

Analysis of State Bond Commission Agenda Items

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OFFICE OF FISCAL ANALYSIS

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State Bond Commission Agenda
Friday, April 13, 2018

General Obligation (GO) Bond Summary	Item #	New Allocation \$
Board of Regents for Higher Education		
All state colleges and universities: New and replacement of instruction, research and laboratory equipment	6	7,000,000
Norwalk Community College: Alterations, renovations and improvements to the B wing building	7	5,118,370
Department of Administrative Services		
Asbestos Removal Program	5	2,500,000
Department of Economic and Community Development		
Grants-in-aid to Homeowners in Westville and Woodbridge for Structural Damage	2	1,000,000
Economic Development and Manufacturing Assistance Act (MAA)	16	51,000,000
Department of Education		
Regional Vocational-Technical Schools - Alterations and improvements to buildings and grounds	11	4,358,360
Department of Housing		
Flexible Housing Program	8	21,175,020
Housing Trust Fund	15	698,476
Energy Conservation Loan Fund	17	250,000
Department of Motor Vehicles		
Alterations, renovations and improvements to buildings and grounds	10	150,000
Judicial Department		
Departmental facilities - Alterations, renovations and improvements to buildings and grounds at state-owned and maintained facilities	12, 13	1,418,643
Office of Policy and Management		
Information Technology Capital Investment Program	1	16,002,700
Urban Act - Grants-in-aid for urban development projects	18	40,233,458
State Library		
Grants-in-aid to public libraries	4	1,217,452
Grants-in-aid to public libraries that are not located in distressed municipalities	14	1,891,000
GO Grand Total		154,013,479

Special Tax Obligation (STO) Bond Summary	Item #	New Allocation \$
Department of Transportation		
Bus and rail facilities and equipment	3	53,720,000
Fix-it-First program to repair the state's bridges	3	2,408,000
Fix-it-First program to repair the state's roads	3	9,750,000
Interstate Highway Program	3	7,420,000
Intrastate Highway Program	3	11,309,250
Local Transportation Capital Improvement Program	9	18,064,500
State bridge improvement, rehabilitation and replacement projects	3	6,192,749
Urban Systems Projects	3	5,719,700
STO Grand Total		114,584,199

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.

I. Summary

FY 18 General Obligation Bonds¹

Allocations	FY 18 \$	FY 17 \$
April 2018/May 2017 Agenda	154,013,479	351,670,860
Prior Allocations ²	1,729,746,533	1,091,835,804
TOTAL	1,883,760,012	1,443,506,664

Calendar Year 2018 General Obligation Bonds¹

Allocations	2018 \$	2017 \$
April 2018/May 2017 Agenda	154,013,479	351,670,860
Prior Allocations ²	385,870,961	245,694,659
TOTAL³	539,884,440	597,365,519

FY 18 Transportation Fund Bonds

Allocations	FY 18 \$	FY 17 \$
April 2018/May 2017 Agenda	114,584,199	78,250,000
Prior Allocations	460,341,290	1,130,548,380
TOTAL	574,925,489	1,208,798,380

Calendar Year 2018 Transportation Fund Bonds

Allocations	2018 \$	2017 \$
April 2018/May 2017 Agenda	114,584,199	78,250,000
Prior Allocations	355,465,199	437,004,205
TOTAL	470,049,398	515,254,205

¹ The figures do not include reallocations.

² Automatic allocations include UConn 2000, CSCU 2020, the Bioscience Collaboration Fund (Jackson Lab), the Bioscience Innovation Fund, and Strategic Defense Investment. \$322,525,000 is scheduled to be allocated on July 1, 2018.

³ P.A. 17-2 (JSS) limits GO allocations at \$2 billion per calendar year beginning in CY 17. Based on annual CPI, the limit for CY 18 is \$2,036 million.

II. Agenda Items

Item 1 Office of Policy and Management: Information Technology Capital Investment Program (\$16,002,700 in new General Obligation bonds)

This funding will be used to develop and implement information technology enhancements for the Department of Revenue Services (DRS), Secretary of State (SOTS), and the Office of the State Comptroller (OSC). The table below shows the breakdown of the allocation.

