conference rooms, a business center and fitness studio. The ground floor includes the main lobby, reception, and office space, with access to 48 parking spaces below grade and 57 surface parking spaces. The Hotel went through a limited renovation (\$750K) in 2015 when it was rebranded as a Red Roof Inn, and in 2019 again rebranded to the Ascend Hotel Collection Brand which is part of Choice Hotel International. Shanti Hospitality, a UK-based hotel manager and previous owner, was unable to hold its franchise status due to the pandemic’s impact on the hospitality industry.

DVR’s redevelopment proposal includes spending nearly \$68,000 per room, or “key,” and increasing the room count from 96 to 105. 16 of the existing rooms will be converted into suites, and all rooms will get a complete interior refresh with new bathrooms, all new furniture (beds, desks, cabinetry, etc.), new tile and carpet flooring, new doors, ceilings and artwork to meet Holiday Inn Express & Suites brand requirements. The Breakfast Room, Fitness Center, Business Center and meeting rooms will all likewise be upgraded to meet the same standard.

The Hartford Central Business District (“CBD”) is currently comprised of only 6 hotel properties with approximately 1,100 guest rooms. Prior to the pandemic, there were 8 properties with over 1,800 rooms in the CBD, but with the partial conversion of the Hilton and conversion of Homewood Suites and the Red Lion Hotel to residential, the market lost nearly 700 rooms. *For the CT Convention Center (“CTCC”) and PeoplesBank Arena to remain competitive with venues in nearby cities, the CBD must regain these lost rooms to bring the most in-demand events to Hartford.* As it relates to events at the CTCC, CRDA will require the rebranded IHG hotel to provide room blocks that can be advertised as available for CTCC shows.

Proposal: Staff recommend making a loan of up to \$4 million (\$38,100 per key) to DVR/Lexington for the renovation and expansion of the Capitol Hotel into a Holiday Inn Express & Suites. The proposed loan will have a term of 10-years at 3% interest, with an interest-only period of 12 months. Principal and interest payments will be made from years 2 through 10, with interest payments calculated using a 360-month amortization schedule and the loan is pre-payable at any time without penalty.

A motion to amend the resolution was moved by Scott Murphy, seconded by Connor Martin and approved.

The following motion to move the amended resolution was moved by Andy Bessette, seconded by Olusegen Ajayi and approved.

“The Executive Director is authorized to provide financing to DVR/Lexington (or such single purpose entity as approved by the Executive Director) to renovate and expand The Capitol Hotel at 440 Asylum Street, Hartford, CT. The project will consist of renovations to the 96 existing hotel rooms and the buildout of 9 additional rooms. CRDA will lend up to \$4 million at 3% interest, with an interest-only period of 12 months. The term of the loan will be 10-years and interest will be paid using a 360-month amortization schedule. Approval is

subject to: 1) All financing being secured in a manner approved by the Executive Director; 2) a franchise agreement between borrower and IHG or related hotel entity; 3) A room-block agreement between either CRDA or CT Convention Center and the Hotel operator, 4) Approval of the State Bond Commission; and 5) Such fiduciary terms as deemed necessary and appropriate by the Executive Director and CRDA counsel.”

CRDA General Counsel, Anthony Lazzaro presented the following project:

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 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 costs, including, but not limited to, additional environmental costs and adjustments to the stormwater management system;

WHEREAS, the City and Authority approved the reallocation of funds in the amount Seven Hundred Thousand (\$700,000) from the Parkville Commercial Development to the Project at its September 18th, 2025 Board Meeting;

WHEREAS, the City would like to commit an additional Five Hundred Thousand Dollars (\$500,000) of unallocated interest from its Revolving Loan Fund in the form of a grant to the Project; and

WHEREAS, the parties desire to amend and modify that certain Grant Agreement by and between the Authority and Community Development Properties Woodland Inc. (the “Grant Agreement”) to provide additional funding in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000) for any and all approved expenses, including, but not limited to, environmental costs and adjustments to the stormwater management system.

