

Analysis of State Bond Commission Agenda Items

January 30, 2015
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OFFICE OF FISCAL ANALYSIS

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The following is intended to provide legislative members of the State Bond Commission (SBC) with additional information and analysis of the items on the agenda. We have reviewed the items and provided additional information, comments or questions where it would be helpful.

I. Summary

FY 15 General Obligation Bonds¹

Allocations	FY 15 \$	FY 14 \$
January 30 Agenda	250,183,823	229,271,475
Prior Allocations	1,115,199,917	505,228,095
TOTAL	1,365,383,740	734,499,570

¹ The figures do not include reallocations.

Calendar Year 2015 General Obligation Bonds¹

Allocations	2015 \$	2014 \$
January 30 Agenda	250,183,823	229,271,475
Prior Allocations	654,995,582	0
TOTAL	905,179,405	229,271,475

¹ The figures do not include reallocations.

FY 15 Transportation Fund Bonds

Allocations	FY 15 \$	FY 14 \$
January 30 Agenda	3,000,000	0
Prior Allocations	654,090,336	660,405,612
TOTAL	657,090,336	660,405,612

Calendar Year 2015 Transportation Fund Bonds

Allocations	FY 15 \$	FY 14 \$
January 30 Agenda	3,000,000	0
Prior Allocations	62,750,000	0
TOTAL	65,750,000	0

Special note on job creation/retention estimates in the SBC agenda:

The Office of Policy and Management has provided an estimate for the number of jobs created or retained for each agenda item. The figures are based on the assumption that for every \$1 million of directly expended project construction costs, a total of 21 jobs are created or retained. Of the 21 job total, 9.4 are direct jobs and 11.6 are supplier jobs.

II. Agenda Items

Item #1 Office of Policy and Management: Transit-oriented development and predevelopment projects (\$1,500,000 in new General Obligation bonds)

The funds will be used to provide grants-in-aid to municipalities for the following transit-oriented development projects:

Transit-oriented Development Grants-in-aid

Municipality	Project	Amount \$
Berlin	Establish a village district along Farmington Avenue, around train station in Kensington	150,000
Bethel	Planning for Bethel Train Station area, including technical analysis and public outreach	100,000
Bridgeport	Master plan around new Barnum train station	150,000
Enfield	Master plan for future Thompsonville train station	100,000
Meriden	Infrastructure and traffic engineering study in the vicinity of the train station	125,000
Milford	Conceptual site plan and market analysis for the Milford train station area	150,000
New Britain	Planning for redevelopment around CTfastrak stations	250,000
New Haven	Comprehensive transportation demand management plan	125,000
Stratford	Stratford Center Complete Streets improvement plan	200,000
Wallingford	Master plan around train station	75,000
West Hartford	New Park Avenue transit area Complete Streets study	75,000
TOTAL		1,500,000

Item #2 Department of Transportation: Development of an asset management plan (\$3,000,000 in new Special Tax Obligation bonds)

This funding will be used to develop a Comprehensive Transportation Asset Management Plan System in compliance with Federal legislative, Moving Ahead for Progress in the 21st Century (MAP 21). The Comprehensive Transportation Asset Management Plan System will consist of a Risk-based Asset Management Plan covering highway and public transportation assets. This funding will specifically be used for consultants to implement a maintenance fleet management system which will track and manage the Department of Transportation’s public transportation fleet using standards such as condition, performance and utilization.

Questions:

1. DOT received a \$925,000 appropriation in FY 15 in their Other Expenses (OE) budget to develop a Comprehensive Transportation Asset Management Plan. Has DOT used the funding and what was it used for?
2. Why is funding included in both the operating and capital budgets to develop this plan?
3. What is the projected timeline to develop the plan?

