

ADRIAEN'S LANDING
&
RENTSCHLER FIELD

ANNUAL REPORT

FEBRUARY 2009

PREPARED BY
OFFICE OF POLICY & MANAGEMENT

Adriaen's Landing & Rentschler Field Annual Report

February 2009

Prepared by
Office of Policy and Management

With the assistance of:
Capital City Economic Development Authority
Waterford Development, LLC
Connecticut Science Center
H.B. Nitkin Group
Northland AEG, LLC
The Whiting-Turner Contracting Company
Nutmeg Planners, LLC
Environmental Partners, LLC

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Adriaen's Landing / Rentschler Field
Annual Report – February 2009
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SECTION I.

ADRIAEN'S LANDING

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Adriaen's Landing - Executive Summary

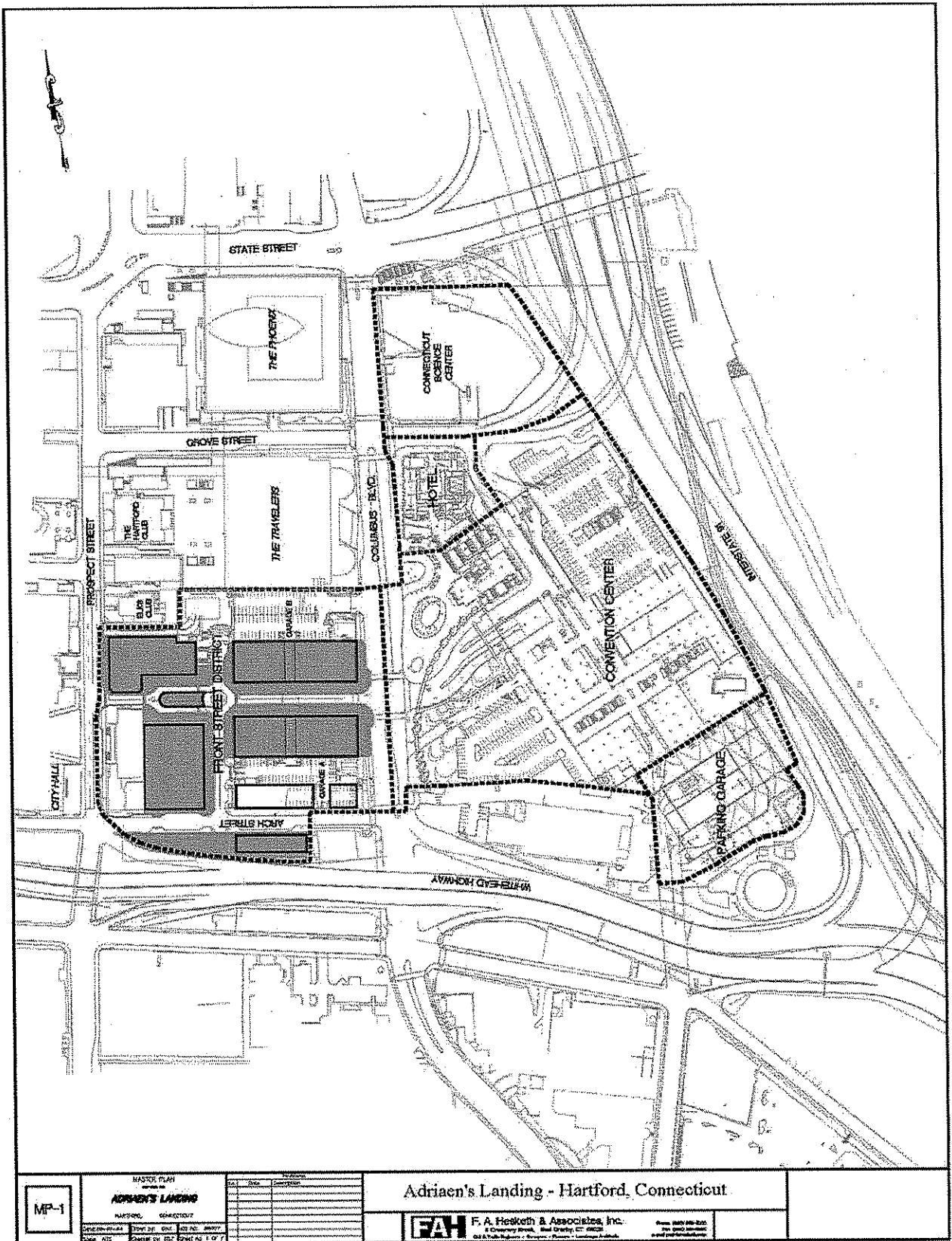
The development of Adriaen's Landing has proceeded in accordance with the Master Plan approved by the Legislature in May 2000 with the passage of Public Act 00-140. The Project Team, consisting of representatives from the Office of Policy and Management (OPM), the Capital City Economic Development Authority (CCEDA) and Waterford Development LLC has overseen the completion of the Convention Center and its adjacent hotel, and is now primarily focused on the development of the entertainment/residential/retail component, (Front Street District), and the integration of the Connecticut Science Center into the overall plan.

Construction of the convention center and its related garages was substantially completed in May 2005, and the Office of the State Building Inspector issued a final Certificate of Occupancy on May 6, 2008.

The convention center hotel, operating as a 409 room full-service Marriott, received its Certificate of Occupancy on May 31, 2006.

OPM, CCEDA and the H.B. Nitkin Group executed an amended and restated development agreement for the Front Street District on June 19, 2008. The initial phase of the project has been revised to focus on retail development only, due to existing market conditions. Construction of 70,000 gross square feet of retail space commenced on November 3, 2008, with an anticipated completion in March 2010.

The Connecticut Science Center, a 501(c) 3 non-profit corporation, has received approximately \$180 million in pledges to date. Construction of the facility and the CCEDA parking garage began on October 21, 2005, and will be completed in April 2009. Construction has been delayed by design and structural changes. The Science Center has provided funding for any additional design, structural and schedule expenses beyond the State's initial contributions.



MP-1	MASTER PLAN ADRIAEN'S LANDING HARTFORD, CONNECTICUT PROJECT NO. 04-01-01-01 DATE: 04/01/04 DRAWN BY: EJC CHECKED BY: JCF	Adriaen's Landing - Hartford, Connecticut F. A. Hesketh & Associates, Inc. <small>8 Courtyard Street, East Granby, CT 06026 Old & New Buildings & Services • Planning • Construction Administration</small>
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1. Adriaen's Landing – Project Financial Information

1.1 Project Budget

The current estimated "cost on completion budget" for the public sector components of Adriaen's Landing appears in Appendix A, providing comparisons to the Master Plan Budget presented to the Legislature in March 2000. Individual line item expenses for previously reported convention center and infrastructure activities, have been condensed into summary expenses.

Pursuant to CGS 32-669(b)(8) and (9), this chapter includes all public and private sources of funding for the public components of Adriaen's Landing, including general obligation bonds and General Fund appropriations and project reimbursements, rebates and/or credits.

The current sources of revenue and reimbursements, totaling \$520,837,459 for the Project are:

Adriaen's Landing Bond Authorization	\$ 73,800,000
Convention Center Bond Authorization	\$ 190,000,000
Adriaen's Landing Appropriation	\$ 100,000,000
CCEDA Revenue Bonds & Loans (2003 Authorization)	\$ 91,970,305
CCEDA Revenue Bonds (2004 Authorization)	\$ 21,713,567
Hartford Times Lease Appropriation	\$ 13,642,836
Utility Rebates and Reimbursements	\$ 4,925,174
CCEDA/Connecticut Science Center Infrastructure	\$ 500,000
Rental Income from Acquisitions	\$ 1,404,840
Capital Properties Development Fee	\$ 2,500,000
Federal Highway Administration	\$ 15,310,738
CCEDA Parking Pillar	\$ 4,070,000

The bond authorizations, the initial appropriation and CCEDA revenue bonds and loans (estimated at \$74.2 million in 2000) were identified in the initial master plan budget presented to the Legislature in March 2000. The revenue amount associated with CCEDA parking bonds and loans is a net value, reflecting the gross proceeds less the administrative costs of issuance. State Bond Commission approval for up to \$100 million in revenue bonds and short term loans was granted on December 19, 2003, and an additional authorization up to \$22.5 million was granted on December 13, 2004. The Commission in both instances authorized the Secretary of OPM and the State Treasurer to enter into a contract for financial assistance with CCEDA, supporting the credit worthiness of the bonds. All bond and loan closings have been completed.

Special Act 01-1 (June Special Session) appropriated funding for the purchase of the former Hartford Times Building (lease option) and the relocation of the Hartford city offices to Constitution Plaza. Public Act 02-5 expanded the definition of convention center facilities to include a central utility plant (CUP), which is financed by revenue bonds. Ancillary sources of revenue, as noted above, include utility rebates, a utility contribution from the Metropolitan District Commission, infrastructure payment from CCEDA for the Connecticut Science Center, rental income and development fees. Additionally, the Project has received a Federal Highway Administration (FHWA) grant in the amount of \$8.9 million which will offset expenses from the second Front St. garage, and \$5,940,000 for the construction of the Grove Street connector, which will provide overhead pedestrian access between the Convention Center, Marriott Hotel, Science Center and Riverfront Recapture deck. The project has recently received an additional \$1.3 million for site and public access uses from FHWA.

The March 2000 budget has been re-sorted to align with the current organization of the Project

budget. As noted earlier budget information for closed out projects has been condensed. The presentation of expenses is organized into five sections within a master budget, corresponding to an appropriate categorization of scopes of work. This breakdown is:

1. Roadwork and streetscape;
2. Utility, Convention Center & Related Garage;
3. Entertainment/Retail District Public Work;
4. Phase 2 Projects – CSC Garage, Grove St. Connector, CUP Expansion; and
5. Public sector owner costs.

The current "cost-to-complete" estimate of \$520,837,459 represents either the most recent estimate for the work, or the committed/completed cost of the work. Work associated with the utility relocation, the convention center and its related garages has been completed. Cost estimates for the Front St. component represent the actual contract costs for the completed parking garage, infrastructure improvements, and environmental costs to date, with an estimate for future construction and environmental expenses.

All project expenses greater than \$100 undergo a prepayment audit conducted by the Office of the State Comptroller. Additionally, all construction expenses are subject to a prepayment review by KPMG, the independent project auditor.

1.2 CCEDA Revenue Bonds / Indebtedness

In December 2003, the State Bond Commission authorized CCEDA's issuance of up to \$100 million in revenue bonds and short-term loans for the Adriaen's Landing Project, as well as a State pledge of contract assistance to secure the bonds. Pursuant to CGS 32-608, OPM, CCEDA and the State Treasurer entered into a Contract for Financial Assistance in July 2004. In December 2004, the State Bond Commission authorized an additional \$22.5 million in revenue bonds for the Project, again utilizing contract assistance. Currently, \$110 million in bonds have been issued by CCEDA and an additional \$12.5 million in loans have been drawn upon. CCEDA does not anticipate issuing any additional bonds.

The revenue bond indenture is structured to reflect the fact that state contract assistance is intended to be credit support (in the nature of a guarantee) rather than a direct subsidy of interest on the bonds. It does this by requiring parking and energy fee revenues to be deposited promptly with a trustee. These revenues are applied monthly, first to pay budgeted operating expenses of the parking facilities and energy plant and second, towards the next principal and interest payable on the bonds. The remaining revenues are then available to build reserves, to repay any unreimbursed contract assistance and for other purposes of CCEDA. On each principal and interest payment date, the Treasurer deposits with the trustee an amount equal to the debt service payable on that date. The trustee in turn deposits so much of the payment as is necessary to pay debt service payable on that date, and pays any balance back to the Treasurer. If all is operating according to plan, the monthly application of CCEDA revenues will already have provided the necessary amount of debt service, and all of the Treasurer's payment will be reimbursed. In addition, the indenture obligates CCEDA to set fees and charges such that revenues available for debt service are at least 120% of debt service, thereby providing a cushion.

CCEDA has received approval from OPM and the Treasurer to cap debt service payments in the existing state assistance contract at \$9.0 million.

1.3 Tax Exemptions /Credits

CGS 12-412(1)(C) exempts from state sales and use taxes those services and tangible personal

property used in connection with site preparation and construction of public improvements (i.e., the convention center infrastructure and parking facilities) at Adriaen's Landing. This exemption was extended to the Connecticut Science Center construction during the 2006 legislative session. CGS 12-498(a)(15) exempts from conveyance tax deeds of property on Adriaen's Landing site, acquired for purposes of the overall project.

The Connecticut Development Authority has included the convention center hotel in its Sales & Use Tax Relief Program. Under this program, construction, furniture, fixtures and equipment and certain other purchases are exempt from sales and use taxes up to a limit of \$2.0 million. The Front Street District, developed by H. B. Nitkin, will also receive up to a \$1.0 million exemption.

Additionally, the convention center project is exempted from all municipal taxes and assessments, pursuant to CGS 32-610. That statute also exempts principal and interest of any bonds and notes issued by CCEDA, as well as the transfer and sale of such bonds and notes from all state taxes, with the exception of estate or succession taxes. The interest on such bonds and notes shall be included in the computation of any excise or franchise tax.

Except where expressly prohibited, CGS 32-666a allows the City of Hartford, upon approval of its legislative body, to negotiate and fix tax assessments on certain retail, commercial and residential buildings at Adriaen's Landing for up to fifteen years. Waterford Hotel Group has negotiated such an agreement with the City with respect to the convention center hotel.

According to the State of Connecticut's Department of Revenue Services Special Notice SN2007 (8), admissions charges for events held at the Connecticut Convention Center are exempt from the Admissions Tax.

1.4 Payments in Lieu of Taxes (PILOT)

Pursuant to CGS 12-19a, those portions of the Adriaen's Landing site owned by OPM are exempt from municipal property taxes and an annual PILOT payment is made to the City of Hartford. The PILOT for FY 2008 is \$4,076,150.

In addition, CGS 32-610 deems the convention center and the related parking facilities at Adriaen's Landing, which will be owned by CCEDA, to be state-owned real property for purposes of the PILOT program.

1.5 Convention Center and Science Center Operating Subsidies

An operating budget for the convention center is discussed in Chapter 3.

1.6 Private Investment in the CCEDA District

The following table lists the estimated private investment within the Capital City Economic Development District, as reported in the 2007-2008 CCEDA Annual Report.

**Private Investment within the Capital City Economic Development District
(Source: CCEDA 2007-2008 Annual Report)**

Adriaen's Landing	\$242.35 million
Hartford 21 (Civic Center)	\$112 million
Coltsville/Colt Gateway	\$100 million
Trumbull Center	\$32 million
18 Temple Street	\$18 million
SNET Building Conversion	\$15 million
Constitution Plaza	\$50 million
Bond Hotel	\$10 million
Travelers Renovation	\$20 million
950 Main/960 Main	\$20 million
American Airlines Building	\$7.5 million
Capewell Factory	\$13.2 million
Hilton Hotel	\$31 million
Holiday Inn Express	\$3 million
Residence Inn	\$13.5 million
Travelers Renovation	\$20 million
Wadsworth Atheneum	\$63 million
55 on the Park	\$6 million
20 Church Street	\$20 million
Goodwin Hotel	\$46 million
Homewood Suites	\$7 million
Metropolitan Condos	\$4 million
Various restaurants and night clubs in the CCEDA district	\$3 million
Visual Technologies	\$3 million
Total	\$861.55 million

1.7 CCEDA Financial Information

CCEDA's Audited Financial Statements for the years ended June 30, 2007 and June 30, 2008 may be found in Appendix B.

2. Adriaen's Landing – Project Timeline

The current Project Component Milestone Schedule can be found as Appendix C.

3. Convention Center & Related Parking Facilities

3.1 Description

The Connecticut Convention Center (CTCC) is the central public component of the Adriaen's Landing Project. The 540,000 square foot facility includes a 140,000 square foot Exhibition Hall, a 40,000 square foot ballroom and 25,000 square feet of meeting space in 16 rooms. A 10-story glass enclosed atrium opens onto over 50,000 square feet of exterior plaza space and a public esplanade overlooking the Connecticut River. A two-story garage below the convention center, along with an eight-story freestanding garage and adjacent surface lot provide more than 2300 parking spaces for visitors and exhibitors.

3.2 Status & Projected Completion Date

In 2001, the Atlanta firm of *Thompson, Ventulett, Stainback & Associates* (TVS) was selected by CCEDA to design the convention center and related parking facilities. Final construction documents were issued in the summer of 2002.

Work on the site began in early 2001 under a construction management agreement with Hunt/Gilbane, A Joint Venture. A Temporary Certificate of Occupancy was issued by the Office of the State Building Inspector on May 31, 2005 with a final Certificate of Occupancy issued on May 6, 2008. The convention center opened to rave reviews on June 2, 2005 with its inaugural event, the Connecticut XPO 2005 For Business.

In reviewing FY2008, the CTCC hosted 196 events, including 32 conventions and tradeshow, 10 consumer shows and 154 meetings, banquets and other events, generating over \$2,257,513 in rental revenue as compared to \$2,047,407 in FY2007, and 239,043 in attendance compared to 243,164 the previous year. The aforementioned events also generated \$4,304,662 in food and beverage revenue and \$1,640,794 in ancillary revenue, which led to the facility meeting its funding goals. Given the current economic climate, CTCC management still remains optimistic in terms of meeting its budgeted goals for FY2009.

Throughout the current fiscal year (FY2009), the CTCC management team remains focused on providing an exemplary level of service to its guests through continuous staff training; energy conservation, especially in terms of electricity; and, on working closely with its clients and show promoters to make the CTCC a greener building.

During the current fiscal year (2009), CCEDA will focus its efforts on the building's operations, particularly the central utility plant (CUP) and the associated parking facilities. The goal is to ensure the CTCC, CUP, and parking are operating as efficiently as possible while still providing a first class level of service. There is significant effort underway to reduce the utility costs associated with operations. In addition to operations, CCEDA will continue to oversee the sales and marketing efforts to make certain that the convention center provides the greatest economic return to the City of Hartford, the State and the overall tourism effort.