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

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

Andy Bessette reported on the following venue updates:

PeoplesBank Arena

A grand reopening event was held at the arena on Friday, October 25th, with a number of CRDA Board members in attendance. Later that night, Stevie Nicks played the building’s first concert in front of over 11,000 fans. Feedback on the renovations, particularly the new premium seating options, was extremely positive. An article on the arena renovation from *Pollstar* – a trade publication for the concert and live music industry - is included in the agenda packet.

The Wolfpack played their first regular season home game on October 17th in front of 5,600 fans. As of November 17th, the team has played eight home games, with an average attendance of 2,618 and per caps averaging just over \$24.

UConn hockey opened their season at the arena on October 18th in front of 3,800 fans. UConn men's basketball played their first regular season game on November 7th with 10,840 fans in attendance and per caps of \$19.79. On November 16th, women's basketball opened their Hartford season with about 9,400 fans in attendance and per caps of \$14.11.

Upcoming events include a Pentatonix Holiday show on December 6th and Andrea Bocelli on December 13th.

A construction update on the PeoplesBank Arena, as well as the Stadium and Convention Center, will be available later in the meeting.

Pratt & Whitney Stadium

UConn football finished its season with a perfect record at home and an average attendance of about 18,000 - an increase of more than 10% over last season. Per caps were also up about 6%.

On October 26th, the Stadium hosted a doubleheader match between the U.S. Men's Deaf team and Germany, followed by U.S. Women's National Soccer team in a match against Portugal. Some 23,000 fans were in attendance.

The Magic of Lights drive-through holiday light show begins its run in the parking lots on November 26th and will run through January 3rd.

Connecticut Convention Center

The Glow Holiday Light Show and Market will return to the Convention Center November 23rd through December 23rd.

USA Volleyball's Nike New England Winterfest Tournament will return to the building beginning on January 10th. Board members may recall that last January this event brought nearly 46,000 people from across the Northeast and Canada into Hartford over three consecutive weekends. Federal, state and local tax revenue attributed to the event was estimated at over \$1.3 million and the overall impact to the local economy - including hotels, restaurants and retail - was estimated at over \$8 million. Organizers would like to expand their presence in Hartford with some spring invitational events, however, they are hesitant given the shortage of downtown hotel rooms.

Executive Director

David Steuber reported on his first few weeks with the Authority. He reported that he has met with CRDA staff, Venue General Managers and has toured various CRDA run facilities. In the coming weeks he stated that he would like to meet with delegation members, particularly Hartford and East Hartford and make calls to Mayors in surrounding towns of the CRDA Region.

Mayor Martin has expressed interest in having more concerts at Pratt & Whitney stadium. Due to drainage issues at the stadium, there is a need to replace the turf at the stadium in the near future, approximately 18 months. As part of the ongoing capital program for the stadium, keeping the grass field is important however there is a notion that perhaps a ring of artificial turf could be added to the perimeter of the grass field to increase the durability of the field when bringing in heavy equipment when hosting concerts.

In speaking with UConn Athletic Director Dave Benedict, AD Benedict agrees that when there is a free weekend during the football season, a concert would be permissible. However, this would be contingent on the concert promoter agreeing to fixing any damages, should they occur.

Mr. Steuber mentioned the Bond Commission requests that have been submitted for near-term consideration. He also reviewed some highlights of the construction report.

A Facebook video was shown of the athletes' reactions as they saw the new locker rooms for the first time.

Dates of the 2026 Board Meetings were presented. Dinner is provided at evening meetings starting an hour before the start of the meeting.

The Venue committee will be a quarterly meeting unless otherwise needed. All other Committee Meetings will remain the same. South Meadow Committee will soon be added to a quarterly meeting schedule.

Next Board Meeting – January 15, 2025 at 6:00pm

The Board adjourned at 6:42pm.