4. How has DOT chosen the consultants to be used for this project?
5. How will this plan differ from existing plans?

Item #3 Office of Policy and Management: Development of databases in the CORE Financial System associated with Results-Based Accountability (RBA) (\$2,281,312 in new General Obligation bonds)

These funds will be used to finance the implementation of new web-based business intelligence software. The new software will replace the primary Core-CT data query software and advanced analytic and reporting capabilities.

Question: How will the new business intelligence software support RBA?

Items #4 & #6 Department of Housing: Supportive housing projects (a total of \$26,382,000 in new General Obligation bonds)

These funds will support the following housing developments under the Permanent Supportive Housing Initiative and the Flexible Housing Program.

This group of housing projects includes the development of an additional 144 units of supportive housing, provide supplemental funding for 11 units of previously approved supportive housing under the Permanent Supportive Housing Initiative administered by the Connecticut Housing Finance Authority and provide for various units of affordable housing.

Supportive Housing and Flexible Housing Projects

Location	Project	# Units	Amount \$
Manchester	Center Street II (supplemental funding)	11 supportive units; 9 affordable units	257,000
Hartford	Liberty Gardens	10 units	4,000,000
Hamden	Sanford Commons	17 supportive units; 16 affordable units; 9 workforce units	7,970,000
Bridgeport	Harrison Apartments	102 units	5,000,000
Bridgeport	Milestone Apartments	15 supportive units; 15 affordable units	9,155,000
TOTAL		204 units	26,382,000

Background: Workforce housing is an expanded understanding of affordable housing because it includes “essential workers” who are gainfully employed and not typically the target of affordable housing programs, such as police officers, firemen, teachers, nurses, medical personnel. It may be targeted more generally at certain income levels regardless of type of employment, with definitions ranging from 50% to 120% of Area Median Income.

Item #5 Department of Housing: Flexible Housing Program (\$9,200,000 in previously allocated General Obligation bonds)

These funds will be used for the following Flexible Housing Program projects:

- A. Housing Authority of the Town of Deep River (\$4,200,000) - This funding was previously allocated on January 12, 2015 to the Town of Deep River for the same project. The reallocation will change the funding from a \$4.2 million grant-in-aid to a \$3.2 million grant-in-aid and a \$1 million 40-year loan at 1% interest to finance: (1) rehabilitation of 26 units and (2) creation of 18 units of affordable elderly rental housing at Kirtland Commons.
- B. State-Sponsored Housing Portfolio Properties: Critical/Emergency Needs (\$3,000,000) - These funds will be used for the State-sponsored Housing Portfolio Moderate Rehabilitation Projects Program. The program provides funding to eligible sponsors to address capital improvements that are part of a long term plan. These properties provide housing for people with incomes of up to 80% of Area Median Income.

Background: In 2003 the State conveyed its interest in the Portfolio to the Connecticut Housing Finance Authority (CHFA). In 2012, the Governor announced a ten-year \$300 million initiative to revitalize the Portfolio. The first \$90 million in General Obligation (GO) bonds have been authorized. Last year, CHFA engaged a consultant to prepare a capital plan to guide and prioritize the revitalization of the Portfolio properties in accordance with the initiative. Over the course of this ten-year period, guided by the plan, DOH and CHFA expect to invest the funds authorized under this initiative to rehabilitate or redevelop each of the properties in the Portfolio.

- C. State Housing Portfolio Properties: Predevelopment Grants (\$2,000,000) - These funds will provide grants-in-aid under the State-Sponsored Housing Portfolio Predevelopment Grant Program for predevelopment costs incurred in connection with the construction, rehabilitation, or renovation of housing serving low- and moderate income persons and families.

Projects must involve property in the state-sponsored housing portfolio. Eligible expenses are non-administrative costs that may include: (1) architectural design up to 100% plans and specifications, (2) feasibility and environmental studies, (3) option payments to acquire a site (acquisition is not eligible), (4) appraisals, and (5) market studies. Procurement must comply with DOH procurement standards. Funding may not be used to reimburse a grantee for expenses made prior to the date of the application for the grant, including the repayment of other predevelopment financing.