Funding for the Information Technology Capital Improvement Program

Description	DRS	SOTS	OSC
Consultant Services	7,900,000	854,700	1,300,000
Software	5,850,000	57,000	-
Hardware	-	40,920	-
Total	13,750,000	952,700	1,300,000

Funding will be used for the following projects:

DRS- Modernization of the agency's tax administration system

SOTS- Upgrades to several agency software systems, including business filing, electronic regulations, and commercial recording

OSC- Upgrades to CORE-CT Grants Management system for School Construction grand program

Item #2 Department of Economic and Community Development: Grants-in-aid to Homeowners in Westville and Woodbridge for Structural Damage (\$1,000,000 in new General Obligation bonds)

The allocation will support grants-in-aid to homeowners with homes located in the immediate vicinity of the West River in the Westville section of New Haven and Woodbridge for structurally damaged homes due to subsidence and to homeowners with homes abutting the Yale Golf Course in the Westville section of New Haven for damage to such homes from water infiltration or structural damage due to subsidence.

The State Bond Commission previously allocated \$2 million under the Urban Act authorization for the same project. New Haven received \$1.5 million and has expended the majority of their share (there is a balance of about \$5,000). Capital for Change, the non-profit, managed the funds on behalf of New Haven. Most of the eligible applicants who answered the advertisement were funded.

Woodbridge is currently working on their share of \$500,000. Woodbridge advertised the availability of these funds and there were only 2 eligible respondents.

Item #3 Department of Transportation: Infrastructure Improvement Program (\$96,519,699 in new Special Tax Obligation bonds)

The table below provides a breakout of the amount allocated for the Transportation Infrastructure Improvement Program.

Transportation Infrastructure Improvement Program Allocation

Program	Amount \$
Interstate Highway Program	7,420,000
Urban Systems Projects	5,719,700
Intrastate Highway Program	11,309,250
State Bridge Program	6,192,749
Fix-it-First program to repair the state’s bridges	2,408,000
Fix-it-First program to repair the state’s roads	9,750,000
Bus And Rail Facilities And Equipment, Including Rights-of-Way, Other Property Acquisition And Related Projects	53,720,000
Total	96,519,699

Items #4 & #14 State Library: Grants-in-Aid to Public Libraries (\$3,108,452 total in new General Obligation bonds)

The Blackstone Memorial Library, one of two public libraries in Branford, is planning an addition and renovation affecting approximately 3,000 square feet. The renovated spaces would include the children’s and teens’ areas, a larger and updated computer space, and multiple meeting rooms. The addition would move the entrance and circulation area closer to the parking lot. The library was built in 1896 and last renovated in 1996. It is supported in part by an endowment established by its founder. The estimated total project cost is \$5.2 million. The \$1,000,000 construction grant is being matched by locally raised funds from various sources.

Cromwell’s Belden Public Library is planning a 14,000 square foot renovation and 4,400 square foot addition. The renovation and expansion would include increased space for meeting rooms, programs, and children’s and teen services, as well as a technology center. The library has not been significantly renovated since moving to the Town Hall complex in 1985. The estimated total project cost is approximately \$3.6 million. The \$1.0 million construction grant is being matched by locally raised funds from various sources, including approximately \$2.6 million from the town and nearly \$50,000 in donations.

Madison’s E.C. Scranton Memorial Library is planning to expand by 20,000 square feet and renovate existing space. The renovation and expansion would include additional meeting rooms and program space, updated children’s and teen areas, improved accessibility, on-site parking for the first time, and new staff offices. The library was last expanded approximately 25 years ago, and since then, the town’s population has increased nearly 20 percent. The estimated total project cost is approximately \$14.1 million. The \$1.0 million construction grant is being matched by locally raised funds from various sources, including \$9 million from the town, \$1 million from a private foundation, and donations and pledges. In addition, a separate \$1 million state grant was approved by the Bond Commission in May 2016.

Portland Public Library is planning to renovate existing space. Renovations would include improved accommodations for physically disabled visitors and those with autism, a new meeting room sound system, furniture that offers portable charging, and service desk area adjustments. The library was built in 1982. The estimated total project cost is \$217,000. The \$108,452 construction grant is being matched by locally raised funds from various sources.

Item #5 Department of Administrative Services: Removal or Encapsulation of Asbestos and Hazardous Materials in State-owned Buildings (\$2,500,000 in new General Obligation bonds)

These funds are requested to finance the estimated costs of the ongoing renovation and repair of statewide projects. This program finances the removal and encapsulation of asbestos and hazardous materials in state owned buildings.