DRAFT

Financial Report

Financial Update – January 2026

Fiscal Year 2026 Operating Statistics

CT Regional Market - Nov. 2025

Stats: Occupancy: 82% with 15 tenants

Nov. financials: Net income of \$97,100 favorable to budget by \$121,300

Operating expenses favorable to budget due to savings in building and paving maintenance deferred to spring

CRDA Parking Facilities – Nov./Dec. 2025

Stats (Dec.): Utilization of 77% is favorable to budget by 2%

Nov. financials: Net income of \$265,700 favorable to budget by \$434,900

Revenues \$516,500 favorable to budget due to increase in monthly and consumer show parkers

Church Street Garage – Nov./Dec. 2025

Stats (Dec.): Utilization of 41% is favorable to budget by 16%

Nov. financials: Net loss of \$66,200 favorable to budget by \$63,700

Revenues unfavorable to budget due to transient parker revenues
Expenses favorable compared to budget due to savings in utilities as well as repairs & maintenance expenses

Bushnell South Garage – Nov. 2025

Nov. financials: Net loss of \$147,800 favorable to budget by \$63,600

Revenues \$32,400 favorable to budget

Expenses favorable compared to budget due to favorable utility expense

CT Convention Center – Nov. 2025

Event Update: Hosted 50 events this fiscal year with YTD approximate attendance of 119,900

Scheduled for 118 events this fiscal year compared to budget of 125 events

Nov. financials: Net operations favorable to budget by \$583,200

Revenues \$346,800 favorable to budget due to acquiring additional short-term event and increased event services revenue

Expenses favorable to budget due to savings in event personnel and utility expense

PeoplesBank Arena – Nov. 2025

Event Update: Hosted 22 events this fiscal year with YTD approximate attendance of 104,300

Venue not opened for events for majority of first quarter during construction renovations

Scheduled for 91 events this fiscal year

Nov. financials: Net operations unfavorable to budget by \$98,700

Expenses favorable to budget due to savings in event personnel and utility expense

Sports betting CT Lottery YTD net revenue of \$32,300 through Dec. 2025

Financial Update – January 2026 Cont.

P&W Stadium at Rentschler Field – Oct./Nov. 2025

Event Update (Nov.): 3 UConn football games, 1 concert, with 19 parking lot and catered events held with YTD approximate attendance of 117,600

Scheduled for 52 events including 6 UConn football games this fiscal year

Oct. financials: Net income of \$136,800 favorable to budget by \$9,100

Revenues \$329,100 favorable to budget due to increased concert F&B revenue and sponsorship revenues