Item #6 Department of Housing: Supportive housing projects \$26,382,000 in new General Obligation bonds)

See Item #4

Item #7 Department of Energy and Environmental Protection: Microgrid Program grants-in-aid (\$5,100,000 in new General Obligation bonds)

The funds will be used for the microgrid projects listed below:

Microgrid Pilot Program Projects

Recipient	Description	Amount \$
City of Milford	Power to Parsons Government Center, middle school, senior housing and senior center for emergency shelter and operations.	2,200,000
University of Bridgeport	Power to dining hall, recreation center, student center, police station and two residence halls to provide emergency shelter for city residents.	2,900,000
TOTAL		5,100,000

Background: Microgrids are small electric distribution systems that connect either: (1) a few facilities or (2) a small geographic area. A microgrid generally operates while connected to the grid, but in times of crisis, such as power outages and storms, or for any other reason, a microgrid can separate from the grid and operate on its own in what is known as island mode. A microgrid will use its own local energy generation that can be powered by renewable sources (solar panels, wind, hydro, etc.), fuel cells, batteries, or fossil fuels.

PA 12-148, AA Enhancing Emergency Preparedness and Response, required DEEP to develop a pilot program providing grants to municipalities and other entities to develop microgrids. This allocation represents the second round of awards under the grant program; in September of 2013, \$14.54 million was allocated to five municipalities and three universities.

Item #8 Department of Administrative Services: Replace flooring at the Office of the Chief Medical Examiner in Farmington (\$70,000 in new General Obligation bonds)

The funds will be used to replace the flooring in the Office of the Chief Medical Examiner at 11 Shuttle Road in Farmington.

Item #9 Department of Energy and Environmental Protection: Construction of a new nature center at Hammonasset Beach State Park in Madison (\$2,389,451 in new General Obligation bonds)

Funds will be used for a construction contract to build a new Meigs Point Nature Center facility at Hammonasset Beach State Park. Funds will be used as follows:

Costs for the Hammonasset Beach State Park Nature Center Project

Description	Amount \$
Construction	1,857,600
Contingency	259,200
Architect/Engineer's Fee	37,900
Construction Administration	88,500
Other	62,921
DAS Fee	83,330
TOTAL	2,389,451

Item #10 Department of Energy and Environmental Protection: Construction of a new restroom and concession complex at Hammonasset Beach State Park in Madison (\$7,515,790 in new General Obligation bonds)

Funds will be used to award a construction contract for a new elevated restroom and concession complex at Hammonasset Beach State Park in Madison. Funds will be used as follows:

Costs for the Hammonasset Beach State Park Concession Center and Restroom Complex

Description	Amount \$
Construction	6,131,500
Contingency	615,150
Architect/Engineer's Fee	123,540
Construction Administration	307,575
Other	116,660
DAS Fee	221,365
TOTAL	7,515,790

Item #11 Department of Administrative Services: Improvements to the state-owned office building at 450 Columbus Boulevard in Hartford (\$10,000,000 in new General Obligation bonds)

The funds will be used for ongoing renovation and improvements to 450 Columbus Boulevard in Hartford for occupancy by various state agencies. Improvements include roof replacement, HVAC improvements, plaza repairs, plumbing improvements and design services. The Capital Region Development Authority expects between 2,000 and 2,300 state employees to move to the complex by 2016. The Department of Revenue Services and the Commission on Human Rights and Opportunities will be among the agencies moving to the location.

Background: This property, also known as Connecticut River Plaza, is a 575,000 square feet two-building complex built in 1984, by former Whalers owner Richard Gordon. The state officially purchased the Class A office tower for \$34.5 million in August of 2013. At

the time of purchase, the building was unoccupied after its major tenant, United Healthcare, moved its downtown Hartford headquarters to CityPlace.