3.3 Current Budget vs. March, 2000 Legislative Deliverable

A comparison of the current convention center construction budget and the budget included in the March, 2000 Legislative Deliverable appears in Appendix A.

New Legislation

Public Act 08-185 AN ACT CONCERNING . . . THE ESTABLISHMENT OF PRIVATE DEVELOPMENT DISTRICTS WITHIN ADRIAEN'S LANDINGS

The act allows CCEDA and the OPM secretary to jointly designate land on the Adriaen's Landing site in Hartford as a "private development district." Such designation extends the exemption from municipal ordinances, laws, and regulations that already apply to the overall Adriaen's Landing project to the operation of any improvements in the private development district. The act gives CCEDA the authority to negotiate an agreement with a private developer or an owner or lessee of any building or improvement in the district for payments in lieu of real property taxes (PILOT) to CCEDA. It also requires the agreement to include a requirement that the developer, owner, or lessee make a good-faith effort to achieve the goal of using available and qualified minority businesses to provide construction services and materials equal to 10% of the total services and materials costs of improvements to be built in the district. The act further requires the state to make PILOT payments to the City of Hartford for land and improvements within the designated Adriaen's Landing private development district as long as the designation continues.

Public Act 08-89 AN ACT ESTABLISHING A SPORTS ADVISORY BOARD

This act designates 23 state officials and sports entities, including the Capital City Economic Development Authority and the Secretary of the Office of Policy and Management, to the Connecticut Sports Advisory Board (the "Board") within the Connecticut Commission on Culture and Tourism (CCCT). The Board shall advise the executive director of CCCT as to the coordination and promotion of the state's sports industry.

3.4 Changes & Rationale

3.4.1 Design Changes

The only significant change to the building was the addition of more administrative offices, an expansion which was planned in the original design. The offices were completed in late 2007 and accommodate CCEDA staff, and provide temporary office space for project staff through project completion. The final certificate of occupancy for the facility was issued on May 6, 2008

3.4.2 Central Utility Plant

During construction of the CTCC, several unsuccessful attempts to procure energy services from a third party were made. After substantial due diligence, however, the Project Team concluded that the development of an on-site Central Utility Plant (CUP) to provide steam and chilled water for the convention center, hotel and the science center represented the most efficient and cost effective means of delivering energy services for the project. In May 2002, the General Assembly authorized CCEDA to develop the CUP as a component of the convention center. The plant became fully operational in the spring of 2005.

In 2005, CCEDA completed construction of the CUP to service the Connecticut Convention Center and the adjacent Marriott Hotel. The CUP's construction was financed with approximately \$12.2 million in revenue bonds. Subsequently, CCEDA executed an Energy Service Agreement with the Hotel to cover its portion of all expenses related to the CUP. In 2007, construction began to connect the CUP to the Connecticut Science Center (CSC). The expansion will be financed with approximately \$2.5 million in CCEDA revenue bonds. The Energy Services Agreement was amended effective November 3, 2008 to include the Connecticut Science Center.

3.5 Operating Budget

The Connecticut Convention Center is owned by CCEDA, a quasi-public state agency. As such, CCEDA is responsible for the operating expenses associated with the facility. The host municipality will not be required to pay any portion of these costs. As stated in Section 1.4, PILOT payment is made to the City of Hartford. The PILOT for FY08 is \$4,076,150. The 2008 Operating Budget for the Connecticut Convention Center follows:

REVENUES

FY 2008 – Budget

Building Rental	\$2,211,703
Event Services (Net)	591,287
Food & Beverages (Net)	725,094
Other	43,892
Total Revenues	\$3,571,976

EXPENSES

FY 2008 – Budget

<u>Operating Expenses</u>	
Salaries/Wages	\$2,484,953
Taxes & Benefits	643,610
Contract Services	0
Operations & Supplies	141,400
Security	40,935
Admin/General	56,627
Finance	73,541
Sales/Marketing	200,304
<u>Total Operating Expenses</u>	\$3,641,370
<u>Fixed Charges</u>	
Facility Maintenance	\$ 609,684
Utilities	1,013,316
CUP Utilities	1,179,487
Insurance	137,520
Management Fee	179,472
Incentive Fee	24,598
Other	33,824
<u>Total Fixed Charges</u>	\$ 3,177,901
Net Operating Income	\$(3,247,295)
Property Insurance Reserve	0
Reserve for Replacement	0
Debt Service	926,688
Accrued Maintenance	70,164
Net Operating Cash Flow	\$(4,244,147)

CCEDA continues to carefully examine expenses and supervise the revenue inflows of the CTCC. Utility cost reduction is a major initiative and progress has been made via operational changes.

4. Connecticut Science Center

4.1 Description

The Connecticut Science Center (CSC/the Center) is a 501(c)3 non-profit corporation charged with the design, development and operations of a science education destination at Adriaen's Landing. The project is led by a 36-member Board of Trustees which has been actively engaged in organizing, planning and funding the project. The facility is being constructed under the auspices of the Office of Policy and Management, which administers the Urban Act funds approved for the project by the State Bond Commission in December 2003. The project is also financed by other construction funds designated by the CSC, including an additional bond authorization of \$15.2 million and \$41 million in financial support raised from other sources.

The Center will inspire lifelong learning through interactive and innovative experiences that enable visitors to explore a changing world through science. The organization's vision is to create an engaging and sustainable science center that serves families and schools and has a significant impact on student and adult learning in Connecticut. The Center will attract an estimated 350,000 visitors per year, and serve more than 50,000 teachers and students in schools and other locations through an ambitious outbound program across the state.

4.2 Status & Projected Completion Date

Construction was officially launched on October 21, 2005. Significant activity has taken place through 2006, 2007 and 2008. The building is fully enclosed, and exterior features are nearly complete. The interior spaces are currently being finished in anticipation of exhibit installation beginning in late winter (February 2009). The state-owned public parking garage upon which the Center rests was completed in 2007.

In September 2007, a structural issue was identified in the Center's roof, which required removal, redesign and replacement of a section of the roof. This work was completed by June 2008, and paid with private funds, not state funds.

Exhibit design was primarily complete by the end of 2007 for the Center's 40,000 square feet of exhibit space. 2008 saw the fabrication of most of the exhibits, which are now in storage awaiting installation. Media components of the exhibits are also in production. As expected, the exhibits will be dynamic and interactive, and will reinforce the state's new science education framework.

In October 2007, the Center hired a Vice President of Programs, and subsequently, an outstanding staff has been recruited to develop a range of gallery, classroom and youth educational programs. The programs are based upon the themes and concepts explored in the Center's exhibits.

The *Institute for Inquiry* - the Center's first educational program - completed its fourth year under a corporate grant. Nearly 600 Connecticut educators received professional development through this program, with many returning for advanced level training. Based on the success of this program, CSC recently received a one year extension to continue this effort into 2009.

Fundraising has progressed well over the past year, with the capital campaign now substantially complete. In addition to State of Connecticut, CCEDA and Federal money, over 200 corporations, private foundations, individuals and other organizations have committed financial support in excess of \$41 million, including nearly all of the Center's staff and trustees.

The Center's opening is now targeted for spring 2009.

4.3 Current Budget v. March 2000 Legislative Deliverable

Increasing costs of construction since the project began in 2003 have been consistent with overall market trends, driven by a combination of state, regional and national demand for labor and materials. The current estimated cost of construction, including the CCEDA garage is approximately \$133 million.

As stated in the March 2000 Legislative Deliverable, the Center plans to utilize \$15 million in CCEDA Riverfront Infrastructure funds. At this time the Center has met its matching support requirement for the full \$15 million.

Exhibit 1 Connecticut Science Center Summary of Sources	
Private Funds Pledged (12/31/2008)	\$ 35,220,000
CCEDA Matching Funds	\$ 15,000,000
CT Urban Act Funds (Approved 12/19/03)	\$ 92,300,000
CT Dept of Education *	\$ 15,975,000
Federal Transportation Funds	\$ 670,000
Private Land Donation (Phoenix)	\$ 4,850,000
CCEDA Garage Funding	\$ 16,371,541
Total of all Sources	\$180,386,541

* Includes \$15,200,000 for construction and \$775,000 in pre-opening funding

Exhibit 2 Connecticut Science Center Summary of Uses	
Pre-opening Expenses	\$ 12,269,541
Science Center Construction	\$115,855,000
Exhibits & Equipment	\$ 17,987,260
Post Opening	\$ 13,053,199
Leasehold (Land Lease Value)	\$ 4,850,000
CCEDA Garage Construction	\$ 16,371,541
Total of all Uses	\$180,386,541

5. Convention Center Hotel

5.1 Description

The Marriott Hartford Downtown Hotel, the convention center hotel, has been open under the Marriott flag since August 25, 2005. The hotel is located just north of the Connecticut Convention Center on the corner of Columbus Boulevard and Grove Street. The opening marked the completion of Phase 1 consisting of 409 keys, a full service restaurant, lounge, 13,000 square feet of meeting space and a rooftop indoor pool and spa. The total cost was \$91 million. The Master Plan contemplates a Phase II which would add approximately 291 keys and 20,000 square feet of additional meeting space.

6. Front Street District **(Previously referred to as Entertainment/Retail/Residential District)**

6.1 Description

The Front Street District component of the Adriaen's Landing Project is expected to include restaurants, retail shops and market-rate rental housing, built in multiple phases. These new venues will not only be designed to attract conventioners, hotel guests and Science Center patrons from other parts of Adriaen's Landing, but also as a destination for area residents and visitors to the region.

The State has prepared the Front Street site, including environmental remediation, installation of required utilities and construction of a parking garage and two new roadways: a north/south road, Front Street and an east/west road, Constitution Way. The parking garages, one existing and one under construction, will be used by visitors to Adriaen's Landing, as well as long-term lease holders, including residents, Travelers and Phoenix employees, and patrons of the Wadsworth Atheneum and the Elks Club.

Garage B, located adjacent to the Travelers building on Columbus Boulevard, was completed in the fall of 2005 and includes 657 spaces, most of which are reserved for long-term lease holders. Garage A, located on the corner of Columbus Boulevard and Arch Street, is under construction and is currently planned to include approximately 255 transient parking spaces. Construction of this garage is integrated into the Front Street District development schedule with an anticipated completion date of May 2010.

The HB Nitkin Group is developing the balance of the site. Construction of Phase 1 of the Front Street District began on October 31, 2008 and completion is scheduled for March 2010. The two buildings comprising Phase 1, designed by Robert A.M. Stern Architects, will contain approximately 70,000 gross square feet of commercial uses, predominately restaurant and entertainment venues. Phase 2 of the project will contain additional commercial uses as well as the residential component of the project.

6.2 Status & Projected Completion Date

CCEDA, the State and The HB Nitkin Group entered into a development agreement for the Front Street District project in February 2007 and later twice amended that agreement on September 28, 2007 and June 19, 2008.

The State began utility and road work for the district, as well as construction of Garage B, in October 2004 which the State substantially completed in the fall of 2005. The State commenced remediation of the development site in October, 2006 to advance its environmental obligations and to characterize further underground conditions. In the fall of 2007, the State completed the bulk of the environmental remediation work in accordance with the requirements of the developer's site work plans and provided a construction-ready site for the developer's start of construction.

The parties entered into a site lease for the Phase 1 parcels on November 3, 2008 whereby The HB Nitkin Group took control of the site in order to begin its construction activities through its construction manager, The Whiting-Turner Contracting Company.

As mentioned previously, both the developer and State, through Whiting-Turner, began site work for the commercial buildings and Garage A, respectively, on October 31, 2008. Presently,

Whiting-Turner has advertised the majority of the work on the project for bid, with the award of major bid packages for the commercial building and Garage A occurring in January 2009. Site work and sub-structural work will continue in January and February, with the beginning of foundation work starting in March 2009.

It is anticipated that The H.B. Nitkin Group's Phase 2 development will commence following the completion of Phase 1 and include the remaining two "blocks" on the overall site, thereby unifying the use of the four blocks of the development into a cohesive project. The former Hartford Times Building will also be incorporated into the Phase 2 plans as the Wadsworth Atheneum has abandoned its plans for the structure.

6.3 Current Budget v. March, 2000 Legislative Deliverable

The budget for the state-funded elements of the district has been adversely impacted by delays in this component of the overall project. However, \$8.9 million in funding has been approved by the Federal Highway Administration (FHWA) as a contribution towards the garage costs, and CCEDA will contribute additional funding from its parking pillar to offset the higher costs associated with schedule delays and cost escalation. Construction of this garage will be conducted in accordance with federal regulations governed by FHWA.

The state financial assistance package to The H.B. Nitkin Group is expected to be \$13,650,000. Use of these funds will be subject to certain security, claw-back and minority business incentive requirements. The HB Nitkin Group will also benefit from a sales and use tax abatement provided by the Connecticut Development Authority and property tax relief pursuant to the Adriaen's Landing legislation.

The HB Nitkin Group will also take advantage of funding from the U.S. Department of Housing and Urban Development made available through the City of Hartford. These funding incentives include a \$5,000,000 Section 108 HUD loan for the development of the commercial buildings and a \$2,000,000 Brownfields Economic Development Initiative (BEDI) grant.

6.4 Changes & Rationale

The residential component of the project was moved from Phase 1 to Phase 2 due to existing market conditions.

7. Adriaen's Landing - Site Development

7.1 Environmental Remediation

As reported in prior years, remediation was completed for the convention center and hotel sites in 2005. A post-remedial monitoring program is under development to satisfy Department of Environmental Protection (DEP) requirements, and Environmental Land Use Restrictions will be placed on all properties upon completion of the project.

Remaining remediation of the Connecticut Science Center site was largely completed in 2008 with the removal of small amounts of contaminated soil and construction of paved features that eliminate access to contaminated soil that remains in place at depth. Some small areas of paving remain to be completed early in 2009.

In October 2006, the State carried out partial remediation on a portion of the Front Street site in order to manage contaminated material more efficiently and minimize coordination requirements with the developer's construction. Subsurface remains of two manufactured gas holders contaminated with coal tar residues from former Hartford Gas Company operations were exposed and removed. The holders also constituted significant obstructions to new construction at Front Street. This work was completed early in 2007.

In Fall 2007, with some design information now available from H.B. Nitkin, the State resumed work to carry out remediation consistent with the developer's plans. Small areas of residual manufactured gas waste were excavated, with subsequent grading and sorting of remaining soils to match the elevations required to facilitate Front Street construction. The grading operation was curtailed in late December by winter weather conditions.

Adjacent to Columbus Boulevard, residual coal tar contamination of soil was identified in late 2007. The accessible contaminated soils were excavated and removed in 2008. Unreachable soil was treated by innovative chemical oxidation methods. In-place oxidation was used to reduce both tar mass and regulated organic chemical contaminant amounts. The results of this treatment effort for soil present below Columbus Boulevard sidewalks and utilities are being provided to DEP to document remediation compliance in that location.

The grading and sorting operation also resumed in 2008, with efforts made to reuse as much soil as possible at depth under the "cap" to be provided by the retail and garage buildings. Unfortunately, construction suitability of the material was limited, leading to higher than expected disposal costs. However, the Front Street remediation budget contains sufficient funds to cover these costs.

7.2 Road and Bridge Improvements

The Project has worked closely with the Connecticut Department of Transportation (DOT) on road and bridge improvements designed to improve the flow of traffic through Adriaen's Landing and to make the area more visually appealing and pedestrian-friendly. Prior Annual Reports detail the improvements, including the redesign and reconstruction of Columbus Boulevard, which have largely been completed.

In 2008 the only significant road related work was the start of improvements to accommodate the Science Center's visitors. The existing traffic signal on Grove Street opposite the vehicle entrance to the Hotel and Convention Center garage is being slightly relocated and modified to accommodate Science Center garage and delivery traffic. Construction also began on a bus

dropoff area at the Columbus Boulevard entrance. Both will be completed early in 2009.

7.3 Parking

Upon completion, Adriaen's Landing will include approximately 4,000 parking spaces spread throughout five garages and one surface lot. CCEDA will own and operate each of these sites under one coordinated management plan. LAZ Parking Ltd. was selected through a competitive process to manage the garages on CCEDA's behalf, pursuant to the terms of a management agreement signed by the parties in November 2002.

Convention Center and Hotel: The convention center site provides 2,339 parking spaces located on two levels of structured parking below the convention center building, on eight levels in a free standing pre-cast concrete garage south of the convention center and on a surface lot west of the convention center building in the future Phase II expansion area. In addition to meeting the needs of the convention center and hotel, the convention center garages also house 950 Travelers parkers and 150 Phoenix parkers.

Not included in the 2,339 total are approximately 45 surface lot spaces reserved for employees of The Energy Network's steam plant.

Science Center: A three-level, 467-space garage has been constructed above grade below the Science Center. In addition to serving the parking needs of that facility, this garage is also expected to serve 250 Phoenix employees pursuant to a parking lease agreement between CCEDA and Phoenix.

Front Street District: The Front Street District will include two garages constructed by the State for use by visitors to Adriaen's Landing, as well as long-term lease holders, including Front Street residents, Travelers employees, patrons of the Wadsworth Atheneum and Elks Club. Construction of Garage A (located on the corner of Columbus Boulevard and Arch Street) began concurrently with development of the Front Street District in November 2008. Garage A is currently planned to include approximately 255 retail spaces

Garage B (located adjacent to the Travelers building on Columbus Boulevard) was completed in the fall of 2005 and includes 657 spaces, most of which are reserved for long-term lease holders.

7.4 Grove Street Connector

A key component of the Adriaen's Landing Project yet to be constructed is an exterior pedestrian overpass spanning Grove Street, linking the convention center and hotel with the Science Center, Riverfront Plaza and the Connecticut River. This connector will also enhance pedestrian access to the adjacent Constitution Plaza and, in turn, other sites in Downtown Hartford.

The Project has secured approximately \$5.9 million in federal funding for construction of the connector and OPM is currently working with CCEDA, CSC, DOT and Federal Highway Administration officials on its development. Design was completed in mid-2008 and construction bids were received in September. An award is expected early in 2009 and construction is expected to be completed in 2010.

