

CONNCAT PLACE ON DIXWELL

- CONNCORP, LLC has put forth a redevelopment plan for Dixwell Plaza which includes the acquisition of the City's interests at the Plaza (public spaces, Stetson Library and the NHPD substation).
- Dixwell Plaza is a condominium and CONNCORP has acquired a majority of the parcels, including the Elks Club.
- The City's interests are appraised at \$700,000. The negotiated price is \$750,000, with \$50,000 set aside as a special fund to support the Q-House.
- Beginning in 2021, CONNCORP will go into construction with a 50,000 s.f. new commercial building together with 150 residential units (20% affordable at various income levels).
- Stetson will move to the new Q-House in 2021. NHPD will return to the new Dixwell Plaza when opened. Short-term leases will allow both Stetson and the NHPD to remain on site.
- When complete, CONNCAT Place on Dixwell will anchor the revitalization of the historic Dixwell commercial corridor and provide opportunities and access for all residents.

"A P L A C E T O B E L O N G"



CONNCAT PLACE DIXWELL^{ON}

"A PLACE TO BELONG"

THE CONNCAT STORY

INSPIRE HOPE

- YOUTH ARTS
- JOB TRAINING
- ECONOMIC DEVELOPMENT
- ENTREPRENEURIAL OPPORTUNITIES
- NEARLY 10 YEARS IN THE COMMUNITY



CONNCAT PLACE ON
DIXWELL

"A PLACE TO BELONG"

OUR APPROACH

- COMMUNITY MEETINGS
- ASSESSMENT
- COMMUNITY INVESTMENT
- RESTORATIVE COMMUNITY DEVELOPMENT
- ONGOING COMMUNITY ENGAGEMENT



DIXWELL PLAZA TODAY

UNMET NEEDS & FAILED EXPECTATIONS



CONNCAT PLACE ON
DIXWELL

"A PLACE TO BELONG"

OUR VISION

A TRANSFORMATIONAL CULTURAL, EDUCATION, ARTS, AND BUSINESS CENTER.

- GENERATIONAL WEALTH
- SECURITY
- FOOD JUSTICE
- FAMILY HEALTHCARE
- ENTREPRENEURIAL OPPORTUNITIES
- BEAUTY AND DIGNITY



CONN-CAT PLACE ON
DIXWELL

"A PLACE TO BELONG"

WHAT DIXWELL PLAZA CAN BECOME



CONNCAT PLACE ON
DIXWELL

"A PLACE TO BELONG"

SITE PLAN

GROUND LEVEL



SECOND LEVEL



CONN-CAT PLACE ON
DIXWELL

"A PLACE TO BELONG"

ECONOMIC / COMMUNITY BENEFITS

- HOMEOWNERSHIP
- SUSTAINABILITY
- FITNESS CENTER
- RETAIL STORES
- DINING OPTIONS
- ARTS & PERFORMING ARTS
- EMPLOYMENT OPPORTUNITIES
- ENTERTAINMENT OPPORTUNITIES
- HIGH-QUALITY GROCERY OPTIONS
- CHILDCARE & CHILD DEVELOPMENT
- A CARING & NURTURING ENVIRONMENT
- AFFORDABLE HOUSING

ECONOMIC IMPACT ANALYSIS

- CONSTRUCTION JOBS: 420 JOBS
- ECONOMIC OUTPUT DURING CONSTRUCTION: \$232 MILLION
- POST CONSTRUCTION JOBS: 450-550 JOBS
- ECONOMIC OUTPUT: \$40-\$50 MILLION ANNUALLY

SOURCE:

ADVANCECT
CONNECTICUT

CONNCAT PLACE ON
DIXWELL

"A P L A C E T O B E L O N G"