Item #12 Department of Education: ADA improvements and renovations at Vinal Technical High School in Middletown (\$3,177,740 in new General Obligation bonds)

The funds will be used for renovations and improvements that are necessary to bring Vinal Technical School into compliance with the Americans with Disability Act (ADA). Vinal Technical School is located in Middletown and has a student enrollment of 624 students.

Item #13 Board of Regents - Community College System: Renovations to Founders Hall at Naugatuck Valley Community College in Waterbury (\$39,008,382 in new General Obligation bonds)

The funds will be used to renovate and expand Founder's Hall at Naugatuck Valley Community College in Waterbury. The project includes: (1) building and life safety code upgrades, (2) complete renovation of the building systems, including HVAC, mechanical, plumbing, electrical, telecommunications, and elevators, (3) total roof replacement (4) improvements to the building envelope and (5) new mechanical systems and electrical service and distribution. The renovated building will be accredited as a LEED® Silver facility.

Founders Hall and Annex was a former manufacturing education building (Waterbury State Tech) built in 1962 with 97,000 sq. ft. Because of the building's age, the project will involve abatement and remediation of regulated and hazardous materials, including asbestos-containing materials, polychlorinated biphenyls (PCB's) and lead-based paints.

Construction is expected to begin in April 2015 and be completed in 18 to 24 months. The College anticipates that the building will be ready for use by the Allied Health and Nursing Facilities program for the fall 2017 semester. The new facility will provide: (1) large, well-equipped laboratories with resources for simulated learning, (2) a mixture of large and small classrooms with 'Smart' technology, (3) conference rooms, (4) gathering spaces for group study and (5) faculty offices that provide for tutoring and advising.

Naugatuck Valley Community College has a total enrollment of approximately 7,300 students.

Item #14 Office of Policy and Management: Intertown Capital Equipment Purchase Incentive Program (\$751,623 in new General Obligation bonds)

The funds will be used for the Intertown Capital Equipment Purchase Incentive Program, which provides grants-in-aid to municipalities to jointly purchase, or lease, equipment and vehicles. The table below shows the funding recipients, the equipment to be purchased and the grant-in-aid amount.

Intertown Capital Equipment Purchase Program Grants-in-Aid

Towns	Equipment	Amount \$
Ansonia and Derby	Food service truck	14,939
Coventry, South Windsor, and Tolland	Computer equipment	34,193
Coventry and Mansfield	Catch basin cleaner	80,299
Lyme and Old Lyme	Patrol boat	3,389
New Haven and Woodbridge	Chassis and dump trailer	109,780
Oxford, Beacon Falls, Derby, and Seymour	Storm drain vacuum truck	250,000
Simsbury and Bloomfield	Track paver	20,000
Simsbury and East Granby	Roadside mower	28,500
Simsbury, Avon, Bloomfield, Canton, Farmington, and Granby	Trailer mounted hot boxes	52,500
Warren and the Northwest Hills Council of Governments	Street sweeper	136,662
Weston, Darien, Easton, Greenwich, New Canaan, Norwalk, Stamford, Westport, Wilton	Equipment for the technical investigation unit of southwest Connecticut	21,361
TOTAL		751,623

Item #15 Department of Administrative Services: Health Insurance Portability and Accountability Act (HIPAA) compliance activities (\$3,657,525 in new General Obligation bonds)

The funds will be used to finance the state's federally-mandated Health Insurance Portability and Accountability Act (HIPAA) compliance efforts. These efforts include a required periodic review of compliance and development of solutions to any compliance issues for the Department of Correction and Department of Mental Health and Addition Services. The funds will also be used to continue federally-required HIPAA training and upgrade firewalls and intrusion prevention, to maintain compliance across statewide systems.