8. Adriaen's Landing - Project Issues

This chapter identifies issues which may or have created an impact on either the Adriaen's Landing Project's budget or timeline.

8.1 Project Budget

The Project Team has continued to address challenges which impact the project budget. Although the estimated cost of completion of the public sector components represents a slight increase over last year's forecast, this increase has been funded by an additional grant from the Federal Highway Administration (FHWA).

The public and private sector component budgets for the Front Street District have been dramatically impacted by cost increases resulting from delays in the private development. While the budget has been consistent with its level of available funding for public infrastructure, the buying power has been reduced by construction escalation, including materials, higher insurance costs, higher general conditions costs for construction and a higher cost for financial, environmental and management oversight of the component.

Cost escalation and market conditions led to a decision by the Front Street developer, agreed to by OPM and CCEDA, to defer the residential component of the district until the second phase of the development.

As noted in last year's annual report, the Science Center roof was inspected and found to be out of position. A corrective plan was developed for both the east and west sides of the structure. The east cantilever was removed, disassembled and then re-installed with design revisions. The west cantilever also underwent a structural analysis, redesign and repair, although removal was not necessary. Corrective action to the roof was funded by the Science Center, without the use of State funds.

9. Adriaen's Landing - Project Compliance

Section 32-656(i) of the CT General Statutes required OPM and CCEDA to jointly select an independent construction compliance officer to monitor the Adriaen's Landing Project's compliance with certain Affirmative Action and Equal Employment Opportunities (AA/EEO) statutes. This compliance officer serves a key role in promoting and monitoring the participation of state-certified small and minority-owned businesses (S/MBE's)¹ as well as the participation of local residents and minorities.

Between 2001 and 2005, the Regional Alliance of Small Contractors (RASC) and Gertrude Mero served as compliance officers for the Project, monitoring utility relocation and site improvement work, as well as construction of the Convention Center and related garages, the Marriot Hotel and Garage B (Front Street).

A Procedures Manual governing how AA/EEO procedures would be implemented on behalf of the State was approved by the Project Team in September 2001 and again as an update in December 2005. Soon after, the compliance officers began meeting with construction manager and other contractors to inform them of AA/EEO reporting requirements.

In October 2005, Nutmeg Planners LLC was selected to provide contract compliance services during construction of the Connecticut Science Center and the Front Street District.

A key element of the compliance officers' work is outreach. The Project's outreach program involves keeping the community of local contractors, businesses, community boards and elected officials apprised of contracting opportunities, as well as Project initiatives and objectives to achieve S/MBE and other hiring goals. One of the most critical outreach activities is advance notice to the business community concerning Project contracting opportunities. The Project's outreach network alerts the business community via the following:

- Bulletins issued through a network of community agencies and boards;
- Newspaper and magazine "advertisements for bids" for contracting opportunities;
- Forums and meetings with small and minority-owned firms;
- Meetings with community boards, civic associations and chambers of commerce;
- Quarterly "look ahead" contract notification from the contract compliance program manager; and
- Public relations activities highlighting MBE and individual minority participation and opportunities.

Forums and outreach meetings are designed to provide feedback and uncover obstacles to S/MBE participation in the Project and help to formulate new and improved methods of achieving Project hiring goals.

¹ Under the Department of Administrative Services' set-aside program, a small business (SBE) is any company doing business and having its headquarters in Connecticut for at least one year, with gross revenues of less than \$10 million in the last fiscal year. A minority-owned business (MBE) is any company at least 51% owned and operated by a person(s) who is a member of one of the following minority groups: Black Americans, Hispanic Americans, Asian Americans, Native Americans, persons having origins in the Iberian Peninsula, persons with disabilities and women.

9.1 Small and Minority Business Participation

As noted above, the compliance officers were retained to monitor and show the "picture of involvement" relative to the utilization of S/MBE and the local/minority labor force. The requirements established by the Project Team, as included in the Project contracting documents, are modeled after the requirements stipulated in CGS Section 4a-60g. As such, the SBE participation goal for Adriaen's Landing and Rentschler Field is 25% of total contract values, of which 25% (or 6.25% of total contract values) must be MBE participation². The compliance officer is responsible for calculating the percentage requirements for each construction bid package and communicating those requirements to all contractors through bid documents and S/MBE presentation meetings.

The percentage requirement for each bid package is dependent on the contract opportunity potential for subcontracting and the availability of S/MBE contractors in a particular trade. In certain cases, the Department of Administrative Services (DAS) may waive goals or exempt certain specialized trades due to the lack of availability of certified S/MBE contractors.

The Project Team is pleased to report that small and minority business participation at Adriaen's Landing has exceeded the goals set forth at the start of the Project. The Adriaen's Landing S/MBE figures for the completed components of the project (Convention Center, Convention Center garages, Marriott Hotel and Garage B) are as follows:

Total Contract Awards	=	\$322,106,898.00	
Total SBE Awards	=	\$100,112,753.00	(31.08%)
Total MBE Awards	=	\$75,490,135.00	(23.44%)

Based on information received by Nutmeg Planners, LLC as of December 31, 2008, S/MBE figures for the Connecticut Science Center are as follows:

Total Contract Awards ³	=	\$88,211,769.97	
Total SBE Awards	=	\$28,141,414.62	(31.9%)
Total MBE Awards	=	\$16,557,544.12	(18.77%)

In addition to the aforementioned, information also received by Nutmeg Planners, LLC as of December 31, 2008 reflects the following S/MBE activity for the private developer's portion of the Front Street district at Adriaen's Landing:

Total Contract Awards	=	\$1,645,581.00	
Total SBE Awards	=	\$416,335.00	(25.3%)
Total MBE Awards	=	\$405,635.00	(24.65%)

Appendix D contains a Project Award Summary by component, as well as detail of awards for the previous fiscal year.

² It should be noted that Public Act 08-185 requires the Front Street private developer to make a good faith effort to achieve a 10% MBE participation goal, rather than the 6.25% required under CGS 4a-60g.

³ The total contract award figure reflects those contracts received by the compliance officer as of December 31, 2008. Due to certain administrative processes that must be performed, there is a slight lag between the date the contract is awarded by the construction manager and the date the contract is entered into the Compliance Data Tracking System.

9.2.1 Federal Disadvantaged Business Requirements

As noted in Section 6, the State is utilizing \$8.9 million in federal transportation funding to complete the second garage at Front Street. The presence of such funds triggers certain federal disadvantaged business enterprise (DBE) hiring requirements which supersede State S/MBE requirements.

Based on information received by Nutmeg Planners, LLC as of December 31, 2008, DBE figures for the State's portion of the Front Street district are as follows:

Total Contract Awards	=	\$1,008,154.00	
Total DBE Awards	=	\$248,615.00	(24.66%)

9.3 Local/Minority Work Force Participation

Pursuant to CGS 32-656, the Adriaen's Landing Project is required to utilize "available and qualified" residents of the City of Hartford, as well as "available and qualified" members of minority groups, for construction work. Although the statute does not state specific requirements for such participation, an agreement signed with local trade unions commits the Adriaen's Landing Project to a goal of 30% local work force participation, while the State Commission on Human Rights and Opportunities (CHRO) labor force participation goals recommend minority participation goals of 15% for minority males and 6.9% for women.

To assist the Project in meeting its local work force participation goals, the construction manager and subcontractors are committed to hiring qualified City of Hartford residents trained through the Hartford Construction Jobs Initiative program. This program, also known as the "Jobs Funnel", is a public/private effort to identify and recruit Hartford residents who have an interest in construction career opportunities with the Adriaen's Landing Project, as well as with other Hartford development projects. The program conducts extensive outreach within Hartford neighborhoods and identifies candidates who are then screened for skills, ability and career preferences, then funneled into jobs, apprenticeships, training or remedial work as appropriate. The Adriaen's Landing Project's utilization of Jobs Funnel graduates is dependent upon the success of the program in making qualified applicants available to the construction manager and its subcontractors when job openings need to be filled in order not to delay the work.

The local work force and minority worker goals outlined above are for construction jobs at all levels of construction activity. Minority and female worker participation is calculated by taking the number of person-hours of employment and training completed by such workers and dividing it by the total person-hours of employment and training of all workers used by any contractor or subcontractor. Person-hours of employment are a more precise barometer of actual work performed by residents and members of minority groups as it is based on certified payrolls and the number of hours a person works as opposed to simply tabulating aggregate bodies.

As reported last year, labor figures (based on person-hours) for the completed components of the project (Convention Center, Convention Center garages, Marriott Hotel and Garage B) indicate that the Project exceeded its goal for minority male participation, but had not attained its local work force and female participation goals:

Total Labor Force Hours	=	2,797,787.4	
Hartford Residents	=	422,613.9	(15.1%)
Total Minority Hours (male)	=	708,413.1	(25.3%)
Total Female Hours	=	58,592.2	(2.09%)

As of December 31, 2008, labor figures (based on person-hours) for the Connecticut Science Center indicate that the Project also exceeded its goal for minority male participation, but has not yet attained its local work force and female participation goals:

Total Labor Force Hours	=	559,021.08	
Hartford Residents	=	114,571.5	(20.5%)
Total Minority Hours (male)	=	159,462.33	(28.53%)
Total Female Hours	=	22,363.5	(4%)

A number of factors may account for the inability to meet the female worker and local workforce participation goals. The Project's 6.9% female participation goal, like the 15% minority worker goal, is set by the CHRO based on occupational statistics from the 1970 and 1990 censuses. CHRO has acknowledged, however, that female hiring goals are currently beyond the capacity of the labor force for female trade workers, particularly given the typically low participation of women in construction work. In addition, because the Adriaen's Landing is governed by a Project Labor Agreement, its workers must be drawn from participating local trade unions. Hence, a trade union's ability to provide the desired local or minority percentage of workers is dependent on their local trade membership.

9.4 8A-CT Program

Consistent with CGS Section 32-602, CCEDA adopted procedures which required that contractors and subcontractors engaged in the Convention Center and Marriott Hotel Projects take affirmative action to (1) provide equal opportunity for employment and (2) make reasonable efforts to hire or cause to be hired members of minorities for construction jobs at all levels of construction.

The Project Team continues to work with the Project's construction manager, program managers and members of the Hartford community with respect to such procedures. Using the Federal 8(a) Business Development program as a model, \$10 million worth of Project work to Hartford-based minority contractors under a new 8A -CT program was targeted. An additional \$3 million was dedicated on the Connecticut Science Center portion of Adriaen's Landing. This dedicated work is to spread out over the duration of the Adriaen's Landing Project. The Project Team has developed a percentage based allocation which will ensure that local contractors are afforded opportunities at all levels of construction and on all Project components.

As of December 31, 2008, more than \$15.8 million worth of Project work has gone to Hartford-based minority contractors under the 8A-CT program, exceeding the project target. The Project Team is proud to report that the 8A-CT program has been extended to include the Front Street District effectively including local contractors on all phases of the overall Adriaen's Landing Projects.

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SECTION II.

RENTSCHLER FIELD

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Rentschler Field – Executive Summary

The Rentschler Field Stadium was substantially completed on July 18, 2003, and a final Certificate of Occupancy was issued by the Office of the State Building Inspector on October 1, 2003. The Stadium recently completed its sixth season of operation.

As noted in last year's annual report, United Technologies Corporation (UTC) and its preferred developer, The Matos Group (TMG), have begun development of the Rentschler Field site. A Cabela's destination retail store, occupying 185,000 square feet opened to the public on October 19, 2007. The Cabela's store is the first phase of a broader mixed use development planned for the site.

To accommodate the future development, and to facilitate operations of the stadium, the State and UTC have agreed it would be mutually beneficial to transition from the existing long term parking license to a permanent parking solution. On December 17, 2007, UTC offered the State an additional land donation of 65 usable acres which the State can develop as a permanent parking plan, with supporting infrastructure. On November 25, 2008, the State received an option on the land donation, extending through June 30, 2009. Public Act 07-7, June Special Session, provided a funding source of \$10 million to design and develop the site for this purpose. State Bond Commission approval was granted on May 30, 2008. This project will be executed in accordance with the existing Rentschler Field enabling legislation.

August 2010 has been re-established as a goal to complete the transition from the current stadium parking license agreement to the permanent parking plan.

10. Rentschler Field – Project Description

The Stadium at Rentschler Field is an oval open-air facility occupying approximately 8.5 acres of the State-owned 75-acre parcel at Rentschler Field in East Hartford. The total Stadium capacity is 40,642, consisting of 38,110 permanent seats with an additional 2,532 standing room capacity in the scoreboard plaza. (The chart at the end of this chapter identifies the seating options.) The Stadium has been designed with expansion capability to 50,000 seats.

The Stadium has been designed to meet or exceed NCAA Division 1-A requirements for football, and can also accommodate other turf events such as soccer, rugby and lacrosse. The Stadium serves as the home of the UConn Husky football program, and hosts other athletic, cultural, entertainment and civic events as well. An indoor club room capable of seating 400 people in a banquet setting is available for year round catering activities, group meetings and other functions.

The Stadium bowl surrounds the natural grass playing surface which is 26 feet below grade level. The lower bowl completely surrounds the Stadium, while the upper bowl is open on the northwest side. A wide concourse area, which separates the upper and lower bowls, is surrounded on its perimeter by concession stands and restroom facilities.

The southwest side of the Stadium is framed by "the tower", a dramatic four-story structure which houses the club seating and clubroom area, 38 suites, press facilities and media/broadcast rooms. Additional facilities, administrative areas, locker rooms, etc, are located in the below-grade service level on the southeast side of the facility.

The Stadium site currently has four access points, two from the north side off Silver Lane, and two from the west side off Main Street. Parking for approximately 4,000 cars is provided on the state parcel, and an additional 6,500 parking spaces are available for major events utilizing a long-term parking license from UTC. All 10,500 spaces are located within 0.9 miles of the Stadium. The State, UTC and The Matos Group have agreed that it will be in the best interest of all parties to transition from the parking license agreement to a permanent parking plan by August 2010. Interim traffic and parking plans will be required to facilitate the continuing development of Rentschler Field.

In July 2007, OPM replaced Madison Square Garden as manager of the facility with Northland/AEG LLC.

Stadium at Rentschler Field – Capacity

Outdoor Seats	Total
Benches	31,718
Seat Backs	3,940
Accessible seating, including companion	726
Indoor seats	Total
Club level:	
Indoor club seats	654
Accessible seating, including companion	16
Suites (8)	132
Standing room only	160
Suite level:	
Suites (22)	382
Press level:	
Press area	250
Suites (8)	132
Note: Each suite contains one removable chair to accommodate accessible seating, and two chairs that are ADA accessible.	
Total Seating	38,110
Plaza Area	2,532
Total Stadium Capacity	40,642

11. Rentschler Field – Construction Budget

	March 3, 2000	December 31, 2008
<i>Revenue and Reimbursements</i>		
Authorized Bond Funds	\$ 91,200,000.00	\$ 91,200,000.00
Insurance Claim		145,404.00
Greenway Funding		100,000.00
Donations and Reimbursements		325,607.00
Public Safety Funds		556,629.00
	\$ 91,200,000.00	\$ 92,327,640.00
 <i>Expenses</i>		
Construction	\$ 73,317,448.00	\$ 77,372,792.00
Permit/Regulatory	201,001.00	395,755.00
Design Contingency	4,891,448.00	-
Architectural/Engineering Fee	6,720,848.00	6,822,600.00
Program Management	2,240,283.00	167,296.00
Furniture, Fixtures & Equipment (FFE)	746,761.00	1,040,574.00
Legal	746,761.00	573,728.00
Owner Contingency	746,761.00	0.00
Accounting/Feasibility	-	513,542.00
Acquisitions	-	36,451.00
Other Architects/Engineers/Design	-	2,001,826.00
Contract Compliance	-	115,312.00
Cost Estimating	-	64,800.00
Environmental	1,150,000.00	600,557.00
Facility Planning	-	449,851.00
Owner-Controller Insurance Program (OCIP)	-	1,772,814.00
Owner Construction	-	409,742.00
	\$ 90,761,311.00	\$ 92,327,640.00
Grand Total	\$ 90,761,311.00	\$ 92,327,640.00

12. Rentschler Field – Project Issues

The overall development of Rentschler Field will require careful transition planning to facilitate both stadium operations and the private development which began with the opening of Cabela's in the fall of 2007. Since its opening in 2003, stadium parking has been provided on state-owned property and acreage provided by UTC, under a long term parking license agreement. The State, UTC and The Matos Group have agreed on a permanent parking plan, which targets August 2010 as a date for implementation; UTC has offered the State an option for an additional land donation of 65 acres to accommodate the plan. During the transition period, the respective parties, and affected stakeholders will continue to meet regularly to review site requirements and minimize disruption to all concerned. OPM has completed a solicitation process to procure environmental consultant(s) and engineers to conduct due diligence efforts, and develop plans and schedules critical to meeting the 2010 goal. The environmental and engineering consultants are currently completing permitting applications to be presented to the respective regulatory agencies for their consideration.

There will be no reduction in parking for stadium operations, and OPM and the development team will implement shared-use parking arrangements wherever feasible to optimize land use.

13. Rentschler Field – Operating Budget

An operating budget summary for the next fiscal year of Stadium operations follows and assumes no appropriation from the State. This budget assumes ten events, including six UConn football games. The Stadium operator, Northland/AEG, is precluded from hosting events at the Stadium which do not project net revenue without prior approval from OPM. Consequently, it is expected that additional events will increase net revenue for the facility. The preliminary net revenue forecast for this year is \$266,807. The stadium forecast reflects increasing utility costs and increased event costs for parking and traffic management resulting from the development. Utility costs at the stadium have increased from \$344,927 in FY2004 to a projected \$915,000 in FY2009. The increased event expenses are transitional, and should be mitigated by the creation of a permanent parking solution in 2010. OPM will assume responsibility for improvements to the permanent parking plan, and has continued due diligence efforts in this regard.

The operating budget does not include passive revenue to the Stadium from cellular license agreements, which is deposited directly into the Stadium Enterprise Fund established pursuant to CGS 32-657. The current balance in that account from passive revenue and reimbursements is \$221,746.