Expenses unfavorable to budget due to utilities and F&B expenses and labor

**Housing
And
Neighborhood
Committee**

CRDA Housing Approval

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/Aff Split	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased'
777 Main	285	\$84.5M	\$296K	\$17.7M	\$62K	80/20	\$7.5M equity \$10.2M 2nd mortgage	8/27/2012 1/4/2013	1/30/2013	3/13/2013	3/28/2014	Renting	98%
201 Ann/Grand	26	\$4.45M	\$202K	\$3.8M/\$750K	\$28.8K	100	Note Paid Off	3/1/2013 8/4/2020	3/21/2013 4/25/2013	6/21/2013	10/29/2013	Renting	86%
179 Allyn	63	\$14.89M	\$233K	\$6.5M	\$103K	80/20	\$3.25M equity, \$3.25M 2nd Loan Refi 2022	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	84%
Sonesta/Spectra	190	\$23.9M	\$123K	\$2.05M	\$10.6K	85/15	3 Note Paid Off	5/13/2013 1/10/2014	6/4/2013 1/15/2014	6/21/2013	12/5/2013	Renting	97%
Capewell	72	\$26.1M	\$359K	\$5.0M	\$69.4K	80/20	construction financing/converted to mortgage note	3/13/2020 2/3/2023	4/16/2020 2/16/2023	2/28/2014 11/16/2014	6/30/2015	Renting	96%
390 Capitol	112	\$35.3M	\$290K	\$7M	\$62.5K	80/20	2 loans, .5%, 20 yr.	---	6/19/2014	3/17/2015	9/22/2015	Renting	99%
36 Lewis	6	\$1.8M	\$306K	\$300K	\$50K	100	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	\$1.24M	\$206K	\$349,350*	\$61.5K	100	loan 3% 30 yr.	6/6/2014 2/5/2016	6/19/2014 2/18/2016	7/25/2014	2/25/2015	Renting	66%
1279-83 Main	10	\$1.35M	\$135K	\$297K	\$29.7K	100	loan 3% 25 yr.	5/1/2015 11/6/2020	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	\$20.3M	\$338K	\$4M	\$66K	70/30	loan <3%, 20 yr.	5/1/2015	6/18/2015	3/24/2016	9/29/2017	Renting	95%
Millenium	96	\$19.5M	* 2	\$6.5M	\$67.7K	100	Former Radisson, foreclosure 2/2021	10/9/2015 1/4/2022	10/15/2015	12/11/2015	3/31/2016	Renting	88%
81 Arch	53	\$23M	\$380K	\$5.6M	\$103.7K	100	Mezz 2% 10 yr.	10/7/2016 4/17/2017	10/20/2016 3/16/2017	11/15/2016	11/7/2017	Renting	100%
101 Pearl	157	\$28.4M	\$184K	\$9.24M	\$58.8K	100	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	5/12/2017	11/8/2017	Renting	97%
111 Pearl	101	\$21.55M	\$208K	\$6.06M	\$59.47K	100	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	96%
88 (103-21) Allyn	66	\$21.1M	\$319K	\$5.3M ⁶	\$80K	80/20	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	86%

13

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/Aff Split	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased'
Colt North	48	\$13.6M	\$283K	\$2.88M	\$60K	100	construction/perm loan 3% 20 yr.	5/5/2017	5/18/2017	11/29/2017	7/2/2018	Renting	100%
28 High	28	\$5.5M	\$196.4K	\$1.9M	\$67.8K	80/20	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	100%
100 Trumbull	8	\$750K	\$93.7K	\$480K	\$60K	100	loan 3% 20 yr.	9/1/2017 11/6/2020	1/30/2013 9/21/2017 11/19/2020	2/16/2018	4/12/2018	Renting	97%
246-250 Lawrence	12	\$1.5M	\$125K	\$521K	\$43.4K	100	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	\$7M	\$269K	\$1.5M	\$53.5K	100	loan 3% 20 yr.	12/20/2018	1/10/2019	12/18/2019	11/30/2020	Renting	100%
Pratt 1 - 99 Pratt	129	\$29.8M	\$231K	\$12M	\$93K	100	\$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	100%
Pratt 2 - 18 Temple	47	\$34.9M	\$210K	\$2M	\$42.5K	90/10	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	97%
Park/Main	126	\$26.8	\$212K	\$8.4M	\$66.7K	80/20	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	98%
DoNo "C"	270	\$56.2M	\$208K	\$11.8M	\$43.7K	90/10	3% 30 yr. 15 yr. term	3/13/2020	9/20/2018 4/16/2020	9/20/2018	9/30/2020	Renting	95%
55 Elm	164	\$63.3M	\$385K	\$13.5M	\$81.3K \$42.1K	80/20	2% 30 yr. Perm. \$7M 2% bridge \$6.5M 15 yr. term	3/5/2021	3/18/2021	4/16/2021	12/15/2022	Renting	20%
DoNo "B"	237	\$63.3M	\$231K	\$13.6M	\$57.3K	90/10	3%, 30 yr.	11/3/2023	12/6/2023	12/21/2021	6/15/2024	2025/6	
Revel (Hilton)	147	\$17.9M	\$121K	\$5.9M	\$40K	80/20	3%, 30 yr.	12/3/2021	12/15/2021	12/21/2021	8/29/2022	Renting	96%
DoNo Arrowhead Block	45	\$18.3M	\$395K	\$4.1M	\$88.4K	80/20	2%, 30 yr., \$3.8M +\$300K	10/7/2022 11/3/2023	10/20/2022 12/6/2023	9/1/2018	6/14/2024	2026	
Colt "L" "East"	45	\$6.7M	\$148.8K	\$1.5M	\$33.3K	100	3%, 20 yr.	11/4/2022	11/17/2022	12/8/2022	8/15/2023	Renting	93%
18-20 & 30 Trinity	104	\$52.8M	\$417K	\$6.5M	\$60.1K	80/20	\$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	38	\$7M	\$189K	\$1.11M	\$30K	100	3%, 30 yr.	8/19/2023	9/21/2023	12/14/2023	12/19/2024	2026	
15 Lewis St.	78	\$26.7M	\$342K	\$7M	\$89K	90/10	\$5M 3% 30 yr. - \$2M Cashflow Note	8/19/2023	9/21/2023	10/6/2023			
30 Laurel	47	\$9.8M	\$208K	\$3.52M	\$75K	100	2%, 30 yr.	3/18/2024 8/2/2024	3/21/2024	6/7/2024	5/20/2025	2026	
65 Elm	127	\$36M	283K	\$8M	\$63K	80/20	3% 10 yr.	10/4/2024	10/17/2024	12/20/2024			
100 Capital	112	\$33.1M	\$295K	\$8M	\$71K	80/20	3% 10 yr. w/\$6.5M from 55 Elm	8/2/2024 10/4/2024	10/17/2024	12/20/2024			