Background: The federal HIPAA Security Measures require that the State (1) ensure the confidentiality, integrity, and availability of all electronic protected health information (ePHI) that is created, received, maintained, or transmitted; (2) protect against any reasonably anticipated threats or hazards to the security or integrity of this information; (3) protect against any reasonably anticipated uses or disclosures of such information that are not permitted or required under law; and (4) ensure that our state workforce complies with these security measures. Failure to comply with the Federal mandates not only opens the State up to liability should our systems be breached and ePHI is compromised, but also may subject the State to the penalties outlined in federal law.

Item #16 Department of Energy and Environmental Protection: Energy efficiency projects at state buildings (\$10,000,000 in new General Obligation bonds)

The funds will be used for “performance contracting” energy efficiency upgrades for a variety of state agencies and traditional energy-efficiency measures in state buildings, following the same “Lead by Example” process through which \$10 million has been spent on 44 energy-efficiency projects in state buildings. Projects are prioritized by facilities that are most in need of upgrades and with the largest benefit. See Appendix A for a list of complete and in-process Lead by Example projects.

Item #17 Department of Housing: Housing Trust Fund projects (\$5,000,000 in new General Obligation bonds)

This funding will support a \$5 million loan to Threadmill Partners LLC to assist in the redevelopment of a former mill complex at 12 River Road in the Borough of Pawcatuck of the Town of Stonington. The loan will be provided at an interest rate of 1% for forty-two years. The project will result in 40 market rate units and 18 affordable units.

Funding for this project was previously approved under the Flexible Housing Program at the July 25, 2014 State Bond Commission meeting. The current allocation is necessary because the project no longer meets the parameters of the Flexible Housing Program due to a change in the income criteria for the affordable units. The loan terms are the same as those approved in July: an interest rate of 1% for 42 years.

Item #18 Department of Administrative Services: Security improvements at state facilities (\$600,000 in new General Obligation bonds)

These funds will be used to finance the ongoing costs of security improvements at various state facilities. Security improvements include access control systems, cameras, lighting, fencing, modifications to entrances and public areas and related improvements in accordance with standards developed by the Department of Administrative Services.

The table below shows prior State Bond Commission allocations for security improvements in state-owned and leased buildings.

Prior State Bond Commission Allocations for Security Improvements

SBC Date	Amount \$	Description
8/27/1999	\$2,500,000	Finance the security improvements at State facilities
12/15/2000	2,000,000	Security improvement at state facilities
1/25/2002	500,000	Security improvements at various state facilities
1/25/2002	5,000,000	Security improvements at various state facilities
1/26/2007	750,000	Security improvements - State Occupied Facilities
3/16/2010	250,000	Security improvements - state-owned and leased buildings - statewide
7/29/2011	500,000	Security improvements at various sate facilities
1/30/2012	600,000	Various security improvements at state facilities
TOTAL	\$12,100,000	

Item #19 Department of Economic and Community Development: Manufacturing Assistance Act (\$22,750,000 in new General Obligation bonds)

The funds will support the following projects:

- A. Conair Corporation (\$9,000,000) - This funding will support an \$8 million loan and a \$1 million grant-in-aid to Conair Corporation to assist with renovations and improvements and installation of a fuel cell at a new, expanded facility in Stamford. The loan will be provided at an interest rate of 2% for ten years with principal deferred for five years. Up to \$8 million in loan forgiveness will be provided if the company achieves its job retention and creation goals within five years and maintains them for twelve consecutive months. The company intends to retain 446 jobs and create up to 250 new jobs.

Conair is a developer, manufacturer and marketer of health and beauty products and kitchen and electronic appliances. Conair is headquartered in East Windsor, New Jersey, with sales and marketing offices in Stamford, Connecticut.

- B. Sylvan R. Shemitz Designs, Inc., d/b/a The Lighting Quotient (\$750,000) - This funding will support a \$750,000 loan to Sylvan R. Shemitz Designs, Inc., d/b/a The Lighting Quotient, to assist with the purchase of machinery and equipment for its facility in West Haven. The loan will be provided at an interest rate of 2% for ten years with principal deferred for two years. The company intends to retain 105 jobs and create 8 new jobs within three years.