There is no plan to receive any funding from East Hartford. The town was reimbursed \$189,406 for the direct costs of police, fire and emergency medical technicians provided at the stadium this year. FY08 Payments in lieu of taxes (PILOT) is \$839,150. Additionally, non-profit volunteer groups received \$130,401 for services provided at concession stands; \$39,748 of that went to East Hartford non-profit groups

Pursuant to CGS 32-657, OPM annually submits a more detailed copy of the Rentschler Field budget to the Office of the State Comptroller, as well as to the Legislature's Appropriations and Finance Committees.

FY 2010 Preliminary Operating Budget

<i>OPERATING REVENUE (10 Events)</i>	<i>FY 2010 Estimate</i>
Flat Rent (net)	\$1,109,800
Ticket Surcharge (\$3/ticket)(net)	\$644,500
Concessions/Catering and Parking (net)*	\$1,399,506
Miscellaneous (suite revenue, advertising) (net)	<u>\$177,459</u>
	\$3,331,265
 <i>OPERATING EXPENDITURES (10 Events)</i>	
Salaries & Wages	\$390,004
Utilities	\$942,450
Contractual Service / Repairs & Maintenance	\$637,506
Materials & Supplies	\$70,596
Administrative and General	\$130,265
Management Fee	\$161,137
Event Day Costs (Includes event staff, building security, stagehands, subcontractors, police, fire, medical, custodial, trash removal)	<u>\$732,500</u>
TOTAL EXPENSES	\$3,064,458
NET INCOME	\$266,807

*This number includes both parking revenue and revenue from concessions and catering.

Appendix A

Adriaen's Landing Financial/Budget Information

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ADRIAEN'S LANDING APPROPRIATIONS
Sources & Uses

Budget Date

31-Dec-08

	Sources	Current Estimated Uses	Variance
PUBLIC SECTOR			
Sources			
Adriaen's Landing Bonding Authorization	73,800,000		
Convention Center Bond Authorization	190,000,000		
Adriaen's Landing Appropriation	100,000,000		
CCEDA Revenue Bonds and Loans (2003 Authorization)	91,970,305		
CCEDA Revenue Bonds and Loans (2004 Authorization)	21,713,567		
Hartford Times Building Appropriation	13,642,836		
Utility Reimbursements	4,000,000		
CCEDA/CSC Riverfront Infrastructure	500,000		
Temporary Rent from Acquisitions	1,404,840		
CCEDA Parking Pillar	4,070,000		
Federal Highway Funds For Connector			
FHWA Sect 112 Funds	3,960,000		
FHWA HPP Funds	1,782,538		
Columbus Blvd Reimbursement	400,000		
Federal Highway Funds For Front Street Garage			
Federal HW for Garage FHWA Sect 117 Funds	8,855,000		
Federal Highway Funds For Front Street Redevelopment			
Federal HW for Front & Constitution FHWA Sect 129 Funds	1,313,200		
CL&P Energy Credit - Base	217,060		
CL&P Energy Credit - CUP	229,460		
CNG Energy Credit - CUP	240,000		
Additional Utility Rebates (added 5/23/07)	166,450		
CP Project Administration Fee	2,500,000		
Hotel/State Cost Allocation	72,204		
Uses			
Roadwork & Streetscape		-	
East Side Construction		276,843,330	
West Side Construction		51,418,293	
CSC Garage		16,371,541	
Grove Street Pedestrian Connector Bridge		7,639,610	
CUP Expansion		2,546,089	
Owner Soft Costs		168,018,597	
Totals	520,837,459	520,837,459	0

**Adriaen's Landing
Estimated Cost On Completion Detail**

Budget Date

31-Dec-08

	3/3/2000 Master Plan Estimated Completion Cost	Current 12/31/08 Estimated & Committed Completion Cost
ROADWORK & STREETScape GRAND TOTAL	14,197,364	-
UTILITY, CONVENTION CENTER & RELATED GARAGE TOTAL	241,317,575	276,843,330
ENTERTAINMENT/RETAIL DISTRICT - PUBLIC WORK		
Demolition - Hartford Times Building	2,118,947	1,453,923
North Garage and Front Street Road and Utility Infrastructure	38,964,996	29,429,346
South Garage Trade Cost	7,644,619	11,484,867
Site Improvements	-	3,164,322
Oversight & Inspection	-	-
Environmental Cost	-	5,175,087
Other Soft Costs & Reimbursements	-	710,747
ENTERTAINMENT/RETAIL DISTRICT - PUBLIC WORK TOTAL	48,728,562	51,418,293
PHASE 2 PROJECTS		
Science Center Garage	20,985,618	16,371,541
Grove Street Pedestrian Connector Bridge	-	7,639,610
CUP Expansion	-	2,546,089
PHASE 2 PROJECTS - GRAND TOTAL	20,985,618	26,557,239
PUBLIC SECTOR TOTAL CONSTRUCTION COSTS	325,229,119	354,818,863
PUBLIC SECTOR OWNER COSTS		
Environmental Oversight	1,377,210	6,847,342
Architectural/Engineering Design	19,998,748	26,105,760
Entertainment/Retail Garage & Road Design	2,099,582	-
Attraction Preliminary Design	1,137,075	127,621
Accounting Feasibility	-	1,485,169
Contract Compliance	-	2,088,497
Cost Estimating	-	682,763
Facility Planning	-	-
Regulatory & Utility Fees	-	991,547
Operational Fit-Out	-	2,630,204
Rodent Management	-	529,017
Demolition Design & Abatement	-	702,961
Program Management	16,934,762	33,535,603
Legal Fees	3,279,501	4,509,699
Owner's Soft Cost Contingency Subtotal	2,388,673	1,738,359
TOTAL OWNER SOFT COSTS	47,215,551	81,974,542
<i>Items included in Exhibit 3-1 of 3/3/00 Volume 2 not included in detail estimates</i>		
Stadium Total	-	-
Land Acquisition Subtotal	51,383,115	65,520,108
Pre-Development Planning - Adriaen's Environmental Impact Evaluation (EIE) Subtotal	8,598,384	7,005,837
Insurance - OCIP Program Subtotal	-	11,518,110
Reconciliation Adjustment (Difference Between Exhibit 3-1 and Detailed Estimates)	(26,170)	-
TOTAL FROM EXHIBIT 3-1	59,955,329	84,044,055
PUBLIC SECTOR TOTAL OWNER COSTS	107,170,881	166,018,597
PUBLIC SECTOR TOTAL OWNER COSTS	432,400,000	520,837,459

Appendix B

Capital City Economic Development Authority

Audited Financial Statements
FY 2007 and 2008

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**CAPITAL CITY ECONOMIC
DEVELOPMENT AUTHORITY**

(A Component Unit of the State of Connecticut)

Audited Financial Statements

Years ended June 30, 2008 and 2007

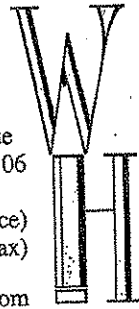
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Capital City Economic Development Authority

We have audited the accompanying balance sheets of Capital City Economic Development Authority as of June 30, 2008 and 2007, and the related statements of revenues, expenses and changes in net assets, and of cash flows for the years then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Capital City Economic Development Authority at June 30, 2008 and 2007, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consist primarily of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Whittlesey & Hadley

September 26, 2008

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CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Year Ended June 30, 2008

Management's Discussion and Analysis of the financial performance and activity of the Capital City Economic Development Authority (the Authority) is intended to provide an overview and understanding of the combined financial statements of the Authority for the fiscal years ended June 30, 2008 and June 30, 2007, with selected comparative information for the year ended June 30, 2006. The information contained in the MD&A has been prepared by management of the Authority and should be read in conjunction with the Authority's financial statements and accompanying notes which follow this section.

The Authority is a quasi-public agency established in 1998 by the Connecticut General Assembly to direct state-supported development projects in Hartford, Connecticut. The Authority is funded by appropriations from the State and its financial statements are included as a component unit in the State's Comprehensive Annual Financial Report.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's financial statements use proprietary fund reporting and report its financial position in three financial statements: (1) the Balance Sheet, (2) the Statement of Revenues, Expenses and Changes in Net Assets, and (3) the Statement of Cash Flow.

The Balance Sheet presents the financial position of the Authority at the end of the fiscal year and includes all assets and liabilities. Net Assets represent the difference between total assets and total liabilities. Over time, increases or decreases in the Authority's net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. The Statement of Revenues, Expenses and Changes in Net Assets allows the user of the information to see the improvement or deterioration of the overall fiscal condition of the Authority for the year.

2008 FINANCIAL HIGHLIGHTS

- Total assets exceeded total liabilities by \$181,038,129 at June 30, 2008. Net assets totaling \$3,781,543 are unrestricted while net assets totaling \$11,426,361 are restricted. The Authority's net assets invested in capital assets, net of related debt, totaled \$165,830,225, which is 8% less than the previous year primarily due to depreciation.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

2008 FINANCIAL HIGHLIGHTS (continued)

- The loss from operations for the year ended June 30, 2008 was \$4,671,182 or \$9,277 less than the prior year. Operating revenues overall increased by an average of 7% while operating expenses increased an average of 6%.
- Net assets of the Authority decreased by \$7,153,426 during the year ended June 30, 2008. This was a 4% decrease from the prior year, mostly attributable to a decrease in capital assets due to depreciation expense.
- Convention Center net operating loss decreased slightly by \$52,422 in fiscal year 2008 over prior year. This was primarily due to increases in rental revenue and other event services income offset by increases in both operating expenses such as personnel costs and fixed charges such as utilities.
- Parking net income increased by \$417,037 from \$1,721,748 in fiscal year ended 2007 to \$2,138,785 in fiscal year ended 2008. This was due to an overall 8% increase in revenues due to an increased volume of parkers and a 1% increase in expenses.

2007 FINANCIAL HIGHLIGHTS

- Total assets exceeded total liabilities by \$188,191,555 at June 30, 2007. Net assets totaling \$2,764,253 are unrestricted. Net assets totaling \$5,509,972 are restricted to be used principally for specific revenue bonds. The Authority's net assets invested in capital assets, net of related debt total \$179,917,330, which was relatively flat compared to the previous year.
- The loss from operations for the year ended June 30, 2007 was \$4,680,459 or \$1,172,460 less than the prior year. Operating revenues overall increased by an average of 15% while expenses increased an average of 7%.
- Net assets of the Authority increased by \$1,625,571 during the year ending June 30, 2007. This was a 1% increase over the prior year, mostly attributable to the increase in capital assets offset by an increase in a non-current liability associated with the outstanding revenue bond debt.
- Parking net income increased from \$1,089,289 in fiscal year ended 2006 to \$1,721,748 in fiscal year ended 2007. This was due to an overall 31% increase in revenues and a 20% increase in expenses. Fiscal year ended 2007 had the full complement of 2,996 spaces in two garages while fiscal year ended 2006 had 2,339 spaces for the first half of fiscal year ended 2006 and 2,996 spaces for the second half of fiscal year ended 2006.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Condensed Comparative Information

The following table summarizes the changes in Net Assets between June 30, 2008, 2007 and 2006.

	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>Increase/(decrease)</u>	
				<u>2008 v 2007</u>	<u>2007 v 2006</u>
Current assets	\$ 5,947,906	\$ 4,608,803	\$ 3,746,591	\$ 1,339,103	\$ 862,212
Capital assets	266,354,764	267,261,929	264,670,746	(907,165)	2,591,183
Noncurrent assets	13,076,352	6,932,359	7,453,190	6,143,993	(520,831)
Total assets	285,379,022	278,803,091	275,870,527	6,575,931	2,932,564
Current liabilities, including current portion of debt	4,447,856	3,493,165	3,356,495	954,691	136,670
Bonds payable	82,615,000	84,265,000	85,735,000	(1,650,000)	(1,470,000)
Other noncurrent liabilities	17,278,037	2,853,371	213,048	14,424,666	2,640,323
Total liabilities	104,340,893	90,611,536	89,304,543	13,729,357	1,306,993
Net assets invested in capital assets	165,830,225	179,917,330	179,092,923	(14,087,105)	824,407
Restricted	11,426,361	5,509,972	6,057,700	5,916,389	(547,728)
Unrestricted	3,781,543	2,764,253	1,415,361	1,017,290	1,348,892
Total net assets	\$181,038,129	\$188,191,555	\$186,565,984	\$ (7,153,426)	\$ 1,625,571

2008 OPERATING ACTIVITY

- Operational grant revenue is derived from a single appropriation from the State of Connecticut in the amount of \$1,050,000 to fund ongoing day-to-day operations of the Authority. Other income of \$100,000 in 2008 was a State appropriation for additional marketing funds for the Convention Center Project.

- Revenues from Adriaen's Landing Facilities operations increased by \$1,443,450 or 10% over the prior year. Expenses from the operation of these facilities increased by \$1,438,743 or 8% over the prior year.

- During its third year of operation, the Connecticut Convention Center hosted 197 events with more than 252,000 people attending the events. This attendance exceeded the previous year by 4,000. Of these 197 events, 32 were conventions and tradeshow versus the prior year's 27.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

2007 OPERATING ACTIVITY

- Operational grant revenue is derived from a single appropriation from the State of Connecticut in the amount of \$1,000,000 to fund ongoing day-to-day operations of the Authority. The Authority's appropriation for the 2006-2007 fiscal year increased by \$287,500 over the year before.

- Funding received from the State for Convention Center facility operations such as marketing and management, was increased by \$1.4 million in fiscal year ended 2007, an increase of 25% from the prior year.

- Original projections for attendance and number of events at the Convention Center were once again surpassed. Original attendance projections were exceeded by 27,000, as more than 248,000 people attended these events. During its second year of operation, the Connecticut Convention Center hosted 225 events versus the projected 200. These events were larger in size and required longer lengths of stay than the previous year.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The following table summarizes the changes in Net Assets between fiscal years 2008, 2007 and 2006.

	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>Increase/(decrease)</u>	
				<u>2008 v 2007</u>	<u>2007 v 2006</u>
Operating revenues:					
Grants-State of Connecticut					
Operational	\$ 1,050,000	\$ 1,000,000	\$ 712,500	\$ 50,000	\$ 287,500
Convention Center Project	6,850,000	6,900,000	5,500,000	(50,000)	1,400,000
Adriaen's Landing Facilities	15,473,921	14,030,471	12,896,708	1,443,450	1,133,763
Other Income	100,000	20,000	25,000	80,000	(5,000)
Total operating revenues	<u>23,473,921</u>	<u>21,950,471</u>	<u>19,134,208</u>	<u>1,523,450</u>	<u>2,816,263</u>
Operating expenses:					
Personnel and General	934,971	878,242	765,747	56,729	112,495
Adriaen's Landing Facilities	19,061,320	17,622,577	16,527,251	1,438,743	1,095,326
Depreciation Expense	8,148,812	8,130,111	7,694,129	18,701	435,982
Total operating expenses	<u>28,145,103</u>	<u>26,630,930</u>	<u>24,987,127</u>	<u>1,514,173</u>	<u>1,643,803</u>
Loss from Operations	(4,671,182)	(4,680,459)	(5,852,919)	9,277	1,172,460
Interest Income	352,139	551,152	442,162	(199,013)	108,990
Interest Expenses	(3,614,123)	(3,532,926)	(3,466,782)	(81,197)	(66,144)
Net non-operating revenues(expenses)	<u>(3,261,984)</u>	<u>(2,981,774)</u>	<u>(3,024,620)</u>	<u>(280,210)</u>	<u>42,846</u>
Change in net assets	<u>(7,933,166)</u>	<u>(7,662,233)</u>	<u>(8,877,539)</u>	<u>(270,933)</u>	<u>1,215,306</u>
Net assets, beginning of year	188,191,555	186,565,984	164,389,599	1,625,571	22,176,385
Capital Contributions - State of CT	779,740	9,287,804	31,053,924	(8,508,064)	(21,766,120)
Net assets, end of year	<u>\$181,038,129</u>	<u>\$188,191,555</u>	<u>\$186,565,984</u>	<u>\$ (7,153,426)</u>	<u>\$ 1,625,571</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

2008 FINANCIAL ANALYSIS

- Total assets for the fiscal year ended June 30, 2008 increased \$6,575,931 or (2%). This is primarily attributable to additional capital expenditures associated with Convention Center facilities.
- Current assets, principally cash and cash equivalents, increased by \$1,339,103 primarily as a result of the Authority establishing cash flow funds for parking and energy expenses and the receipt of an appropriation to complete a feasibility study for a Hartford Arena feasibility study.
- Non current assets consisting of investment, bond proceeds, and construction-in-progress funds increased by \$6,143,993 primarily as a result of the proceeds from the Travelers Loan.
- Total liabilities increased \$13,729,357 for the fiscal year ended June 30, 2008. This increase was due mostly to the liability created by the loan payable to the Travelers Indemnity Company and advances from the State for bond debt service.

2007 FINANCIAL ANALYSIS

- Total assets for the fiscal year ended June 30, 2007 increased \$2,932,564 or (1%). This is primarily attributable to the transfer of Convention Center assets from the State of Connecticut.
- Current assets, principally cash and cash equivalents, increased by \$862,212 primarily as a result of the Authority setting aside funds for capital expenditures relating to the Convention Center facilities.
- Net capital assets increased by \$2,591,183 as a result of remaining construction punch list items in the Convention Center facilities.
- Non current assets consisting of bond proceeds funds decreased by \$520,831 due to the expenditure of bond proceeds for development costs.
- Total liabilities increased \$1,306,993 for the fiscal year ended June 30, 2007. This increase was due mostly to the liability created by the contract assistance payment made by the State offset by the decrease in bonds payable.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

BOND ISSUANCE

The Authority issued \$87.5 million of Parking and Energy Fee Revenue Bonds to pay a portion of the costs of construction of the Convention Center Project. The bonds are payable solely from the parking and energy revenues from facilities associated with the Convention Center. The funds are being used to complete the Convention Center project. The Authority and the State, acting by and through the Secretary of the Office of Policy and Management and the State Treasurer, entered into a Contract for Financial Assistance, pursuant to which the State is obligated to pay to the Trustee on each principal and interest payment date an amount equal to debt service on the 2004 Series A, the 2004 Series B Bonds and the 2005 Series C Bonds. The obligation of the State to make such payments does not require further appropriation and constitutes full faith and credit obligation of the State. Such amounts, and the Authority's rights under the Contract, have been pledged by the Authority to the Trustee to secure payment of the Bonds any other additional series of Bonds secured by such contract. The Contract currently provides that the maximum amount payable pursuant to the Contract is limited to \$6.75 million in any calendar year. The Authority has agreed with the State in the Contract and covenanted in the Indenture to enter into no obligation which would cause this limit to be exceeded. For the fiscal year ended 2008 and 2007, the Authority had to utilize the contract assistance in the amount of \$2,359,819 and \$2,657,727 respectively. It is anticipated that for the fiscal year ended 2009, the Authority will again have to use contract assistance.