ARCHITECT PETER COOK



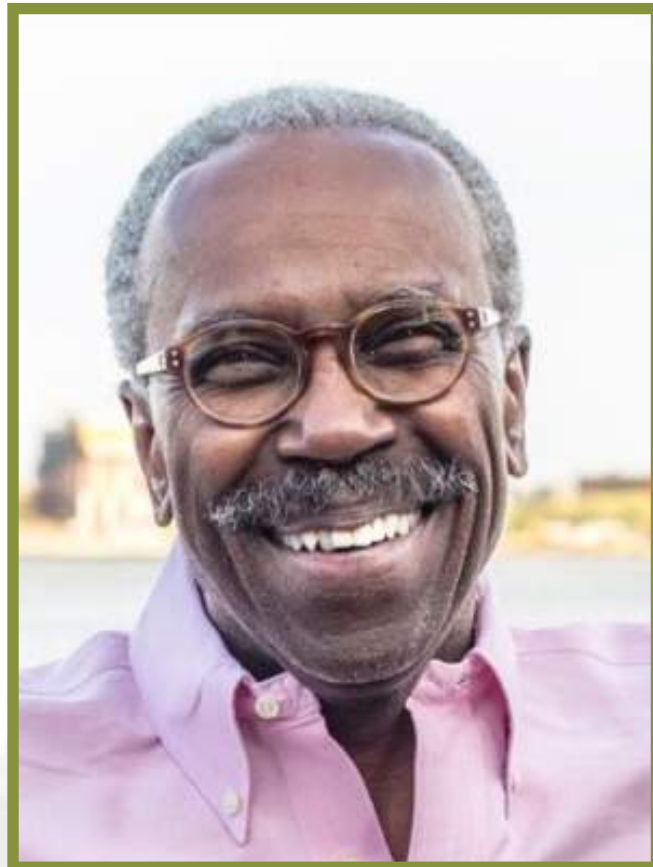
PETER COOK, AIA, NOMA

- **NATIONALLY RENOWNED ARCHITECT WITH PORTFOLIO OF AWARD WINNING PROJECTS**
- **CREATES DESIGNS THAT DISCOVER PROGRAMMATIC OPPORTUNITIES BY UNCOVERING HISTORY OF PLACE**
- **ONE OF THE PRINCIPAL DESIGNERS OF THE NATIONAL MUSEUM OF AFRICAN AMERICAN HISTORY AND CULTURE**
- **PRINCIPAL OF HGA, A NATIONALLY RECOGNIZED MULTI-DISCIPLINARY DESIGN FIRM WITH OVER 850 PEOPLE WITH 11 OFFICES**
- **ACTIVE MEMBER OF NATIONAL ORGANIZATION OF MINORITY ARCHITECTS (NOMA)**

STULL AND LEE / DREAM COLLABORATIVE



DON L. STULL, FAIA



M. DAVID LEE, FAIA

- AWARD-WINNING ARCHITECTURE, URBAN DESIGN, AND PLANNING FIRM THAT WAS FOUNDED IN 1966 BY TWO BLACK GRADUATES OF THE HARVARD SCHOOL OF DESIGN
- DAVID LEE, PRESIDENT AND MANAGING PARTNER, IS A NATIONAL EXPERT IN URBAN PLANNING
- DREAM COLLABORATIVE IS A DIVERSE AND MINORITY-OWNED ARCHITECTURE FIRM PARTNERING WITH STULL AND LEE WITH STRONG ENGINEERING AND INFRASTRUCTURE DESIGN EXPERTISE
- STULL AND LEE IS A CERTIFIED MINORITY BUSINESS ENTERPRISE

OUR TEAM



Paul McCraven
ConnCORP CEO



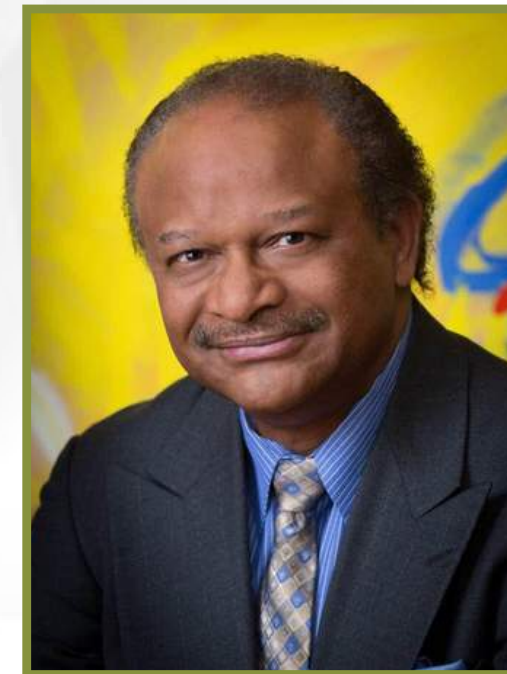
Erik Clemons
ConnCAT CEO



Anna Blanding
ConnCORP Chief Investment Officer



Genevive Walker
ConnCAT Chief Operating Officer



Carlton L Highsmith
ConnCAT Board Chairman



Yves Joseph
Principal RJ Development



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