



Steelpointe Harbor Project Attracts Strong Investor Participation In Bond Sale

District prices \$47,845,000 Special Obligation Revenue Bonds at ultra-low rate

BRIDGEPORT (CT) - On September 29, 2021, the Steel Point Infrastructure Improvement District (the "District") sold \$47.845 million Special Obligation Revenue Bonds, Series 2021 (the "Bonds"). The Bonds were issued to finance development of a long-underutilized 44-acre waterfront parcel in the City of Bridgeport, Connecticut (the "City"). Bridgeport Landing Development, LLC (the "Developer"), in partnership with the City, has already begun to turn the District into an urban mixed-use development with retail, office space, apartment residences, and is already anchored by the region's first and only Bass Pro Shop.



The plan is to develop 1,500 residential units, 800,000 square feet of retail space, 200,000 square feet of commercial/office space, and 300,000 square feet of hotel/meeting area overlooking a 220-slip marina with complete shore-side support. The Developer expects to break ground on a hotel and three mid-rise residential towers in April 2022 as part of its plan to make the District a premiere waterfront destination.

Proceeds of the bonds will to be used to reimburse the Developer and City for District improvements, as well as fund a Debt Service Reserve Fund, pay capitalized interest, and other issuance expenses. The Bonds are secured by Tax Increment Payments and Special Assessment Revenues from the District. Due to the unique nature of the financing, the Bonds were sold as a limited offering to a select group of sophisticated investors.

The Bonds were structured with four term bonds to increase demand on the yield curve and reduce the interest rate to the District. A 30-year final maturity allowed the District to take advantage of a relatively flat yield curve and historically low interest rates. Thanks to a strong pre-marketing effort which included investor site visits, the District was able to price the bonds extremely aggressively, ultimately reducing yields by 10bps across the board during the order period thanks to significant oversubscription. The Bonds were purchased by 26 different sophisticated investors and achieved a blended yield of 3.787%, an exceptionally strong result for an unrated transaction of this nature.

The Bonds were sold by D.A. Davidson & Co. and Mesirow Financial, Inc.