CURRENTLY KNOWN FACTS

ENTERTAINMENT/RETAIL/RESIDENTIAL DEVELOPMENT PROJECT

The Front Street project consists of two phases. The first phase will include 60,000 – 70,000 square feet of entertainment and retail with its associated parking garage. The second phase will utilize the Hartford Times Building and is proposed to include approximately 200 residential units and approximately 40,000 square feet of additional retail and entertainment space with appropriate parking.

The retail and entertainment components of the Front Street development are considered to be of material assistance in booking events for the Connecticut Convention Center. This development will also be an important link between Adriaen's Landing and Downtown Hartford. The Authority has executed an amended development agreement with the Greenwich-based H.B. Nitkin Group as the developer of the site. Remediation and infrastructure improvements associated with the Front Street development project have commenced and building design work is underway. Construction of the 1st phase of the project is scheduled to begin in November of 2008 and should be completed in the spring of 2010 depending on tenant fit out requirements.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

TRAVELERS LOAN

During the year ended June 30, 2005, the Authority entered into a Construction and Term Loan agreement with the Travelers Indemnity Company (Travelers) to provide up to \$12.5 million in funding for a parking garage located adjacent to the Travelers office building known as Front Street North Garage. No advancements had been made under this agreement because the Authority had constructed the garage using other funds. During the year ended June 30, 2008, the Authority entered into an Amended and Restated Term Loan Agreement with Travelers and the full \$12.5 million was advanced. Repayment of this loan is secured by a first call on parking revenues payable by Travelers to the Authority under its parking agreement.

CONNECTICUT SCIENCE CENTER GARAGE

The Connecticut Science Center garage is located directly under the building and will be owned and operated by the Authority. It has been designed to contain 468 parking spaces. The garage is planned to open concurrently with the Connecticut Science Center. The Authority is authorized by the State Bond Commission to issue an additional \$22.5 million of its Parking and Energy Fee Revenue Bonds for the permanent financing of this garage. It is expected that these bonds will be issued during fiscal year ending 2009. The Authority's currently outstanding revenue bonds are backed by a state contract assistance agreement that is proposed to be amended to extend to such additional Bonds. The contract assistance agreement will be increased up to \$9 million from \$6.75 million per the Bond Commission authorization when this amendment is finalized.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide Connecticut citizens and taxpayers with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the appropriations that it receives. If you have questions about this report or need additional financial information, contact the Capital City Economic Development Authority at 100 Columbus Boulevard Suite 500, Hartford, CT 06103-2819 or visit our website www.cceda.state.ct.us.

CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

Balance Sheets

June 30, 2008 and 2007

<u>ASSETS</u>	<u>2008</u>	<u>2007</u>
Current assets:		
Cash and cash equivalents	5,093,885	\$ 3,856,264
Accounts receivable, net	509,807	548,676
Inventory	99,911	89,821
Prepaid expenses	244,303	114,042
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Total current assets	5,947,906	4,608,803
Non-current assets:		
Property, plant and equipment, net (General Operations)	177,450	12,941
Property, plant and equipment, net (Adriaen's Landing)	266,177,314	267,248,988
Construction in progress	294,951	-
Bond issuance costs, net	1,355,040	1,422,387
Restricted cash and cash equivalents	11,426,361	5,509,972
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Total non-current assets	279,431,116	274,194,288
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Total assets	\$ 285,379,022	\$ 278,803,091

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable and accrued expenses	\$ 2,166,363	\$ 1,844,550
Accrued interest payable	244,963	178,615
Current portion of loan payable	386,530	-
Current portion of bonds payable	1,650,000	1,470,000
	<hr/>	<hr/>
Total current liabilities	4,447,856	3,493,165
Non-current liabilities:		
Due to State of Connecticut - contract assistance	5,057,280	2,697,461
Bonds premium payable	138,506	155,910
Loan payable	12,082,251	-
Bonds payable	82,615,000	84,265,000
	<hr/>	<hr/>
Total non-current liabilities	99,893,037	87,118,371
	<hr/>	<hr/>
Total liabilities	104,340,893	90,611,536
Net assets:		
Invested in capital assets	165,830,225	179,917,330
Restricted	11,426,361	5,509,972
Unrestricted	3,781,543	2,764,253
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Total net assets	181,038,129	188,191,555
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Total net assets and liabilities	\$ 285,379,022	\$ 278,803,091

The accompanying notes are an integral part of the financial statements.

CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

Statements of Revenues, Expenses and Changes in Net Assets

For the years ended June 30, 2008 and 2007

	<u>2008</u>	<u>2007</u>
Operating revenues:		
Grants - State of Connecticut:		
Operational	\$ 1,050,000	\$ 1,000,000
Convention center project	6,850,000	6,900,000
Adriaen's Landing:		
Convention Center	8,891,782	7,904,949
Parking	5,267,959	4,878,262
Central utility plant	1,314,180	1,247,260
Other income	100,000	20,000
	<u>23,473,921</u>	<u>21,950,471</u>
Operating expenses:		
Authority operations:		
Personnel	603,355	432,975
General and administrative	331,616	445,267
Adriaen's Landing:		
Convention Center	11,908,095	10,973,684
Parking	3,129,174	3,156,514
Front Street	139,883	85,808
Central utility plant	973,367	935,291
Marketing costs	2,400,000	2,400,000
Special marketing program	100,000	-
Bond administration	148,935	71,280
Development costs	261,866	-
Depreciation and amortization	8,148,812	8,130,111
	<u>28,145,103</u>	<u>26,630,930</u>
Total operating expenses		
	<u>28,145,103</u>	<u>26,630,930</u>
Loss from operations	(4,671,182)	(4,680,459)
Non-operating income/(expenses):		
Interest income	352,139	551,152
Interest expenses	(3,614,123)	(3,532,926)
	<u>(3,261,984)</u>	<u>(2,981,774)</u>
Total non-operating income/(expenses)		
	<u>(3,261,984)</u>	<u>(2,981,774)</u>
Change in net assets	(7,933,166)	(7,662,233)
Net assets, beginning of year	188,191,555	186,565,984
Transfers:		
Capital transfer in - State of Connecticut	779,740	9,287,804
Net assets, end of year	<u>\$ 181,038,129</u>	<u>\$ 188,191,555</u>

The accompanying notes are an integral part of the financial statements.

CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

Statements of Cash Flow

For the years ended June 30, 2008 and 2007

	<u>2008</u>	<u>2007</u>
Cash flows from operating activities:		
Receipts from:		
Grants	\$ 8,000,000	\$ 7,920,000
Customers	15,721,597	14,327,837
Payments to:		
Employees	(580,318)	(431,290)
Contractors (Development costs)	(261,866)	-
Suppliers	<u>(19,181,452)</u>	<u>(18,325,110)</u>
Net change in cash from operating activities	<u>3,697,961</u>	<u>3,491,437</u>
Cash flows from investing activities:		
Purchase of property, plant and equipment	<u>(6,689,511)</u>	<u>(1,370,450)</u>
Cash flows from capital and related financing activities:		
Payments for bond issuance costs	-	(89,937)
Interest paid on bonds payable	(3,461,966)	(3,552,547)
Interest paid on loan payable	(103,213)	-
Interest income on cash and cash equivalents	352,139	551,152
Principal payments of bonds	(1,470,000)	(1,065,000)
Advances from State of Connecticut - contract assistance	2,359,819	2,657,726
Principal payments of loan	(31,219)	-
Proceeds from issuance of loan payable	<u>12,500,000</u>	<u>-</u>
Net change in cash from financing activities	<u>10,145,560</u>	<u>(1,498,606)</u>
Net change in cash	7,154,010	622,381
Cash and cash equivalents, beginning of year	<u>9,366,236</u>	<u>8,743,855</u>
Cash and cash equivalents, end of year	<u>\$ 16,520,246</u>	<u>\$ 9,366,236</u>
Cash and cash equivalents, end of year:		
Cash and cash equivalents	\$ 5,093,885	\$ 3,856,264
Restricted cash and cash equivalents	<u>11,426,361</u>	<u>5,509,972</u>
	<u>\$ 16,520,246</u>	<u>\$ 9,366,236</u>
Reconciliation of change in operating net assets to net change in cash from operating activities:		
Loss from operations	\$ (4,671,182)	\$ (4,680,459)
Adjustments to reconcile change in net assets to net change in cash from operating activities:		
Depreciation and amortization	8,148,812	8,130,111
(Increase)/decrease in net operating assets:		
Accounts receivable	38,869	319,401
Inventory	(10,090)	529
Prepaid expenses	(130,261)	(12,033)
Increase/(decrease) in net operating liabilities:		
Accounts payable and accrued expenses	<u>321,813</u>	<u>(266,112)</u>
Net change in cash from operating activities	<u>\$ 3,697,961</u>	<u>\$ 3,491,437</u>
Non-cash activities:		
Capital transfer in - State of Connecticut	<u>\$ 779,740</u>	<u>\$ 9,287,804</u>

The accompanying notes are an integral part of the financial statements.

CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

Notes to Financial Statements

June 30, 2008 and 2007

Note 1 – Organization:

Capital City Economic Development Authority (the "Authority" or "CCEDA") was established in 1998 under Title 32, Chapter 600 of the General Statutes of the State of Connecticut (the "Act"), as amended, and was created as a body politic and instrumentality of the State of Connecticut (the "State"). For purposes of financial reporting the Authority is a component unit of the State of Connecticut and the Authority's financial statements are included in the State's Comprehensive Annual Financial Report. The powers of the Authority are vested in its seven member Board of Directors appointed by the leadership of the General Assembly and the Governor of the State of Connecticut.

The purpose of the Authority is to stimulate new investment in Connecticut, to attract and service large conventions, tradeshow, exhibitions, conferences and local consumer shows, exhibitions and events, to encourage the diversification of the state economy, to strengthen Hartford's role as the region's major business and industry employment center and seat of government, to encourage residential housing development in downtown Hartford and, with respect to the Convention Center project, to construct, operate, maintain and market said project in order to enable Hartford and its immediate environment to become a major regional family-oriented arts, culture, education, sports and entertainment center that will create new jobs, add to the benefits of the hospitality industry, broaden the base of the tourism effort and stimulate substantial surrounding economic development and corresponding increased tax revenues to the state.

The Authority is to coordinate the use of all state and municipal planning and financial resources that are or can be made available for any Capital City Project, including any resources available from any quasi-public agency. While the Authority is charged with the oversight of the development of six capital city projects, as defined in C.G.S. 32-600, the Authority's obligation is limited to recommending that applications for funding be approved by the agency of cognizance. The Authority has entered into Memorandums of Understanding with appropriate fiduciary agents to manage these accounts.

"Capital City Project" means any or all of the following: (a) A convention center project; (b) a downtown higher education center; (c) the renovation and rejuvenation of the civic center and coliseum complex; (d) the development of the infrastructure and improvements to the riverfront; (e) the creation of up to one thousand downtown housing units through rehabilitation and new construction and the demolition or redevelopment of vacant buildings; and (f) the addition to downtown parking capacity.

Specific conditions are imposed by the Act, including submission of reports to the Legislature and their acceptance of ongoing progress, in order for some Capital City Projects to continue to proceed.

Capital City Economic Development Authority is authorized to issue bonds, notes and other obligations. Bonds, notes or other obligations of the Authority shall not be deemed to constitute a debt of the State or any other political subdivision thereof other than the Authority. As of June 30, 2008, \$100,000,000 of bonds, notes or other obligations has been issued by the Authority. This includes the \$12.5 million term loan agreement with the Travelers Indemnity Company. (See Note 12).

Note 2 – Significant Accounting Policies:

Basis of Accounting – The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America as applied to governmental agencies.

Note 2 – Significant Accounting Policies (cont'd):

The funds of the Authority are proprietary type. Proprietary types are used to account for governmental activities that are similar to those found in the private sector where the determination of net income is necessary or useful to sound financial administration. The generally accepted accounting principles ("GAAP") used for proprietary types are generally those applicable to similar businesses in the private sector (accrual basis accounting). GAAP hierarchy applicable to state and local governmental entities consist of Governmental Accounting Standards Board (GASB) pronouncements. The Authority is following Paragraph No. 6 of GASB Statement No. 20 which states that proprietary funds should follow all GASB pronouncements as well as pronouncements, issued on or before November 30, 1989, of the Financial Accounting Standards Board (FASB), Accounting Principles Board (APB) and the Committee on Accounting Procedure (ARB) unless those pronouncements conflict with GASB pronouncements.

Restricted Assets – Unexpended proceeds from the sale of revenue bonds and cash reserves whose use is specified or limited by bond resolution, enabling legislation, laws or third parties are classified as restricted assets in the accompanying statements of net assets.

Net Assets – The net assets of the Authority are reported as unrestricted unless otherwise restricted or invested in capital assets.

Cash and Cash Equivalents – The Authority considers all investments in the State of Connecticut Short-Term Investment Fund to be cash equivalents.

Bond Issuance Costs – Bond issuance costs are amortized using the straight – line method over the terms of the respective bonds.

	<u>2008</u>	<u>2007</u>
Bond issuance costs	\$ 1,592,857	\$ 1,592,857
Less: accumulated amortization	<u>(237,817)</u>	<u>(170,470)</u>
	<u>\$ 1,355,040</u>	<u>\$ 1,422,387</u>

Depreciation – Fixed assets are carried at cost less accumulated depreciation. Maintenance and repair expenses are charged to operations when incurred. Depreciation is computed using the straight-line method over depreciable lives ranging from three to forty years.

Inventories – Inventories are stated at the lower of cost (first-in, first-out method) or market. Inventory is comprised of various food and beverage items used in the operation of the Convention Center.

Accounts Receivable – The Authority grants credit without collateral to its customers. As of June 30, 2008 and 2007, the allowance for bad debts totaled \$ 3,025 and \$4,000 respectively.

Use of Estimates – Management uses estimates and assumptions in preparing these financial statements in accordance with accounting principles generally accepted in the United States of America. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Reclassifications – Certain items from the 2007 financial statements have been reclassified for comparative financial statement presentation. There was no effect on net assets.

Note 2 – Significant Accounting Policies (cont'd):

Eliminations – Approximately \$2,200,000 for 2008 and \$2,000,000 in 2007 was paid by the Convention Center for utility services have been eliminated from central utility plant revenues and related expenses.

Note 3 – Funding:

Since its inception, the Authority has received a line item appropriation for annual operating funding from the State of Connecticut. The Authority's appropriation for the 2007-2008 fiscal year increased to \$1,050,000 from \$1,000,000 in 2006-2007. The 2005-2006 amount was \$712,500 – the same amount as for 2003-2004 and 2004-2005. Any unused funds are carried forward to be utilized in subsequent years.

In addition to annual operational funding, the Authority receives additional appropriations for operations for Capital City Projects through state agencies (the Department of Economic and Community Development and the Office of Policy and Management), in accordance with the enabling legislation. During the fiscal years ending June 30, 2008 and 2007, the Authority was appropriated \$6.85 and \$6.9 million, respectively, to be expended for the Connecticut Convention Center Project. The Convention Center project also received \$100,000 in special marketing program funds during the fiscal year ended 2008.

During the 2007-2008 fiscal year, House Bill number 8006 (§ 68) AN ACT CONCERNING MINOR AND TECHNICAL CHANGES TO CERTAIN SPECIAL SESSION AND REGULAR SESSION PUBLIC ACTS - This bill appropriated to CCEDA the sum of \$250,000 for Hartford Arena feasibility study. This amount is held in deferred revenue for the 2007-2008 fiscal year.

The overall development plan for the Adriaen's Landing project contemplates total budgeted capital expenses of \$518,289,338, exclusive of the Connecticut Science Center (formerly known as the Connecticut Center for Science and Exploration), contingency reserves and capitalized interest. The principal funding sources consist of \$263,800,000 of general obligation bonds of the State, general fund appropriations of \$113,642,835 and \$112,648,488 in net proceeds from revenue bonds of the Authority and loans. The Authority and the Office of Policy and Management (OPM) have entered into a memorandum of understanding pursuant to which the Office of Policy and Management acts as the Authority's agent for entering into certain contracts. OPM manages the Adriaen's Landing project budget and the various funds needed to honor these contracts.

The Convention Center Project was turned over by the State to the Authority to operate in June 2005 at the time it commenced operations. A portion of the revenues of the Authority, consisting of parking revenues and energy charges for the central utility plant, which services the Convention Center, the adjacent hotel, and the Connecticut Science Center are pledged to the payment of the Authority's Parking and Energy Fee Revenue Bonds (See Note 8). Other revenues of the Authority from operation of the Convention Center, and its other resources, are available to fund the expenses of operating the Convention Center.

Note 4 – Cash and Cash Equivalents:

Connecticut statutes authorize the Authority to invest in obligations of the United States, including its instrumentalities and agencies, and the State Treasurer's short-term pooled investment fund (STIF). The STIF is available for use by the State's funds and agencies, public authorities and municipalities. State statutes authorized these pooled investment funds to be invested in United States Government and agency obligations, United States Postal Service obligations, certificates of deposit, commercial paper, corporate bonds, savings accounts, banker acceptances, student loans, and repurchase agreements.