15

Project	# Units	TDC	TDC/Unit	CRDA Amt.	CRDA \$/Unit	Mkt/Aff Split	Structure	Committee Approval	CRDA Bd. Approval	Bond Commission	Closed	Target Occupancy	Leased ¹
17 Wells	84	\$20.8M	\$248K	\$7M	\$83K	80/20	3% 35 yr. 10 yr. term	2/7/2025	2/20/2025	8/1/2025			
150 Trumbull	46	\$16M	\$347K	\$4M	\$86.9K	100	3%, 30 yr. 10 yr term	5/2/2025	5/15/2025	8/1/2025			
1429 Park St.	47	\$4.6M	\$98K	\$3.5M	\$74.5K	100	3%. 30yr. am. - 5 yr. term 2yr. I/O	10/4/2025	10/16/2025	12/18/2025			
Summary	3772⁵	\$873.3M	\$260K	\$202M	\$62.5K median \$60K avg.	88/12	2884 market /375 affordable						

1/14/2026

¹ deposits and leases

² \$75K/unit est. residential + 188 hotel rooms

³ notes repaid

⁴ \$16K from Housing Cap. Fund

⁵ 3708 including recap and neighborhood deals

⁶ \$200K reserve via Bond Commission, buy down from \$6.6M

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
Summary	416²												

1/14/2026

¹ Paydown of note from sale

² 221 Hartford 111 Regional, 84 rehab

16

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 Neighborhoodhood	\$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 Neighborhoodhood (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 Neighborhoodhood (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 Neighborhoodhood (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 Neighborhoodhood	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 Neighborhoodhood	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
96 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	\$4,500,000	FY24Gen	Loan 3% 5 Yrs., 1 yr. extension option	3/12/2025	3/20/2025	8/1/2025	Expected closing - February 2026

1/14/2026

17

**Regional
and
Economic Development
Projects
Committee**

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 MDU 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

1/14/2026

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	\$12,000,000 ¹	Grant-in-aid			7/12/2016 6/1/2018	Developer has been selected
East Hartford - Drainage Improvements near Goodwin College	Installation of new drainage lines to accommodate new development in Goodwin area	\$4,000,000	Grant-in-aid		6/21/2018	7/25/2018	Phase I and Phase II complete. Funding secured for Phase III
East Hartford - Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CRCOG Silver Lane study	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EHBN project)			4/4/2009	Construction to start in Spring 2023
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
East Hartford - Great River Park	Improvements to Great River Park, including repairs & improved access to and within the park, particularly for disabled visitors	\$1,340,000	Grant-in-aid			9/20/2018	Work continues, Army Corp. permits
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties	\$1,000,000	Grant-in-aid			9/20/2018	Four structures demolished to date Plans for demolition of McCartin school underway
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	Eminent domain process underway to acquire Silver Lane Plaza