The Lighting Quotient designs, engineers and manufactures advanced luminaires for architects, lighting designers, interiors experts and the entire professional lighting community.

- C. Goodway Technologies Corporation (\$1,000,000) - This funding will support a \$1 million loan to Goodway Technologies Corporation to assist with leasehold improvements and related costs associated with an expanded facility in Stamford. The loan will be provided at an interest rate of 2% for ten years with principal and interest deferred for four years. The company will be eligible for loan forgiveness of \$650,000 if it creates and retains 99 jobs within two years. The company intends to retain 79 jobs and create up to 20 new jobs.

Goodway Technologies is a global manufacturer and marketer of industrial maintenance solutions for commercial HVAC, facility management, manufacturing, power generation, maritime and other industrial applications. The company's Sales and International Headquarters are located in Stamford.

- D. Jarden Corporation. (\$2,000,000) - This funding will provide a \$2 million loan to Jarden Corporation to assist with fit-out and construction for relocation of its executive staff from New York to Norwalk. The loan will be provided at an interest rate of 2% for ten years with principal deferred for four years and

amortized over the life of the loan. The company will be eligible for \$1.5 million in loan forgiveness if it reaches 60 jobs and \$2 million in loan forgiveness if it reaches 75 jobs within four years.

Jarden Corporation is a consumer products company with a portfolio of over 100 brands in three primary business segments: outdoor solutions, consumer solutions, and branded consumables. Jarden is headquartered in Florida and has over 30,000 employees worldwide.

- E. FuelCell Energy, Inc. (\$10,000,000) - This funding will support a \$10 million loan to FuelCell Energy, Inc. to assist with a two-phase expansion of operations in Torrington and Danbury. The state will provide a \$10 million loan for each phase. The Phase 1 loan will be provided at an interest rate of 2% for 15 years with principal deferred for four years. The company will be eligible for \$5 million in loan forgiveness if it retains and creates 703 jobs and achieves specific revenue criteria. The future Phase 2 loan will include \$5 million in loan forgiveness if it retains and creates 863 jobs and meets specific revenue criteria.

The expansion project also qualifies for up to \$10 million of Urban and Industrial Sites Reinvestment Tax Credits, which the company can monetize over a ten-year period.

Background: FuelCell's expansion project is a multi-year investment of approximately \$23 million to construct a 90,000-square-foot addition to the Torrington manufacturing facility as well as add equipment for automation and technology for efficiency and advanced manufacturing implementation. The second phase of the expansion, estimated to cost \$42 million, will add manufacturing equipment to expand annual production capacity to at least 200 megawatts, increase on-site power capabilities with a larger fuel cell power plant, and create a new advanced technology research center.

FuelCell Energy, Inc. is an integrated fuel cell company that designs, manufactures, installs, operates and services stationary fuel cell power plants. FuelCell Energy's headquarters, which includes its corporate offices, R&D facilities and global technical assistance center, are located in Danbury. The company's manufacturing facility is located in Torrington.

Questions:

1. CGS Sec. 32-462 prohibits DECD from providing more than \$10 million to a business project during any two year period without legislative approval. Since the FuelCell Energy Inc. Phase 1 loan is \$10 million, is DECD planning on waiting two years before provide the Phase 2 loan?
2. What are the revenue criteria requirements for the phase 1 and phase 2 loans?

Item #20 Department of Energy and Environmental Protection: Clean Water Program Fund grants-in-aid and loans (\$110,000,000 in new General Obligation bonds and \$370,000,000 in new Clean Water Fund revenue bonds)

The State's Clean Water Fund program provides grants equal to 20% of the eligible project costs and a loan for the remainder of the project costs to be repaid over not more than 20 years at 2% interest for most water pollution control projects, with some exceptions.

Funding is awarded according to the priority list, which is developed, according to regulation, based on priority rating criteria, project ranking mechanism, order of priority funding, annual public hearings, and subsequent revisions to the priority list.