Note 4 – Cash and Cash Equivalents (cont'd):

At June 30, 2008 and 2007, the carrying amount reported as cash and cash equivalents on the balance sheets of the Authority represents deposits of \$16,520,244 and \$9,366,236, respectively. This entire amount is on deposit in independent financial institutions with a financial institution balance of \$17,088,969 and \$9,649,526 respectively.

Credit risk is the risk that in the event of a bank failure the Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. Of the financial institution balance at June 30, 2008 and 2007, \$13,205,243 and \$7,676,255 was uninsured, and collateralized with securities by the financial institution, but not in the Authority's name. At June 30, 2008, a pledge agreement between CCEDA and one of its banks required that CCEDA's deposit accounts in that financial institution be secured by granting to CCEDA a perfected security interest. Therefore, CCEDA's deposits in this particular institution are protected by an account in the Authority's name that is collateralized by a pledge of securities that enjoys the full faith and credit of United States Government. At June 30, 2008, that protected financial institution balance totaled \$2,490,117.

Note 5 – Property, Plant and Equipment:

In an agreement with the State of Connecticut, the land and air rights on which the Convention Center, parking garages and other related structures are built upon were leased to the Authority for a \$1 per year for a period of 99 years. As part of this agreement, possession of landlord's work in regards to these structures was transferred to the Authority upon their substantial completion. This occurred in June 2005 when the Convention Center and related facilities began operations.

A summary of buildings, furniture and equipment as of June 30, 2008 and 2007 is as follows:

<u>Account</u>	<u>2008</u>			<u>Balance, June 30, 2008</u>
	<u>Balance, July 1, 2007</u>	<u>Additions</u>	<u>Deductions</u>	
General operating equipment and leasehold improvements	\$ 104,549	\$ 183,966	\$ (40,467)	\$ 248,048
Building and improvements	278,458,644	6,814,108	-	285,272,752
Building equipment and furnishings	<u>4,973,256</u>	<u>176,225</u>	<u>-</u>	<u>5,149,481</u>
Total capital assets being depreciated	283,536,449	7,174,299	(40,467)	290,670,281
Construction in progress	-	294,951	-	294,951
Less accumulated depreciation	<u>(16,274,520)</u>	<u>(8,081,465)</u>	<u>40,467</u>	<u>(24,315,518)</u>
Total	<u>\$ 267,261,929</u>	<u>\$ (612,215)</u>	<u>\$ -</u>	<u>\$ 266,649,714</u>

Total additions of \$7,469,250 include Authority expenditures of \$6,394,559, construction in progress of \$294,951, and capital contributions from the State of Connecticut of \$779,740. The Authority's general operating equipment relates to office space occupied within the Connecticut Convention Center. In September of 2007, the Authority's office relocated into the Connecticut Convention Center from formerly leased space. Leasehold improvements at the previous leased office space had been fully amortized and were removed from financial records at June 30, 2008.

Note 5 – Property, Plant and Equipment (cont'd):

<u>Account</u>	<u>2007</u>			<u>Balance, June 30, 2007</u>
	<u>Balance, July 1, 2006</u>	<u>Additions</u>	<u>Deductions</u>	
General operating equipment and leasehold improvements	\$ 89,598	\$ 14,951	\$ -	\$ 104,549
Building and improvements	267,950,003	10,508,641	-	278,458,644
Building equipment and furnishings	<u>4,838,594</u>	<u>134,662</u>	<u>-</u>	<u>4,973,256</u>
Total capital assets being depreciated	272,878,195	10,658,254	-	283,536,449
Less accumulated depreciation	<u>(8,207,449)</u>	<u>(8,067,071)</u>	<u>-</u>	<u>(16,274,520)</u>
Total	<u>\$ 264,670,746</u>	<u>\$ 2,591,183</u>	<u>\$ -</u>	<u>\$ 267,261,929</u>

Total additions of \$10,658,254 include Authority expenditures of \$1,370,450 and capital contributions from the State of Connecticut of \$9,287,804.

The Authority's general operating leasehold improvements related to office space occupied without a long-term lease (on a month to month agreement). The leasehold improvements are fully depreciated.

Note 6 – Contingent Assets:

During the year ended June 30, 2003, the Authority recommended that the State Bond Commission authorized the State to issue \$6,000,000 of bonds in conjunction with a residential apartment unit development in downtown Hartford known as Trumbull on the Park, LLC (TOTP). Bonds were issued and a Memorandum of Understanding (MOU) dated February 27, 2003 was entered into between the Authority and the Connecticut Housing Finance Authority (CHFA) whereby \$6,000,000 of funding known as CCEDA Housing Funds will be used by CHFA to acquire the Class B Membership Interest in TOTP. The TOTP Class B Membership Interest provides for certain distributions from cash flow or capital proceeds, if any, available after prior payment of operating expenses, first mortgage indebtedness and certain agreed priority returns to other investors, including CHFA. The MOU provides that CHFA will have management control of TOTP, but requires the Authority's written consent for certain major actions. The MOU also provides that if at any time the Authority is granted the legal authority to hold the Class B Membership Interest in its own name, that CHFA will transfer the Class B Membership Interest to the Authority. At this time there are no Class B Distributions from TOTP and none are forecasted in the near future. This project has completed the construction phase. Lease-up continues as occupancy has achieved 97%.

During the year ended June 30, 2004, the Authority recommended that the State Bond Commission authorized the State to issue \$30,500,000 of bonds in conjunction with a housing, retail and parking project to be located on the L-shaped, 4-acre parcel of land adjoining the Veterans' Memorial Coliseum in downtown Hartford known as Hartford 21. Bonds were issued and a Memorandum of Understanding (MOU) dated June 30, 2004 was entered into between the Authority and the Connecticut Development Authority (CDA) whereby \$13,000,000 of funding known as CCEDA Housing Funds and \$2,500,000 of funding known as CCEDA Parking Funds were used by CDA to acquire a Class C2 membership interest in Northland Two Pillars, LLC, ("NTP"); and \$15,000,000 of funding known as CCEDA Civic Center Funds will be used for a Class D Equity interest in NTP. The NTP Class C and D Membership Interests provide for certain distributions from cash flow or capital proceeds, if any, subject to any restrictions in the construction loan agreement, and certain agreed priority returns to other investors, including CDA. The MOU also provides that if at any time the Authority is granted the legal authority to hold these membership interests in its own name, that CDA will

Note 6 -- Contingent Assets (cont'd):

transfer these interests to the Authority. If CCEDA is not legally authorized to receive and use the distributions, the CDA and CCEDA shall jointly identify one or more projects or programs supporting the Hartford Civic Center, housing or parking in downtown Hartford, and CDA shall use or apply the Distributions in support of those projects. At this time there have not been any Class C or Class D Distributions from NTP. This project has completed the construction phase. Lease-up continues as residential occupancy has achieved 71.4%.

During the year ended June 30, 2005, the Authority recommended that the State Bond Commission authorize the State to issue \$4,680,000 of bonds in conjunction with a mixed use apartment, retail, student/corporate housing and parking project in downtown Hartford known as Temple Street. Bonds were issued and a Memorandum of Understanding (MOU) dated May 18, 2005 was entered into between the Authority and the Connecticut Housing Finance Authority (CHFA), whereby \$4,000,000 of funding known as CCEDA Housing Funds and \$680,000 of funding known as CCEDA Parking Funds has been advanced by CHFA in the form of a construction to permanent second mortgage loan from CHFA to 18 Temple Street, LLC ("Temple"). The loan bears interest at a rate of 0.0% during construction and thereafter at .10%, for a term of 40 years, with interest payable currently and principal payable in full at stated maturity or upon earlier acceleration of the payment of principal, subject and subordinate to a first mortgage in favor of CHFA in a principal amount in excess of \$43 million. On December 8, 2006, the CCEDA board approved a resolution that \$750,000 of additional CCEDA parking funds be authorized by CGS Section 32-616(b)5. On May 3, 2007, the second mortgage loan was amended to increase the amount of the CCEDA Parking Funds to \$1,430,000 in order to increase the number of affordable parking spaces in the Temple Street parking garage from 40 to 80. The MOU provides that any interest payments made by Temple and collected by CHFA under the Second Mortgage are to be held by CHFA and remitted to CCEDA at intervals agreed to by the parties. As for principal payments, CHFA will advise CCEDA of CHFA's receipt of any second mortgage principal payments known as "distributions." If CCEDA is legally authorized to receive and use such distributions, then CHFA will pay over to CCEDA these distributions. If CCEDA is not legally authorized to receive and use the distributions, CHFA and CCEDA shall jointly identify one or more projects or programs supporting or benefiting housing in downtown Hartford, and CHFA shall use or apply the Distributions in support of those projects. At this time there is neither interest nor Distributions from Temple under the Second Mortgage. This project reached substantial completion on May 24, 2007 and the initial interest payment on the Second Mortgage is payable October 1, 2007. The lease-up is complete and the Lofts are 97% occupied.

Note 7 -- Advances from State of Connecticut:

The Authority's obligations are not debt of the State of Connecticut, and the State is not liable thereon. The Act provides that the State, acting by and through the Secretary of the Office of Policy and Management and the State Treasurer, and with the approval of the State Bond Commission, may enter into a contract with the Authority providing that the State shall pay contract assistance to the Authority pursuant to the provisions of section 32-608. Such contract assistance is to be reimbursed by the Authority from parking and energy fee revenues, and is limited to an amount equal to the annual debt service on the outstanding amount of bonds to be issued pursuant to section 32-607 to finance the costs of the Convention Center project, as defined in subdivision (3) of section 32-600. The Authority and the State have entered into a Contract for Financial Assistance (the "Contract"), pursuant to which the State will be obligated to pay principal and interest in an amount equal to debt service on the Authority's outstanding Bonds. Such amounts, and the Authority's rights under the Contract, have been pledged by the Authority to secure payment for Bonds covered by the contract. The Contract currently provides that the maximum amount payable pursuant to the Contract is limited to \$6.75 million in any calendar year. The Authority has agreed with the State in the Contract and covenanted in the Indenture to enter into no obligation which would cause this limit to be exceeded.

For the fiscal years ended 2008 and 2007 respectively, amounts available from parking and energy fee revenues to reimburse the State for contract assistance payments were \$2,359,819 and \$2,657,727, less than the amount required. It is anticipated that for the fiscal year 2009, a shortfall of approximately \$3 million will occur. The Authority remains obligated to repay these amounts, without interest, from parking and energy fee revenues as and if amounts are available.

Note 8 – Bonds Payable:

The Act authorizes the Authority to issue its own bonds, bond anticipation notes and other obligations in such principal amounts as, in the opinion of the Authority will be necessary to provide sufficient funds for carrying out its purposes. As of June 30, 2008 the Authority was authorized to issue bonds and other obligations up to \$122,500,000, and as of that date had issued three series of its Parking and Energy Fee Revenue Bonds in the original aggregate principal amount of \$87,500,000.

The revenue bonds are secured by a pledge of parking and energy fee revenues (but subject to the Travelers loan in the case of parking revenues from the Travelers parking agreement) and energy fee revenues from the central utility plant, as well as certain other funds on deposit with the trustee. These revenues are available first to pay expenses of the parking facilities and the central utility plant, then for deposits towards debt service, for deposits to an operating expense reserve and a surplus fund, reimbursement of the State for any payments under the Contract not already reimbursed, any reserve established for renewal and replacement and thereafter are available for use by the Authority, including the funding of the Convention Center. In each year following completion of the Adriaen's Landing project, the Authority is required to establish fees and charges such that the pledged revenues, after payment of operating expenses, are equal to 1.20 times debt service. At this time, the Adriaen's Landing project is not considered completed. So long as payments required to be made pursuant to the contract for financial assistance are being made, a failure to meet this requirement is not an event of default with respect to any series of bonds secured by such contract for financial assistance.

Changes in bonds payable (in 000's) were as follows for the year ended June 30, 2008

<u>Description of issuance</u>	<u>Balance, July 1, 2007</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance, June 30, 2008</u>
2004 Series A, fixed rate bonds \$15,030,000 due from June 2006 to June 2016 (interest rates 2.5% to 5.0%)	\$ 13,265	\$ -	\$ (1,240)	\$ 12,025
2004 Series B, variable rate bonds \$57,470,000 due from June 2017 to June 2034	57,470	-	-	57,470
2005 Series C, fixed rate bonds \$15,000,000 due from June 2008 to June 2029 (interest rate 5.0%)	15,000	-	(230)	14,770
Total bonds payable	\$ 85,735	-	\$ (1,470)	\$ 84,265

Note 8 – Bonds Payable (cont'd):

The following table provides a summary of debt service requirements and net swap payments for the next five years and in five-year increments thereafter (in 000's). The interest calculations are based on variable rates in effect on June 30, 2008, and may not be indicative of the actual interest expenses that will be incurred. As rates vary, variable rate bond interest payments will vary.

Year Ending June 30,	Fixed Unswapped		Variable Swapped			
	Principal	Interest	Principal	Interest	Swaps, net	Total
2009	\$ 1,650	\$ 1,205	\$ -	\$ 747	\$ 1,236	\$ 1,983
2010	1,950	1,135	-	747	1,236	1,983
2011	2,030	1,063	-	747	1,236	1,983
2012	2,130	985	-	747	1,236	1,983
2013	2,215	900	-	747	1,236	1,983
2014-2018	8,660	3,044	3,980	3,710	6,139	13,829
2019-2023	3,890	1,668	11,695	3,185	5,271	20,151
2024-2028	3,590	668	14,445	2,359	3,902	20,706
2029-2033	680	34	22,200	1,251	2,070	25,521
2034-2035	-	-	5,150	67	111	5,328
Total bonds payable	<u>\$ 26,795</u>	<u>\$ 10,701</u>	<u>\$ 57,470</u>	<u>\$ 14,307</u>	<u>\$ 23,673</u>	<u>\$ 95,450</u>

Interest Rate Swaps

The Authority has entered into an agreement to moderate the effect of bond interest rate fluctuations through the use of contracts commonly known as interest rate swap agreements. The Authority has entered into a full amortizing interest rate swap agreement, which the Authority owes a fixed payment to the counterparty of the swaps. In return, the counterparty owes the Authority a payment based on the London Interbank Offered Rate ("LIBOR") that is comparable to the rates required by the Authority's bonds. Only the net difference in payments is actually exchanged with the counterparties. The Authority will continue to pay interest to the bondholders at the variable rates provided by the bonds. However, during the term of the swap agreement, because of the net payment under the swap agreement, the Authority effectively pays a fixed rate on the debt. The Authority will be exposed to variable rates if the counterparties to the swap default or if the swaps are terminated. Termination of the swap agreements may also result in the Authority making or receiving termination payments. The notional amount of the swap will not be exchanged; it is only the basis on which payments are calculated.

Objective of the Interest Rate Swaps

The Authority entered into a swap to establish synthetic fixed rates for a like amount of variable rate bond obligations. The Authority's interest rate swap transactions are structured for the Authority to pay a fixed interest rate while receiving variable interest rates from the counterparties which are comparable to the rates required by the variable rate bonds. These synthetic fixed rates were lower than those available to the Authority for fixed rate obligations of comparable maturity.

Note 8 – Bonds Payable (cont'd):

Terms, fair value and credit risk

The notional amount of the swap matches the principal amounts of the Series B bonds. The Authority's swap agreement contains scheduled reductions to the outstanding notional amounts that are expected to follow scheduled or anticipated reductions in bonds payable. The Authority did not pay or receive any cash when the swap transactions were initiated.

The terms, fair values, and credit ratings of the outstanding swap related to 2004 Series B as of June 30, 2008 were as follows (in 000's):

<u>Outstanding Notional Amount</u>	<u>Original Effective Date</u>	<u>Fixed Rate Paid</u>	<u>Variable Rate Received</u>	<u>Fair Value</u>	<u>Swap Termination Date</u>	<u>Counterparty Credit Rating</u>	<u>% of Total Outstanding</u>
\$57,470	7/21/2004	3.96%	62% of LIBOR + 0.27%	(\$1,645,757)	6/15/2034	A/A1/A+	100%

Fair Value

The Authority's swap portfolio had an aggregate negative fair value of (\$1,645,757) as of June 30, 2008.

Credit Risk

Because the Authority's swap portfolio had a negative fair value, it was not exposed to credit risk for termination payments, which means in the event of termination, no counterparty would be obligated to make payments to the Authority.

Basis Risk

Basis risk is the risk that there may be a difference between the floating rate component of the swap, which is based on LIBOR and the rate on the Authority's variable rate bonds, which is based on that specific bond issue.

Termination Risk

The counterparty to the Authority's interest rate swap agreements has default termination rights that may require settlement payments by the Authority or by the counterparty based on the fair value of the swap at the date of termination. As of June 30, 2008, no termination events had occurred.

Rollover Risk

The Authority's interest rate swap agreements have limited rollover risk because the swap agreements contain scheduled reductions to outstanding notional amounts which are expected to follow scheduled and anticipated reductions in the associated bonds payable plus the full term of Series B.

Note 9 -- Pension Plan:

Employees of the Authority participate in the Connecticut State Employees' Retirement System (SERS), which is administered by the State Employees' Retirement Commission. The Authority has no liability for pension costs; the annual contribution as determined by SERS is contributed directly by the State, the Authority makes no contributions on its own. An actuarial study was performed on the Plan as a whole and does not provide separate information for employees of the Authority. Therefore, certain pension disclosures required by accounting principles generally accepted in the United States of America are omitted. Information about the total Plan funding status and progress, contribution required and trend information can be found in the State of Connecticut's Comprehensive Annual Financial Report.