1/14/2026

¹ Transferred to CRDA from other State Agencies

20

CRDA Redevelopment Projects

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board Approval	Bond Commission Approval	Status
DoNo - Healthy Hub Acquisition	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 RPI Site	Loan to assemble land	N	\$3.25M	\$3M	5 Yr. loan	1/18/2024	N/A	Closed 2/28/24
	Land Acquisition Loan	N	\$3M	\$3M	5 Yr. Loan 3%	9/21/2023	10/6/2023	Closed 11/14/2024
		N	\$28M	\$10M/\$2M loan	\$10M/\$2M loan to private developer 20 yr./3%	5/22/2024	6/7/2024	Closed 9/5/25 in Construction
UConn 64 Pratt	200 Bed Dormitory	N	\$28M	\$3M grant	\$3M Grant Urban Act & City Grant - MOU	1/16/2024	6/7/2024	
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	11/29/2017 6/26/2019
3 Constitution	49	\$1.7M	\$4,289	100	rescinded	3/21/2019	2/28/2014 11/16/2014
289 Asylum	16	\$1.7M	\$575K	100	rescinded	9/19/2013	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	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 Retail 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 Sq.	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

1/14/2026

21

Venue Committee

To be presented at Board Meeting

- Northland Lease *
- Approval of UConn Agreement *

South Meadows Committee

CRDA South Meadows Committee Project Updates

Project	Description	CRDA Amount	Structure	Committee Approval	CRDA Board Approval	Bond Commission 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 OIMP and EPP 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	TBD		Committee Discussion 1/09/2026		NA	Proposals Received 12/4/2025, Additional Information received from proposers by 1/7/2026, Selection Committee completing final review prior to award
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	TBD		Committee Discussion 01/09/2026		NA	RFP issued December 1, 2025. Proposals due January 21, 2026
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. This registration allows for water in the lagoon to be lawfully discharged to the sanitary sewer as needed.	\$1,000 DEEP Fee \$30,000+ (consultant)		Committee Discussion 01/09/2026		NA	Registration submission due by 3/1/2026. TRC Consultants has been engaged to assist in submission of registration. Initial discussions with CTDEEP underway.
Renewal of Registration under General Permit for the Discharge of Stormwater Associated with Industrial Activities	Renewal of registration under general permit to discharge stormwater from the site and perform certain inspection, monitoring, and compliance activities including routine inspections and submission of stormwater monitoring reports.	\$625 DEEP Fee		Committee Discussion 01/09/2026		NA	Stormwater Pollution Prevention Plan to be updated. Registration submission due by 4/1/2026. Plan to perform work in-house
S&S Scrap/Salvage Contract	Contract inherited by CRDA from MIRA for the scrapping and salvage of certain metals and available equipment.	CRDA receives 30% of value of items marketed and sold by S&S		Committee Discussion 01/09/2026		NA	Jets twin pack electrical peaking units disassembly/removal completed in December 2025. Final items being salvaged are two large transformers associated with jets units. Work on the transformers began on 1/9/2026 and will continue through January.
Security Improvements	1) Perimeter Vegetation Control 2) Fence Repairs and Enhancements 3) New Security Services Agreement with USI pursuant to RFP	\$235,000/yr (USI)		Committee Discussion 01/09/2026		NA	Vegetation control was completed in late 2025. Fence repairs are complete with the exception improvements to the section on the river side of the flood wall near riverfront park, and the gate at the opening in the floodwall. USI has been on-site and under contract since 7/1/2025