The final FY 14 and FY 15 priority list is available here:

http://www.ct.gov/deep/lib/deep/water/municipal_wastewater/final_fy2014_2015cwf_pl.pdf

Item #21 Approval of the State Treasurer's Certificate of State Indebtedness

This resolution satisfies statutory requirements for approval of documents related to State Bond Commission meetings.

Appendix A

Item #16: Complete and In-process Lead by Example Projects

Lead By Example - State Facilities							
Approved Bond Funded Projects as of December 15, 2014							
ID	Agency	Building Address	Project Name	Estimated Annual Energy Cost Reduction	Estimated or Actual Project Cost	Simple Payback (yrs.)	Project Status
77	DAS	401 West Thames Street, Norwich, CT	Uncas Domestic Hot Water Boiler	\$2,645.17	\$12,850.00	4.86	Complete
79	DAS	401 West Thames Street, Norwich, CT	Uncas Control Valves	\$6,701.49	\$16,780.00	2.50	Complete
85	DAS	165 Capitol Avenue, Hartford	SOB - Occupancy Sensors, Basement, Ground, First	\$14,241.34	\$57,427.46	4.03	Complete
42	DOC	391 Shaker Road, Enfield	HVAC Rooftop Unit Replacement	\$22,137.00	\$150,690.00	6.81	Complete
81	JUD	1 Courthouse Square, Norwich, CT 06360	LED Lighting Retrofit	\$6,933.79	\$15,595.00	2.25	Complete
1	ECSU	High Street, Willimantic, CT 06226	ECSU - Allerton Building Automation System	\$76,065.66	\$709,818.00	9.33	Complete
30	DAS	18/20 Trinity Street	Replace VFDs and Pumps - Tie into BMS	\$28,000.00	\$16,243.00	0.58	Complete
31	DAS	30 Trinity Street	VFD Installation and Tie into BMS	\$13,800.00	\$24,468.00	1.77	Complete
38	DAS	505 Hudson Street, Hartford CT	High Efficiency Gas Fired Boilers	\$11,279.00	\$137,100.00	12.16	Complete
28	DAS	505 Hudson St., Hartford	Lighting Upgrade - Upper & Lower Garage	\$5,400.78	\$24,058.00	4.45	Complete
24	AES	153 Cook Hill Road, Windsor, CT 06095	Lighting & Occupancy sensors	\$3,806.00	\$9,123.12	2.40	Complete
91	DMV	173 Salem Turnpike, Norwich, CT	Lighting upgrade	\$2,517.00	\$12,316.81	4.89	Complete
21	AES	123 Huntington Street, New Haven, CT 06511	Dual Fuel Burners	\$18,968.00	\$46,900.00	2.47	Complete
96	JUD	1 Court Street, Middletown, CT 06457	Middletown Courthouse Garage Lighting Retrofit	\$8,550.00	\$55,630.80	6.51	Complete
37	DOC	285 Shaker Road, Enfield,	Robinson HVAC	\$79,397.00	\$401,214.20	5.05	Complete