Plan Description - SERS is a single-employer defined benefit public employee retirement system (PERS) established in 1939 and governed by sections 5-152 to 5-192 of the Connecticut General Statutes. Employees are covered under one of three tiers. Tier I requires an employee contribution of either 2%, 4% or 5% of salary, depending on the plan. Tier II is a non-contributory plan for all members except those designated as hazardous duty; Tier II hazardous duty members contribute 4% of salary. Tier IIA requires an employee contribution of 2% of salary for non-hazardous duty members and 5% for designated hazardous duty members. The Authority's contribution is determined by applying a state mandated percentage to eligible salaries and wages. Members who joined the retirement system on or before July 1, 1984 are generally enrolled in Tier I. Members who joined the retirement system on or after July 2, 1984 are enrolled in Tier II. Employees first hired on or after July 1, 1997 are members of Tier IIA. Employees rehired on or after July 1, 1997 are also members of Tier IIA unless the application of SERS service bridging provisions mandates their return to membership in either Tier I or Tier II. Tier I members may retire with a normal benefit at age 65 with at least 10 years of credited service at age 55 with at least 25 years of credited service or at age 70 with at least 5 years of credited service. Normal retirement benefits for Tier I, Plan B members who have not reached their full retirement age under the Social Security Act or received a Social Security disability award are calculated based on a formula equal to 2% times their credited service times the average of their three highest years' earnings; upon their attainment of full retirement age under the Social Security Act or receipt of a Social Security disability award, if earlier, normal benefits for Tier I, Plan B members are calculated based on a formula equal to 1% times their years of credited service times \$4,800 plus 2% times their credited service times the average of their three highest years' earnings greater than \$4,800. Tier I, Plan C members' normal retirement benefits are calculated based on a formula equal to 2% times their credited service times the average of their three highest years' earnings. Tier I members may retire at age 55 with a reduced benefit with at least 10 years of actual state service but less than 25 years of credited service or at age 60 with 10 years but less than 25 years of a combination of certain types of credited service; the reduced benefit is calculated using the same formula but with a reduced percentage determined using the member's age and years of service. Tier II and Tier IIA members may retire with a normal benefit at age 62 with at least 5 years of actual state service or at least 10 years of vesting service; Tier II and Tier IIA members may also retire with a normal benefit at age 60 with 25 years of service. Normal retirement benefits for Tier II and Tier IIA members are calculated based upon a formula equal to 1 and 1/3 % times the average of their three highest years' earnings plus 1/2 of 1 % of the average of their three highest years' earnings in excess of the salary breakpoint for the year in which they are retiring times their credited service up to a maximum of 35 years plus 1 and 5/8% times the average of their three highest years' earnings times their credited service over 35 years. Tier II and Tier IIA members may retire with a reduced benefit at age 55 with at least 10 years of vesting service; the reduced benefit is calculated using the same formula reduced by 1/4 of 1% for each month the member retires prior to attaining age 60 with at least 25 years of vesting service or age 62 with at least 10 but less than 25 years vesting service. Tier I members are vested if they have at least 10 years of service and have been continuously employed with the State for the last 5 years, without a severance of a year or more. Tier II and Tier IIA members are vested if they have at least 5 years of actual state service or 10 years of vesting service. Tier I, Tier II and Tier IIA hazardous duty members may retire at any age with at least 20 years of hazardous duty service and receive benefits calculated based on a formula equal to 50% of the average of their three highest years' earnings plus 2% times any service over 20 years times the average of their three highest years' earnings. Most Tier I, Plan B hazardous duty members' benefits are reduced upon attainment of full retirement age under the Social Security Act or receipt of a Social Security disability award, if earlier, based on two different formulas with consideration of service rendered prior to July 1, 1988 only. All three Tiers provide for death and disability

Note 9 – Pension Plan (cont'd):

benefits provided certain conditions are met. The total payroll for employees of the Authority for the years ended June 30, 2008 and 2007 was approximately \$ 603,000 and \$433,000 respectively.

Contributions made by the State for the Authority is determined by applying the annually determined state mandated percentage to eligible salaries and wages. The state calculated percentage for the years ended June 30, 2008 and 2007 was approximately 20%.

Note 10 – Commitments and Contingencies:

The Authority has been charged with the construction and operation of the Convention Center facilities, which includes the related parking and a central heating and cooling plant. On May 31, 2005, the Connecticut Convention Center reached substantial completion. In accordance with the Airspace Lease between The State of Connecticut and the Authority dated as of September 16, 2003, the Authority took delivery of possession of the Connecticut Convention Center. The term of the lease is for 99 years and one day and provides that the Authority own and operate the Convention Center and the related garages and associated improvements. The Convention Center facilities are a component of Adriaen's Landing in Downtown Hartford. As part of the development, operation, and marketing of the Convention Center, the Authority has entered into agreements with third parties. Most notably, this includes a facilities management agreement and a concession agreement for the Connecticut Convention Center; a parking management agreement for all CCEDA owned parking at Adriaen's Landing; an operations and maintenance agreement for the central heating and cooling plant, and a marketing contract to provide marketing services. For the fiscal year ending 2009, the Authority has contracted with the Greater Hartford Convention and Visitors Bureau as the designated marketing agent in the amount of \$2.4 million dollars. In addition, the Authority has entered into an energy services agreement for the purpose of sharing costs with the adjacent Marriott Hartford Downtown hotel not owned by the Authority. This energy services agreement will be amended in the near future to include the sharing of costs with the Connecticut Science Center as it plans on utilizing heating and cooling services in late fall of 2008.

Note 11 – Development Costs:

The Authority was obligated to fund during the year ended June 30, 2008, from bond proceeds and the Travelers' loan proceeds, the payment of certain development-related costs associated with projects that, when completed, will not be designated an asset of the Authority. These costs, which totaled \$261,866, included land remediation costs, legal services, and project management fees related to the development of Adriaen's Landing.

Note 12 – Traveler's Loan Agreement:

During the year ended June 30, 2005, the Authority entered into a Construction and Term Loan agreement with the Travelers Indemnity Company "Travelers" to provide up to \$12.5 million in funding for a parking garage. No advancements had been made under this agreement because the Authority had constructed the garage using other funds. During the year ended June 30, 2008, the Authority entered into an Amended and Restated Term Loan Agreement with Travelers and the full \$12.5 million was advanced. Repayment of this loan is secured by a first call on parking revenues payable by Travelers to the Authority under its parking agreement. As of June 30, 2008, \$12,468,781 was outstanding.

Note 13 – Risk Management:

The Authority is subject to normal risks associated with its operations including property damage, personal injury, and employee dishonesty. All risks are managed through the purchase of commercial insurance. There have been no losses and no decreases in insurance coverage over the last three years.

Note 14 – Litigation:

On or about November 1 2004, Capital Properties Associates, L.P. brought an action against the State of Connecticut, Office of Policy and Management and the Authority in the Connecticut Superior Court for breach of contract, breach of the implied covenant of good faith dealing and violation of the Connecticut Unfair Trade Practices Act. It is the State's and Authority's position that Capital Properties relinquished or forfeited its development rights and that Capital Properties' conduct constituted a material breach of and default under the amended Development Agreement. Based on Capital Properties' conduct and its failure to act, the State and the Authority terminated its rights under the amended Development Agreement.

Thereafter, on September 1, 2005, the State of Connecticut, Office of Policy and Management and the Authority countersued Capital Properties in the Connecticut Superior Court. By its complaint, the State and the Authority assert claims of anticipatory breach of contract/repudiation, breach of contract, breach of the implied covenant of good faith and fair dealing, conversion, violation of the Connecticut Unfair Trade Practices Act and respondeat superior/general partner liability. Both suits relate to the failed construction on the residential, retail and entertainment district located at Adriaen's Landing in Hartford, Connecticut by Capital Properties.

Management believes that the resolution of all matters will not materially affect the Authority's financial position or results of operations.

Note 15 – Subsequent Events:

During the spring of 2006, construction began on CCEDA's three-story parking garage located underneath the Connecticut Science Center. This garage is part of the Adriaen's Landing project and will be managed by the same operator as the existing CCEDA garages. The estimated value of this garage through August 2008 is approximately \$16.8 million (with 95% completion). It has been designed to contain 468 parking spaces. The Connecticut Science Center and garage will ultimately be an estimated \$150 million project with a planned opening in the Spring of 2009. Currently an airspace lease with the State of Connecticut is being drafted relative to this parking garage as is currently in place with all of the other CCEDA owned garages.

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EXHIBIT B

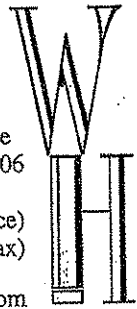
WHITTLESEY & HADLEY, P.C.

Certified Public Accountants/Consultants

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INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE WITH SPECIFIC REQUIREMENTS
APPLICABLE TO PUBLIC ACT 98-179

To the Board of Directors
Capital City Economic Development Authority

We have audited the financial statements of Capital City Economic Development Authority as of and for the year ended June 30, 2008, and have issued our report thereon dated September 26, 2008.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. In connection with our audit, we also read the provisions of Connecticut Public Act No. 98-179. The Act requires Capital City Economic Development Authority to comply with its regulations concerning affirmative action, personnel practices, the purchase of goods and services, and the use of surplus funds.

Compliance with laws, regulations, and contracts applicable to the Capital City Economic Development Authority is the responsibility of its management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of the Capital City Economic Development Authority's compliance with the provisions of Public Act No. 98-179, specifically related to affirmative action, personnel practices, the purchase of goods and services and the use of surplus funds. However, our objective was not to provide an opinion on overall compliance with such provisions.

The results of our tests disclosed no instances of noncompliance.

This report is intended for the information of the Board of Directors, and management and the Governor and the Legislature and the Auditors of Public Accounts of the State of Connecticut, and is not intended and should not be used by anyone other than these parties.

Whittlesey & Hadley

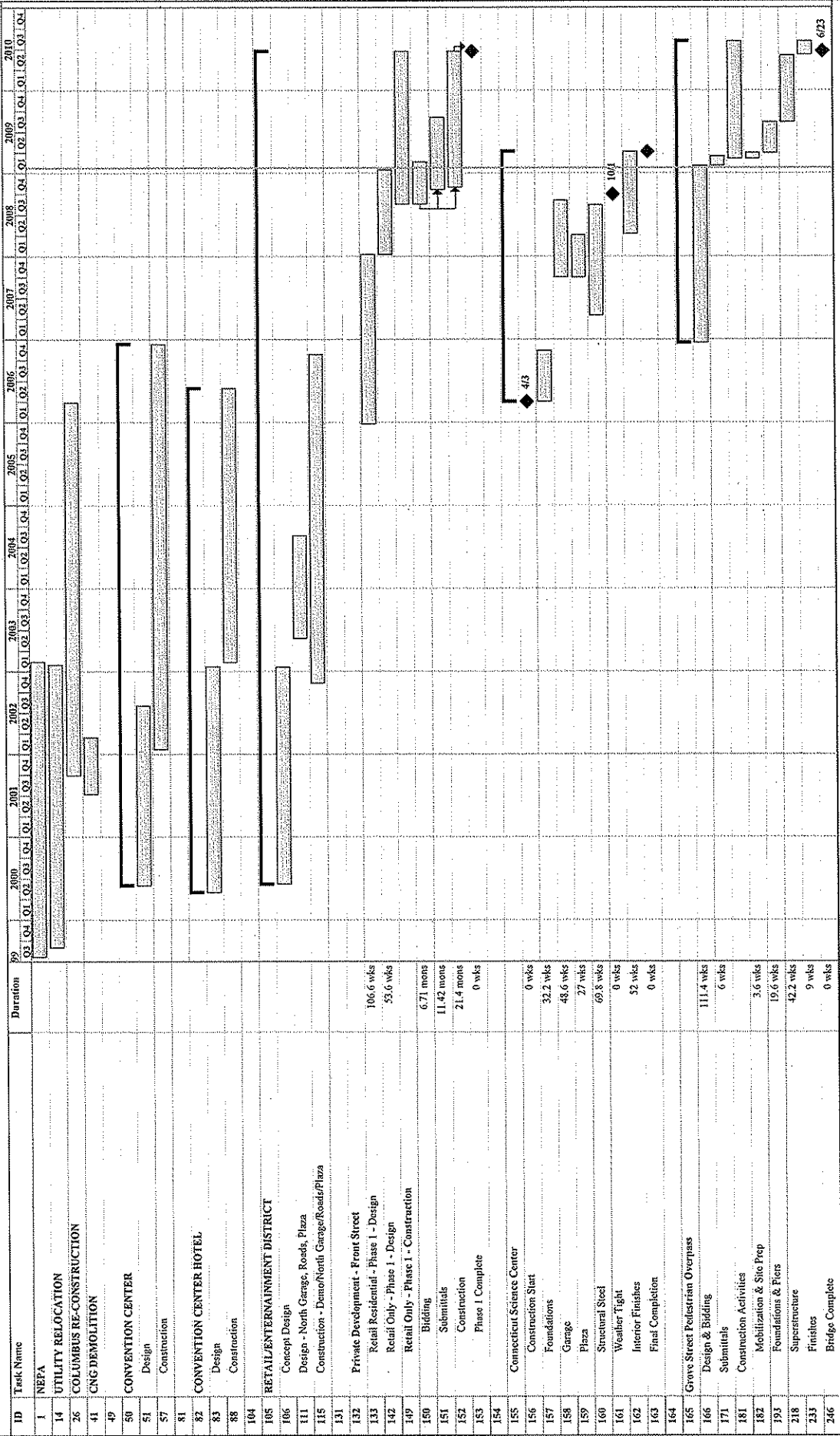
September 26, 2008

Appendix C

Project Timeline

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ADRIAN'S LANDING PROJECT COMPONENT MILESTONE SCHEDULE



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Appendix D

Contract Compliance / Affirmative Action

Appendix D

Adriaen's Landing -- PROJECT AWARD SUMMARY

<u>Project Name</u>	<u>Project Award</u>	<u>SBE Award</u>	<u>MBE Award</u>	<u>8A - CT Award</u>
Adriaen's Landing -- Convention Center	\$189,678,552.00	\$65,309,738.00 34.43%	\$50,857,068.00 26.35%	\$10,620,716.00 5.6%
Adriaen's Landing -- Demolition/Utility Relocation	\$18,614,953	\$6,404,533 34.41%	\$6,321,145 33.96%	\$918,766 4.94%
Adriaen's Landing -- Architectural/Engineering Consultants	\$47,520,713.00	\$13,730,292.00 28.89%	\$7,091,188 14.92%	\$0 0.00%
General Conditions	\$1,162,360	\$114,667 9.87%	\$88,654 7.63%	\$0 0.00%
E/R/R District (Front Street Demolition)	\$1,007,728	\$1,007,728 100%	\$1,007,728 100%	\$818,076 81.18%
Marriott Hotel	\$47,485,216	\$10,152,949.00 21.38%	\$7,067,631 14.88%	\$0 0.00%
Site Improvements	\$4,155,976.00	\$180,000 4.33%	\$180,000 4.33%	\$0 0.00%
Garage "B"	\$12,481,400.00	\$3,212,846.00 25.74%	\$2,876,721.00 23.05%	\$0 0.00%
CT Science Center (CSC)	\$88,211,769.97	\$28,141,414.62 31.9%	\$16,557,544.12 18.77%	\$4,918,973.77 5.58%
AL/CSC Consultants	\$26,608,967.80	\$4,347,847.94 16.34%	\$2,193,683.94 8.24%	\$0 0.00%
CCEDA Office Fit Out	\$547,291.00	164,023.00 29.97%	120,618.00 22.04%	\$0 0.00%
Front Street -- Private (ERRST)	\$1,645,581.00	\$416,335.00 25.3%	\$405,635.00 24.65%	\$0 0.00%
Front Street -- State (ERRFED)	\$1,008,154.00	\$248,651.00 24.66%	\$248,615.00 24.66%	\$0 0.00%
Totals	\$440,128,661.77	\$133,431,024.56 30.31%	\$90,016,231.06 21.59%	\$15,892,140.77 3.61%

Connecticut Science Center

Vendor List by Contract

Vendor Name	SBE Status	MBE Status	Project Name	Contract Number	Specialties	Contract Name	Contract Award	Contract Status
Earth Technologies, Inc.	No	No	CTCSE	Unit 02A	Site Demo	Site Demo	\$4,131,110.00	Active
J. Devoe Trucking	Yes	Yes	CTCSE	Unit 02A	Trucking/Hauling	Site Demo	\$511,956.00	Active
V.I.P. Supply, Inc.	Yes	No	CTCSE	Unit 02A	Supplier	Site Demo	\$29,025.00	Active
John Paul Garcia & Associates., P.C.	Yes	Yes	CTCSE	Unit 02C	Survey/Layout	Struc Piling	\$56,886.93	Active
City Electrical	Yes	Yes	CTCSE	Unit 02A	Survey/Layout	Site Demo	\$11,793.00	Active
Eagle Fence & Guardrail, Inc.	Yes	Yes	CTCSE	Unit 16H	Electrical	Site Electrical	\$91,843.00	Closed
JFC Steel Construction, LLC	Yes	Yes	CTCSE	Unit 02A	Electrical	Site Demo	\$9,834.00	Active
RJB Contracting, Inc.	No	No	CTCSE	Unit 02B	Fencing	Site Fencing	\$35,071.00	Active
	Yes	Yes	CTCSE	Unit 03A	Steel	Pile Cap/SOG	\$788,386.00	Active
			CTCSE	Unit 03B	Steel	CIP Garage	\$2,156,788.00	Active
	No	No	CTCSE	Unit 03A	Concrete	Pile Cap/SOG	\$2,617,482.00	Active
			CTCSE	Unit 03B	Concrete	CIP Garage	\$2,274,970.00	Active

Smith Automatic Sprinkler	No	No	CTCSE	Unit 15E	Fire Protection	Bldg Fire Prot	\$808,442.00	Active
			CTCSE	Unit 15B	Fire Protection	Grge Fire Prot	\$551,085.00	Active
Shetucket Industrial Supply	Yes	Yes	CTCSE	Unit 15G	Supplier	Bldg Plumbing	\$200,000.00	Active
Shetucket Industrial Supply	Yes	Yes	CTCSE	Unit 15E	Supplier	Bldg Fire Prot	\$89,000.00	Active
			CTCSE	Unit 15D	Plumbing	Garage Plumbing	\$150,000.00	Active
			CTCSE	Unit 15A	Plumbing	Under Mech	\$105,000.00	Active
			CTCSE	Unit 15B	Supplier	Grge Fire Prot	\$105,000.00	Active
Ernest Peterson, Inc.	Yes	No	CTCSE	Unit 07B	Waterproofing	Grge Waterproof	\$240,199.00	Active
			CTCSE	Unit 07C	Roofing	Roof/Waterproof	\$1,636,369.50	Active
			CTCSE	Unit 07A	Waterproofing	Foun/Tile Cap W	\$42,944.00	Active
The Bill Fisher Enterprise, Inc.	Yes	Yes	CTCSE	Unit 05B	Supplier	Misc Metals	\$23,210.00	Active
Tucker Mechanical	No	No	CTCSE	Unit 15A1-CUP	Mechanical	Mech Work CUP	\$811,886.00	Active
			CTCSE	Unit 15G	Plumbing	Bldg Plumbing	\$3,480,948.00	Active
			CTCSE	Unit 15C	HVAC	Grge HVAC	\$130,222.00	Active
			CTCSE	Unit 15A	Plumbing	Under Mech	\$350,332.00	Active

