

## Paul Ashworth

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**From:** Anthony Lazzaro <alazzaro@crdact.net>  
**Sent:** Monday, July 11, 2022 7:14 PM  
**To:** Paul Ashworth; Chambers, Aimee  
**Cc:** Rifkin, Howard; Michael W. Freimuth  
**Subject:** Adriaen's Landing site  
**Attachments:** Adriaen's Landing Site Map {06-14-22}.pdf; Adriaen's Landing Site Map Key {06-14-22}.pdf

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Hello Paul,

As a follow-up to my voicemail, I understand the City has several questions regarding the Adriaen's Landing site that were posed to OPM.

I have taken the liberty of providing answers directly to City for use in your report.

The map of Adriaen's Landing that you requested is contained within the Master Development Plan, which was filed by the Governor with the General Assembly on March 3, 2000. On May 2, 2000, the General Assembly enacted and the Governor signed Public Act 00-140, an *Act Implementing the Master Development Plan for the Adriaen's Landing Project and the Stadium at Rentschler Field Project*, validating the formal Master Development Plan and the Adriaen's Landing site map. The approved Adriaen's Landing site map was plotted on February 22, 2000 and was assembled as part the Master Development Plan, which was ultimately filed with the General Assembly on March 3, 2000. CRDA has three official copies of the Master Development Plan in its possession. Except as provided above, there are no additional known copies of the official Master Development Plan and the approved Adriaen's Landing site map.

With respect to the disclaimer, the language referencing "errors and omissions" and "accuracy of completeness" are with respect to lots sizes and exact boundaries. It is not meant to be a disclaimer as to whether an actual parcel is contained within the site or not. The list of parcel ownership clearly provides that the Yellin *Parcel 20* is within the Adriaen's Landing site. Again, this is not the type of "error or omission" contemplated by the disclaimer.

The Adriaen's Landing site has not been amended to extricate *Parcel 20* at 89 Arch Street from the site.

The Master Development Plan referenced in C.G.S. § 32-651 is much more than a map; it is a whole plan of development. The MD Plan includes a breakdown of the various parcels contained within the Adriaen's Landing site – See map and list of parcel ownership attached hereto.

The map in the 2010 financial report shows 89 Arch Street as excluded is titled "Master Plan"; however, 2010 map is a "sub-map" of the Adriaen's Landing site used for convenience purposes (See below).

The E/R/R Developer, HB Nitkin, was only given the right to develop the E/R/R District, a sub-district within the Adriaen's Landing site; consequently, a lesser map was created as it related to HB Nitkin's rights only. The definition of the Master Development Plan contained in the HB Nitkin Development Agreement is as follows: "Master Development Plan means the Master Development Plan filed by the Governor with the General Assembly on March 3, 2000, as same may be modified by the Secretary pursuant to Section 35 of the Public Act 00-140, **to the extent relating to the E/R/R District.**"

The map contained in the OPM Financial Report was not designed to replace or modify the existing actual Adriaen's Landing site map approved by the General Assembly, it was merely an exhibit to that certain Development Agreement with HB Nitkin for the E/R/R District, again, which is a sub-district within the broader Adriaen's Landing site.

When OPM and CRDA produced the annual reports, which were meant to be for public relations purposes, we utilized the colorized map of the Master Development Plan as relating to the E/R/R District rather than the dull black and white map of the Adriaen's Landing site contained in the approved Master Development Plan.

If you have any questions, you can reach me at (860) 655-0850.

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