Lead By Example - State Facilities							
Approved Bond Funded Projects as of December 15, 2014							
ID	Agency	Building Address	Project Name	Estimated Annual Energy Cost Reduction	Estimated or Actual Project Cost	Simple Payback (yrs.)	Project Status
		CT 06082	Rooftop Replacement				
119	MHA	1000 Holmes Drive, Middletown, CT 06457	RVS - Dutton Home Attic Insulation	\$14,214.85	\$16,500.00	1.16	Complete
87	MHA	500 Vine Street, Hartford	Hot Water DDC Controls	\$45,286.00	\$131,732.00	2.91	Complete
32	DDS	67-87 Mountain Rd Newington CT 06111	Installation of EMS	\$24,796.00	\$79,529.00	3.21	Complete
27	DAS	110 Sherman Street, Hartford CT	Digital Electronic Control System	\$18,039.16	\$308,522.00	17.10	Complete
122	JUD	400 Grand Street, Waterbury, CT 06702	Waterbury Courthouse Garage Lighting Retrofit	\$14,068.00	\$59,972.45	4.26	Complete
39	DDS	195 Alvord Rd Torrington CT 06850	Installation of EMS	\$20,214.06	\$67,485.00	3.34	Complete
163	DOC	59 Hartford Road, Brooklyn	Chiller Replacement	\$19,196.00	\$171,800.00	8.95	Complete
155	CRDA	100 Columbus Blvd., Hartford, CT 06103	LED Lighting	\$190,508.00	\$1,805,827.12	9.48	Complete
43	DAS	79 Elm Street, Hartford, CT 06106	VAVs/FTUs/VFDs	\$131,000.00	\$349,750.00	2.67	In Process
169	SDE	600 Orange Ave. Milford	Platt Lighting Upgrade	\$20,716.00	\$97,960.89	4.73	In Process
156	DOC*	Located throughout the state	Investment Grade Energy Audit - Districts 1, 2, an	\$0.00	\$361,669.00	N/A	In Process
157	DMV*	Multiple Locations	ESPC Data Monitoring - Design	\$0.00	\$42,882.00	N/A	In Process
167	DOC	986 Norwich-N.L. Tpke, Uncasville	Chiller replacement	\$9,446.00	\$95,300.00	10.09	In Process
105	JUD	172 Golden Hill Street, Bridgeport	GA 2 Lighting Retrofit	\$86,988.00	\$216,600.00	2.49	In Process
109	JUD	1061 Main Street, Bridgeport	Fairfield JD Lighting Retrofit	\$26,343.00	\$253,631.00	9.63	In Process
34	MHA	1635 Central Avenue, Bridgeport, CT 06610	Control System/Gas Condensing Boilers/Cond ensors	\$115,495.00	\$1,198,737.00	10.38	In Process

Lead By Example - State Facilities							
Approved Bond Funded Projects as of December 15, 2014							
ID	Agency	Building Address	Project Name	Estimated Annual Energy Cost Reduction	Estimated or Actual Project Cost	Simple Payback (yrs.)	Project Status
19	AES	123 Huntington Street, New Haven, CT 06511	Windows	\$31,921.00	\$63,550.00	1.99	In Process
20	AES	123 Huntington Street, New Haven, CT 06511	Windows	\$5,475.00	\$36,881.00	6.74	In Process
22	AES	153 Cook Hill Road, Windsor, CT 06095	Windows	\$4,999.00	\$20,300.00	4.06	In Process
25	AES	123 Huntington Street, New Haven, CT 06511	Windows	\$23,988.00	\$83,863.00	3.50	In Process
26	DAS	24-38 Wolcott Hill Road, Wethersfield, CT 06109	EMS, RA Conversion, Central Plant Fixture Replace	\$152,988.00	\$915,453.00	5.98	In Process
104	Deep	141 Trout Hatchery Road, Central Village, (Plainfield) CT 06332	Quinebaug Valley Trout Hatchery energy conservatio	\$288,669.61	\$2,817,259.00	9.76	In Process
158	DDS	67-87 Mountain Rd Newington CT 06111	HRC Mechanical	\$51,276.00	\$569,000.00	11.10	In Process
160	JUD	95 Washington Street, Hartford	RCx	\$39,082.00	\$134,618.00	3.44	In Process
175	JUD	20 Franklin Sq., New Britain	RCx	\$18,271.00	\$97,382.00	5.33	In Process
Totals		\$2,150,354.69		\$14,410,188.50		Avg. Payback = 6.48 years	
* The cost of these studies and assessments is not included in the calculation for average payback as they will not result in energy reductions in and of themselves.							
However, they will be used to determine potential energy efficiency measures that will result in energy reductions when implemented.							