ATR Electrical Contractor	Yes	Yes	CTCSE	Unit 15D	Plumbing	Garage Plumbing	\$719,547.00	Active
			CTCSE	Unit 16B	Electrical	Garage Electric	\$1,027,054.00	Active
			CTCSE	Unit 16A1-CUP	Electrical	Electrical CUP	\$62,981.00	Active
Ducci Electrical Contractors	No	No	CTCSE	Unit 16C	Electrical	Grge Sec/Telcom	\$140,087.00	Active
			CTCSE	Unit 16J	Electrical	Traff Signal PI	\$126,899.00	Active
			CTCSE	Unit 16E	Electrical	Bldg Tel/Sec	\$1,546,726.00	Active
The Beacon Light & Supply Co.	Yes	Yes	CTCSE	Unit 16D	Electrical	Building Elect	\$6,211,468.00	Active
			CTCSE	Unit 16C	Supplier	Grge Sec/Telcom	\$15,000.00	Active
			CTCSE	Unit 11A	Supplier	Load Dock Equip	\$70,658.00	Active
Maybury Material Handling	Yes	No	CTCSE	Unit 04A	Masonry	Grge Pizar/Mason	\$2,265,600.00	Active
	Yes	Yes	CTCSE	Unit 02C	Supplier	Struc Piling	\$87,307.54	Active
	Yes	Yes	CTCSE	Unit 03B	Supplier	CIP Garage	\$182,982.00	Active
ADF Industries, Inc	Yes	Yes	CTCSE	Unit 16A	Electrical	Undergrnd Elect	\$325,206.00	Closed
	Yes	Yes	CTCSE	Unit 09C	Flooring	Ceramic Tile	\$280,179.00	Active
	Yes	Yes	CTCSE	Unit 09C	Flooring	Ceramic Tile	\$280,179.00	Active

Jo-Ryu Security, LLC	Yes	Yes	CTCSE	01K	Security	Site Security	\$355,000.00	Active
Kerr Electric	Yes	Yes	CTCSE	Unit 16C	Electrical	Grge Sec/Telcom	\$15,399.00	Active
			CTCSE	Unit 16J	Electrical	Traff Signal PI	\$29,125.00	Active
			CTCSE	Unit 16D	Electrical	Building Elect	\$1,419,337.00	Active
Kerr Electric	Yes	Yes	CTCSE	Unit 16E	Electrical	Bldg Tel/Sec	\$392,815.00	Active
Barber Firestop Systems, LLC	Yes	No	CTCSE	Unit 15G	Firestopping	Bldg Plumbing	\$42,000.00	Active
			CTCSE	Unit 15D	Firestopping	Garage Plumbing	\$4,500.00	Active
New Haven Scaffolding, Inc	Yes	Yes	CTCSE	Unit 05A	Scaffolding	Struct Steel	\$260,000.00	Active
Dynamic Metals International, LLC	Yes	Yes	CTCSE	Unit 05A	Supplier	Struct Steel	\$1,567,842.00	Active
Cives Steel Company	No	No	CTCSE	Unit 05A	Steel	Struct Steel	\$13,834,311.00	Active
L.K. Sheetmetal, LLC (Barber Firestop System-SUB)	Yes	Yes	CTCSE	Unit 15C	Installation	Grge HVAC	\$77,300.00	Active
Williams Welding	Yes	Yes	CTCSE	Unit 15F	Unknown	Mech/HVAC	\$3,545,549.00	Active
			CTCSE	Unit 11A	Waterproofing	Load Dock Equip	\$7,148.77	Active
Harry Grodsky & Co., Inc.	No	No	CTCSE	Unit 15F	HVAC	Mech/HVAC	\$8,240,517.00	Active

PermaSteelisa Cladding Technologies	No	No	CTCSE	Unit 08A	Carpentry	Curtainwall	\$9,462,319.00	Active
McDowell Building & Foundations, Inc.	Yes	No	CTCSE	Unit 03C	Concrete	Concrete Decks	\$940,698.00	Active
Berlin Steel Construction Co.	No	No	CTCSE	Unit 05B	Misc Metal	Misc Metals	\$3,765,070.00	Active
M.R.S. Enterprises, Inc	Yes	No	CTCSE	Unit 07E	Met Wall Panels	Met Wall Panels	\$3,245,623.00	Active
Island Lath & Plaster, Inc	No	No	CTCSE	Unit 07F	Fire Protection	Spray fire/Intu	\$958,900.00	Active
Conn Acoustics, Inc	No	No	CTCSE	Unit 09A	Accoustical	Drywall/various	\$7,900,205.00	Active
Stateline Doors, LLC	Yes	No	CTCSE	Unit 11E	Overhead Doors	Overhead Doors	\$74,152.00	Active
RCIMS Controls	Yes	Yes	CTCSE	Unit 16G	HVAC	Auto Temp Contr	\$668,131.00	Active
James E Brennan Co, Inc	Yes	No	CTCSE	Unit 15J	HVAC	Test/Balancing	\$74,181.00	Active
Ralph Computaro & Son Excavating, Inc	No	No	CTCSE	Unit 02A1-CUP	Site Work	Sitework CUP	\$1,066,981.00	Active
Glen Terrace Landscaping	Yes	Yes	CTCSE	Unit 02A1-CUP	Landscaping	Sitework CUP	\$14,950.00	Active
Manchester Recycling & Materials, LLC	Yes	No	CTCSE	Unit 02A1-CUP	Masonry	Sitework CUP	\$2,500.00	Active
OnSite Services Inc.	Yes	Yes	CTCSE	Unit 02A1-CUP	Signage	Sitework CUP	\$12,343.88	Active
American Masons & Building Supply Co	Yes	No	CTCSE	Unit 09A	Supplier	Drywall/various	\$725,000.00	Active

Wesconn Co., Inc	Yes	Yes	CTCSE	Unit 09A	Firestopping	Drywall/various	\$77,000.00	Active
Robert Barnoski & Associates, Inc	Yes	Yes	CTCSE	Unit 09A	Supplier	Drywall/various	\$25,000.00	Active
R&F Piping and Mechanical, LLC	Yes	Yes	CTCSE	Unit 15G	Mechanical	Bldg Plumbing	\$402,524.00	Active
WDJ Construction, Inc	Yes	No	CTCSE	Unit 06A	Millwork	Millwork	\$449,875.00	Active
Curtainwalls & Windows, Inc	No	No	CTCSE	Unit 08C	Glazing	Int Glazing	\$1,477,770.00	Active
Mackenzie Painting Co	Yes	Yes	CTCSE	Unit 09B	Painting	Painting	\$337,100.00	Active
Mackenzie Painting Co	Yes	Yes	CTCSE	Unit 07F	Painting	Spray fire/Intu	\$12,000.00	Active
Acorn Glass	Yes	No	CTCSE	Unit 08A	Installation	Curtainwall	\$235,978.00	Active
Superior Mechanical Systems	Yes	No	CTCSE	Unit 10B	Louvers	Louvers	\$403,703.00	Active
Old World Plaster	Yes	No	CTCSE	Unit 09A	Painting	Drywall/various	\$357,000.00	Active
Kone, Inc	No	No	CTCSE	Unit 14B	Unknown	Escalator	\$0.00	Active
Dapsco Products & Systems, Inc	No	No	CTCSE	Unit 10D	Flooring	Raised Access F	\$337,607.00	Active
Lab Furniture Installation & Sales	No	No	CTCSE	Unit 12B	Carpentry	Casework	\$38,042.00	Active
Highland Seating, Inc.	No	No	CTCSE	Unit 12A	Seating	Theatre Seating	\$45,300.00	Active
Bowline Construction	No	No	CTCSE	Unit 07L	Material Hoisting	Material Hoisti	\$214,682.00	Active

Arch Graphics, Inc	No	No	CTCSE	Unit 10A	Signage	Signage	\$289,115.00	Active
Otis Elevator Company	No	No	CTCSE	Unit 14A-1 (5899614	Unknown	Elevator	\$0.00	Active
Control Systems, Inc	Yes	No	CTCSE	Unit 14A	Unknown	Elevator	\$0.00	Active
The Professional Floor Covering Co	Yes	No	CTCSE	Unit 11D	Supplier	Park Gig Equip	\$190,968.00	Active
Fine Line Builders, LLC	Yes	Yes	CTCSE	Unit 09E	Flooring	Carpet & Rubber	\$505,484.00	Active
CRF Inc Comp Raised Floors	Yes	No	CTCSE	Unit 10D	Flooring	Raised Access F	\$83,000.00	Active
A. Laugeni & Son, Inc	Yes	Yes	CTCSE	Unit 09A	Scaffolding	Drywall/various	\$300,000.00	Active
Brand Scaffold Rental & Erection, Inc	No	No	CTCSE	Unit 01M	Carpentry	Science Center	\$589,751.00	Active
Mt View Landscapes and Lawncare, Inc	No	No	CTCSE	Unit 02E	Landscaping	Landscaping	\$1,832,565.00	Active
NCI-CT	Yes	Yes	CTCSE	Unit 02G	Site Work	Final Site Work	\$591,025.00	Active
Steeltech Building Products, Inc	No	No	CTCSE	Unit 11B	Steel Lockers	Lockers	\$31,644.00	Active

Front Street District

Vendor List by Contract

Vendor Name	SBE Status	MBE Status	Project Name	Contract Number	Specialties	Contract Name	Contract Award	Contract Status
Earth Technologies, Inc.	No	No	ERRST	ET12 - State	Site Demo	Site Demo	\$1,645,581.00	Active
J. Devoe Trucking	Yes	Yes	ERRST	ET12 - State	Trucking/Hauling	Site Demo	\$393,235.00	Active
V.I.P. Supply, Inc.	Yes	No	ERRST	ET12 - State	Supplier	Site Demo	\$10,700.00	Active
John Paul Garcia & Associates, P.C.	Yes	Yes	ERRST	ET12 - State	Survey/Layout	Site Demo	\$12,400.00	Active

Connecticut Convention Center

Vendor List by Contract

Vendor Name	SBE Status	MBE Status	Project Name	Contract Number	Specialties	Contract Name	Contract Award	Contract Status
Lupachino/Salvatore, Inc	No	No	CCEDA Office FO	001	Construction Management	CCEDA Fitout	\$547,291.00	Active
Hanna Electric, Inc	Yes	Yes	CCEDA Office FO	001	Electrical	CCEDA Fitout	\$79,790.00	Active
Barall & Konover Floors, Inc	Yes	Yes	CCEDA Office FO	001	Flooring	CCEDA Fitout	\$33,328.00	Active
N.T. Oliva, Inc	Yes	No	CCEDA Office FO	001	Accoustical	CCEDA Fitout	\$24,905.00	Active
CMC Painting, Inc	Yes	Yes	CCEDA Office FO	001	Pairiting	CCEDA Fitout	\$7,500.00	Active
Allstate Fire Sprinkler, Inc	Yes	No	CCEDA Office FO	001	Fire Protection	CCEDA Fitout	\$18,500.00	Active

Adriaen's Landing Consultants

Vendor List By Contract

Vendor Name	SBE Status	MBE Status	Project Name	Contract Number	Specialties	Contract Name	Contract Award	Contract Status
Ernest Peterson, Inc.	Yes	No	AL Consultants	AL 04	Supplier	Snow Guards	\$26,794.00	Active
Pelli Clark Pelli Architects	No	No	AL Consultants	AL 32	Architectural	CSC Design	\$9,085,800.00	Active
FA Hesketh & Associates	Yes	No	AL Consultants	AL 29	Engineering	FA Hesketh	\$433,582.00	Active
GM2 Associates	Yes	Yes	AL Consultants	AL 51	Engineering	FTST Grg Inspec	\$100,000.00	Active
GZA Geoenvironmental	No	No	AL Consultants	AL 24	Environmental	Rem Action Plan	\$12,000.00	Active
Haley & Aldrich, Inc.	No	No	AL Consultants	AL 53	Environmental	RAP Resp	\$12,000.00	Active
				AL 25/3874	Engineering	Geotech Ser CSC	\$155,749.00	Active
KPMG, LLP	No	No	AL Consultants	AL 26	Engineering	RAP Rev CSC	\$9,500.00	Active
				AL 59	Auditing	Audit Services	\$2,301,238.00	Active
Phoenix Environmental Laboratories, Inc.	No	No	AL Consultants	AL 40	Environmental	Lab Services	\$89,000.00	Active

Thinc Design	No	No	AL Consultants	AL 36	Development	Exh Design	\$4,242,500.00	Active
United International Corp.	Yes	Yes	AL Consultants	AL 37	Material Testing	Materials Test	\$963,403.94	Active
Braman Chemical Enterprises, Inc	No	No	AL Consultants	AL 58	Pest Management	Pest Control	\$210,256.00	Active
Pinto & Associates	No	No	AL Consultants	AL 41	Pest Management	Rodent Control	\$200,295.00	Active
Wiggin & Dana LLP	No	No	AL Consultants	AL 50	Legal	CTCSE Legal	\$125,000.00	Active
Steven Winter Associates	Yes	No	AL Consultants	AL 32	Architectural	CSC Design	\$203,500.00	Active
Hanscomb	No	No	AL Consultants	AL 27	Cost Estimating	Cost Estimating	\$627,762.06	Active
Nutmeg Planners, LLC	No	No	AL Consultants	AL 30	Contract Compliance	Compliance	\$225,820.00	Closed
People, Places & Design Research	No	No	AL Consultants	AL 33	Survey/Layout	CSC Exhibit Des	\$113,800.00	Active
HBN Front St, LLC	No	No	AL Consultants	AL 28	Development	ERR Development	\$1,639,024.00	Active
Weidlinger Associates	No	No	AL Consultants	AL 39	Engineering	CSC Peer Rev	\$190,000.00	Active
Acoustics, Inc.	No	No	AL Consultants	AL 01	Signage	Signage	\$33,322.00	Active
Shooshanian Engineering Inc	No	No	AL Consultants	AL 34	Engineering	Comm Services	\$152,990.00	Active

Siemens Building Technologies	No	No	AL Consultants	AL 10	HVAC	H2O System Mtr	\$22,978.00	Active
White Oak Associates	No	No	AL Consultants	AL 42	Architectural	CSC RM Book Des	\$30,200.00	Active
			AL Consultants	AL 43	Architectural	Museum Plan	\$50,000.00	Active
Desman Associates	No	No	AL Consultants	AL 18/5184	Parking Consultants	Park Rev System	\$9,740.15	Active
Environmental Partners, LLC	Yes	Yes	AL Consultants	AL 21	Environmental	Env Oversight	\$356,500.00	Active
Frankson Fence Company	No	No	AL Consultants	AL 05	Fencing	Fencing	\$15,904.00	Active
Walker Parking Consultants	No	No	AL Consultants	AL 38	Parking Consultants	Park Consul	\$15,000.00	Active
The Concrete Supplement Company	Yes	No	AL Consultants	AL 02	Flooring	Floor Covering	\$16,000.00	Active
Simione Macca & Larrow, LLP	Yes	No	AL Consultants	AL 35	Auditing	Auditing	\$25,500.00	Active
Maico Electrical Contractors	Yes	No	AL Consultants	AL 09	Electrical	CC Electrical	\$564,067.00	Active
Van Horst General Contractors	No	No	AL Consultants	AL 11	Unknown	Grge Office Fit	\$138,708.11	Active
Harrington Engineering, Inc	No	No	AL Consultants	AL 07	HVAC	Fan Unit Instal	\$99,815.25	Active
Harry Grodsky & Co., Inc.	No	No	AL Consultants	AL 06	HVAC	Steam Meter PPV	\$55,783.00	Active

Lauretano Sign Group	No	No	AL Consultants	AL 08	Signage	Grge Signs/Grfx	\$338,857.12	Active
BVH Integrated Services, Inc	No	No	AL Consultants	AL 13	Engineering	Util Pipe Dsign	\$77,500.00	Active
CT Tank Removal	No	No	AL Consultants	AL 57	Environmental	FRNT Soil Des	\$57,750.00	Active
			AL Consultants	AL 17	Site Demo	FRNT Slab Rem	\$1,303,200.00	Active
			AL Consultants	AL 56	Environmental	FRNT Remed	\$185,000.00	Active
Nutmeg Planners, LLC (1)	Yes	Yes	AL Consultants	AL 31	Contract Compliance	Compliance	\$773,780.00	Active
James P. Purcell Associates, Inc	Yes	No	AL Consultants	AL 52	Engineering	GST Init Des	\$884,721.00	Active
Titan Roofing, Inc	No	No	AL Consultants	AL 48	Roofing	Emer Roof Rep	\$180,486.11	Closed
Joseph Merritt & Co	No	No	AL Consultants	AL 54	Supplier	Printing CSC	\$75,000.00	Active
BSC Group	No	No	AL Consultants	AL 44	Engineering	Frnt St Ste/Cvl	\$43,500.00	Active
Dyco Industries	No	No	AL Consultants	AL 45	Steel	CUP Catwalks	\$34,050.00	Active
Faithful & Gould	No	No	AL Consultants	AL 46	Cost Estimating	Cst Estimating	\$116,317.00	Active
Verutek Technologies	No	No	AL Consultants	AL 49	Environmental	Frnt St Soil Tre	\$178,750.00	Active
The Technology Group	No	No	AL Consultants	AL 47	Computers	Comp Consult	\$10,025.06	Closed