1/15/2026

24

Executive Director

Construction Update

1/15/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
CRDA Housing Projects								
275 Pearl Street	35	31,358	6,900,766	200,962	97%	No	Conversion of Fire House to Residential (3 floors) with Retail (4,031sf) / Levels 1, 2 and 3 are complete. Permanent power complete. TCO/CO pending End of January final inspections.	Rentals are scheduled to begin February 2026 per Spectra Development.
55 Elm	164		39,524,125	590,050	98%	Yes	Conversion of Office to Residential (7 floors) with Retail (15,647sf) / Press (Annex) Building is 100% complete. Main Building - CO's are in place for Floors 1 thru 7. Finish work continues in Basement. Level 1 Amenity areas are complete. Life safety inspections are complete.	Annex and Main Building are being leased. Basement Amenity Space expected in January of 2026.
Arrowhead	44	31,230	12,789,140	1,373,806	90%	Yes	Renovation of Residential (3 floors) with Retail (3,623sf in Arrowhead and 2,391sf in Flatiron) / Flatiron: Units are complete, corridors are being finished. Retail level mechanical rough is in progress. Arrowhead: Residential units are done. Retail level is roughed. Co-Op : Completion scheduled for December 2025.	TCO issued December 31, 2025 per SRC Construction, streetscape improvements will be in January 2026, rentals to follow.
DoNo - Parcel B-1	237	232,752	51,156,000	-	85%	No	New Construction (Wood Frame) - 5 floors of Residential with first floor Retail (5,000sf) incl. 525 space parking garage / Parking Garage is complete. Sitework is at 75%. Building finishes are in progress.	Substantial completion target is March of 2026.
31/45 Pratt Street	38		7,086,905	264,022	65%	No	Conversion of Office to Residential (top 4 floors) Building finishes are in progress. Permanent power will be in place by end of January 2026 per Eversource schedule.	Developer anticipates February 2026 TCO/CO after permanent power is in place. Rentals starting March 2026
18-20/30 Trinity Street	104		26,837,274	737,632	31%	Yes	Conversion of Office to Residential (5 floors) with Retail on 1st floor of 30 Trinity / Buildings 18&20 - 3rd, 4th & 5th floor are being drywalled, floors 1 and 2 are framed with mechanical rough in progress. Building 30 - all 5 floors are in framing stage. Upper (2) floors are in MEP rough.	Anticipated completion date is March of 2027.
64 Pratt Street / UCONN Dorms	200 bed		23,150,000	-	41%	Yes	Conversion of Office to Dormitory (top 4 floors) / Demo is complete. Floors 4 & 5 are being drywalled. Framing complete floors 3 and 4 & 5 with MEP&FP Rough following. New Roof Installation has started.	Completion deadline date is July of 2026.

26

Construction Update

1/15/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
30 Laurel	47		5,839,083	-	95%	No	Conversion of Office to Residential (3 floors). Project is substantially completed, CO/TCO expected January 2026.	Rentals to begin February 2026.
CRDA Neighborhood Projects								
Fuller Brush- 3580 Main Street	153		26,210,764	2,604,054	79%	Yes	Conversion of Office to Residential (4 floors). Buildings 1 & 2 upper floor finishes are 85% complete. 1st floor is framed and partially roughed-in. Building 3 (Amenity Area) interior demo is complete.	Anticipated completion TBD.
Regional & Economic Development Projects								
Riverfront Land Development (Hartford/Windsor side)			1,000,000 (* full CRDA Loan)	-		Yes	RRI received 8 bids for the Phase 1A, 1B & 2A remediation, contract award to Richards Corp. RRI working with F&O on balance of regulatory permit applications to DEEP and Army Corp related to tidal wetland. RRI working with State leaders on a \$5.33 million funding request to the Bond Commission for balance of site remediation, commercial site development, and balance of Riverwalk construction	schedule pending
Albany & Woodland		30,404	15,667,748	276,586	50%	Yes	All New Construction 2 floors. Building is framed, roofing has begun. All mechanical rough work is in progress. Sitemwork is on hold. Additional soil removals will be required. MDC work in street is complete / project work required in street to be scheduled.	Anticipated completion estimated for July of 2026.
East Hartford Great River Park Improvement			1,324,010 (* full CRDA loan)	-		Yes	Town has the construction project bid package and awaits advertisement. The Town received four consultant proposals for the Lower Great River Park Improvement project in December. They will be evaluated in January, and a consultant will be selected. All proposals fit within the allocated funding. Lower Great River Park Improvement project includes connections to the Konover housing project, CREC school, and American Eagle FCU. RRI submitted application to CT DEEP for Urban Green and Community Gardens grant program to fund the three add alternate bid items for the initial phase of park improvements.	Goal is to start construction in June 2025 and complete in June 2026.
USS Hartford Ship Bell						No	CRDA and RRI staff are in the signature phase for project funding agreement. Funds will complete design, develop a cost estimate, and prepare construction plans for the new exhibit. RRI will complete a design service agreement with Silver Petrucci +Associates once funding agreement with CRDA is executed.	TBD pending funding.

