

**Finance, Revenue and Bonding Committee**  
**Bonding Subcommittee**  
**March 20, 2023**

**Capital Region Development Authority (CRDA)**  
**Supplemental Information Request**

**1. Program: CONNECTICUT CONVENTION CENTER AND RENTSCHLER FIELD**

**A. Goal:** Alterations, renovations, and improvements at both the Connecticut Convention Center and Rentschler Field.

**B. Program Stage:** Ongoing

Note: No discrepancy between agency request and Governor proposed budget.

**C. Unallocated Balance:** \$0

a. Stage: Designated by venue

b. Purpose: \$12,000,000 per year designated to fund the first two years of work recently catalogued in the Populus Engineering assessment of the stadium at Rentschler Field. That assessment called for over \$60M in capital needs with CRDA recommending that the work be performed over a five-year period.

\$5,000,000 per year designated to fund HVAC, water heating, and lighting control system as well as the completion of the second phase of the esplanade waterproofing project at the CT Convention Center.

These major venues demand increased maintenance and capital investments to not only keep them functional, but to also keep them current with today's technology and amenities to attract patrons to them.

c. FY24 requested allocation: \$17,000,000

d. FY25 requested allocation: \$17,000,000

**2. Program: XL CENTER**

**A. Goal:** Alterations, renovations and improvements at the XL Center in Hartford, including acquisition of abutting real estate and rights-of-way.

**B. Program Stage:** Ongoing design and renovations

Note: No amount requested for this program.

**C. Unallocated Balance:** \$65,000,000

a. Stage: A construction manager has been retained to manage the infrastructure and concourse repair projects.

b. Purpose: Renovation strategy envisions rebuilding the lower bowl to meet code requirements, new security demands, improved amenities such as restrooms and concessions and to provide improved revenue opportunities for the building.

c. FY24 requested allocation: \$0

d. FY25 requested allocation: \$0

**3. Program: PARKING GARAGES IN HARTFORD**

**A. Goal:** Alterations, renovations, and improvements to parking garages in Hartford.

**B. Program Stage:** Ongoing renovations

Note: No discrepancy between agency request and Governor proposed budget.

**C. Unallocated Balance:** \$0

a. Stage: Designated towards \$19,000,000 renovation plan of which \$6,000,000 is obligated and underway through the use of previously allocated bonding authority.

- b. Purpose: Renovation plan consists of replacing waterproof membrane, expansion joints and caulking, structural concrete restoration and repair, the replacement of egress stairs and exterior railings and repairs to the storm drainage system to be performed over the next three years.
- c. FY24 requested allocation: \$5,000,000
- d. FY25 requested allocation: \$5,000,000

**4. Program: GRANT-IN-AID FOR DEVELOPMENT WITHIN CRDA DISTRICT**

**A. Goal:** Grant-in-aid for the purpose of encouraging development as provided in CGS Sec. 32-602.

**B. Program Stage:** Ongoing discussions with capitol city regarding development projects.

Note: No amount requested for this program.

**C. Unallocated Balance:** \$66,079,000

- a. Stage: Undesignated. Projects to be considered by CRDA's Regional & Economic Development committee and CRDA's Housing committee. There are currently six projects in the pre-development phase consisting of over \$70,000,000 of CRDA investment which would generate over \$300,000,000 in total development activity being reviewed.
- b. Purpose: To stimulate new investment, rebrand and promote the district as a multicultural destination for all ages to enjoy and as a vibrant multidimensional downtown, to expand residential housing development as a way to enhance the economic and cultural vitality of the area as well as to stimulate family-oriented tourism, art, culture, history, education and entertainment. CRDA requires its funds to be leveraged by private lending and/or equity contributions and the amount of assistance and its nature are determined on a case by case basis.
- c. FY24 requested allocation: \$0
- d. FY25 requested allocation: \$0

**5. Program: GRANT-IN-AID FOR DEVELOPMENT OUTSIDE CRDA DISTRICT**

**A. Goal:** Grant-in-aid for the purpose of encouraging development as provided in CGS Sec. 32-602, to finance projects outside the boundaries of the authority.

**B. Program Stage:** Ongoing discussions with capital city regarding neighborhood development projects.

Note: No amount requested for this program.

**C. Unallocated Balance:** \$10,000,000

- a. Stage: Undesignated. Projects to be considered by CRDA's Regional & Economic Development committee.
- b. Purpose: To assist in economic development projects outside of the designated CRDA district. Projects considered focus on those that strive to improve the quality of life and enhance the opportunities for those in the respective communities. These ventures may include Transit-Oriented Development (TOD) such as with the demolition and remediation of abandoned properties, rehabilitation of a shuttered foundry in an urban neighborhood to spur job creation for residents, various neighborhood commercial property initiatives, or working with neighborhoods on surveys that help with making prudent economic development decisions.
- c. FY24 requested allocation: \$0
- d. FY25 requested allocation: \$0

**6. Program: GRANT-IN-AID FOR EAST HARTFORD ECONOMIC DEVELOPMENT ACTIVITIES**

- A. Goal:** Grant-in-aid to the municipality of East Hartford for the purposes of general economic development activities.
- B. Program Stage:** Ongoing discussions with town of East Hartford regarding development projects.  
Note: No amount requested for this program.
- C. Unallocated Balance:** \$22,660,000
  - a. Stage: Undesignated. Projects to be considered by CRDA's Regional & Economic Development committee based on project proposals submitted by the town.
  - b. Purpose: To assist in economic development projects within East Hartford when invited to do so by the town. Projects considered focus on those that strive to improve the quality of life and enhance the opportunities for residents and businesses. Projects currently being managed include: construction of stormwater drainage improvements in an area between Main Street and the Connecticut River, installation of new sidewalks, crosswalks, bus shelters and other streetscape improvements on Silver Lane, riverfront and neighborhood improvements throughout the town, as well as the planning and design of a parking garage on East River Drive near Founders Plaza.
  - c. FY24 requested allocation: \$0
  - d. FY25 requested allocation: \$0

**7. Program: FRONT STREET DISTRICT, HARTFORD**

- A. Goal:** Infrastructure renovations and improvements to the Front Street district in Hartford.
- B. Program Stage:** Ongoing discussions with capitol city and the district developer.  
Note: No amount requested for this program.
- C. Unallocated Balance:** \$5,000,000
  - a. Stage: Undesignated. Projects to be considered by CRDA's Regional & Economic Development committee.
  - b. Purpose: To stimulate family-oriented tourism, art, culture, history, education and entertainment, to enhance the economic and cultural vitality of the district and surrounding neighborhoods, and to conduct the sitewide environmental monitoring program as required by the Department of Energy and Environmental Protection.
  - c. FY24 requested allocation: \$0
  - d. FY25 requested allocation: \$0

**8. Program: CRDA RESIDENTIAL HOUSING DEVELOPMENT**

- A. Goal:** Residential housing development within the boundaries of the authority.
- B. Program Stage:** Ongoing discussions with capitol city regarding housing development projects.  
Note: No amount requested for this program.
- C. Unallocated Balance:** \$1,057,373
  - a. Stage: Undesignated. Projects to be considered by CRDA's Housing committee.
  - b. Purpose: To expand residential housing development to enhance the economic and cultural vitality of the district and capitol city.
  - c. FY24 requested allocation: \$0
  - d. FY25 requested allocation: \$0