27

Construction Update

1/15/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
Concourse Park			TBD - est. \$8 to \$10M				Bids received 1/6/26 - scope reviews in process.	Primary infrastructure work should commence in March of 2026.
Founders Plaza			\$4.8M			No	Demolition of 5 floors of Office with 2 floors of parking for future Residential. Demo and Abatement awarded to Stamford Wrecking. Abatement is underway.	Project started 1st week of December. Anticipate 3 months Abatement and 2 months Demo. Estimated completion early Summer 2026.
Carbone's Restaurant						No	Carbone's Restaurant Fit Out - framing complete, rough mechanical in process.	Target Completion March/April 2026
Venues								
2023 XL Renovation Project aka PeoplesBank Arena			91,109,503	3,982,941	86%	Yes	<p>Substantially complete: Broadcast Infrastructure, Multi Media Room, UCONN Locker Room, Event Level Club, Rigging, Upper bowl acoustical ceiling grid and lighting, Concourse, Handicap platforms, Loge boxes, Lower Bowl seating, Stage cut back, Elevators and escalators, TPO Roof, Wolfpack Locker Room, Concourse audio visual, exit ramp column relocation, Signage - Concourse / Event Level, FF&E components, Bunker Suites, Artist Lounge & Dressing Rooms</p> <p>Work in progress: Transition details / painting Full Service Kitchen Exhaust Outside Air Intake Perimeter roofs T-Mobile wireless service upgrade Show Power - switch gear / transformer replacement (Spring/Summer 2026): L107 Suites Generator Enclosure Restrooms in Northland space Church Street exterior improvements</p>	Overall Projected Completion: Summer of 2026.

82

Construction Update

1/15/2026

Project Summary	Units	GSF	Hard Construction Costs	CO	% Comp	Funding	Description/Status	Schedule
Rentschler Field			\$9M with another \$3.8M pending form BC.			Yes	Substantially complete: Home and visitor locker rooms, walk-thru metal detectors, fire alarm panel, replay system, tower & lower roofing, restroom painting and flooring Work in progress: Lightning Protection Photographers' Enclosure Concourse Exit Sign Replacement (Spring/Summer 2026): Security (access controls and video surveillance) Bowl Speaker Replacement Bowl Power Wash & Waterproofing - Distributed Television System Broadcast Cable / Network Switches	Target Dates for substantial completion: Spring / Summer 2026 Security (Access Control/ Cameras) Bowl Speakers Waterproofing Distributed Television System Broadcast Cable / Network Switches
Church Street Garage			4,675,113	2,839,050 (new work for FY26)	73%	Yes	Phase 1 - Continued Concrete deck repairs work on Exit Ramps and mid level decks. Phase 2 - Level 4 deck replacement.	Phase 1 areas scheduled for January 2026 completion. Phase 2 scheduled for January through October 2026.

29