This program operates in support of the improvement projects of most state agencies. It provides for identification and abatement of asbestos containing hazardous materials prior to, or in conjunction with, separately authorized capital projects in accordance with legal requirements associated with removal and encapsulation of asbestos and hazardous materials.

Item #6 Board of Regents: New and Replacement Instruction, Research, or Laboratory Equipment (\$7,000,000 in new General Obligation bonds)

These funds would allow for purchase of equipment and furnishings for the community colleges, Charter Oak College, and the system office. The purchases include classroom and laboratory equipment, security cameras, computers and printers, general classroom and administrative furniture, and physical plant needs.

Item #7 Board of Regents: Norwalk Community College - Alterations, Renovations, and Improvements to the B Wing Building (\$5,118,370 in new General Obligation bonds)

These funds would allow for pre-construction services (design) for renovations to Norwalk Community College's B Wing Building. This would be the first substantial renovation to the building since it was constructed in 1966. Renovations would include: classrooms, laboratories, offices, and numerous plant and building envelope replacements. When complete, the building would be energy efficient. The estimated total project cost is \$23.7 million.

Item #8 Department of Housing: Flexible Housing Program (\$21,175,020 in new General Obligation bonds)

Item	Location	Recipient/Project	Award Type	Description	Amount \$
A	Statewide	Corporation for Independent Living	Grant-in-aid	Provide loans to low and moderate income homeowners for renovations to meet code and to make the homes accessible for disabled family members.	1,000,000
B	New Britain	CC1 Owner, LLC	Loan; 0% for a term not to exceed fifty years.	Phase 1 development of Columbus Commons consisting of 80 new units of rental housing with 64 income restricted affordable units.	6,000,000
C	Suffield	SBV2 Owner, LLC	Loan; not less than 1% for a term not to exceed thirty years.	Phase 2 construction of Stony Brook Village consisting of 48 units of rental housing.	6,456,132
D	New Haven	New Reach, Inc.	Grant-in-aid	Renovation of an existing residential shelter into 8 efficiency apartments for formerly homeless young adults.	1,718,888
E	Meriden	11 Crown Street Associates, LLC	Loan; 0% for a term not to exceed thirty-five years	The redevelopment of 11 Crown Street in Meriden into 81 new units of rental housing with 64 income restricted affordable units.	6,000,000
Total					21,175,020

Background

Corporation for Independent Living

The Grants for Accessibility program is designed to help low to moderate income homeowners with disabilities make accessibility modifications to their single-family homes and provide critical capital improvements. Eligibility for this program is determined by total household income, which must be at or below 100 percent of median income. Previous funding for this program came through the Connecticut Department of Economic and Community Development. Grant amounts generally range from \$5,000 to \$70,000 and are securitized by a lien against the home. The program assists homeowners and renters through the project design and contractor selection process and oversees the renovation, making payments to the contractor as necessary.

Columbus Commons, New Britain

At the November 2017 Bond Commission meeting, \$5 million of Urban Act bonds were allocated to provide a grant-in-aid to the City of New Britain in order to provide a loan to CC1 Owner, LLC to assist with phase one development of Columbus Commons. It was noted in November that the project would be seeking the \$6 million of state loans requested here.

The project is a key part of the city's plan for reviving the downtown by fostering residential and retail development around the CTfastrak station.

Stony Brook Village, Suffield

Funds will provide a loan to assist in the development of the second rental phase in the Stony Brook subdivision off East Street South (Route 159) in Suffield. The 48 units include 12 one-bedroom and 36 two-bedroom apartments, all affordable to households at or below 60 percent of the area median income. Other permanent sources of funds include a loan from Webster Bank for up to \$2,925,000 and four percent Low Income Housing Tax Credit equity proceeds of over three million dollars.

Item #9 Department of Transportation: Infrastructure Improvement Program (\$18,064,500 in new Special Tax Obligation bonds)

These funds will be used to finance the Local Transportation Capital Improvement Program.

Council of Government	Amount \$
Naugatuck Valley	8,246,000
Lower Connecticut River Valley	2,542,000
Metropolitan	7,276,500
Total	18,064,500

Item #10 Department of Motor Vehicles: Alterations, Renovations and Improvements to Buildings and Grounds (\$150,000 in new General Obligation bonds)

These funds will be used to finance the initial study and design work for parking lot improvements in Wethersfield.

Item #11 Department of Education: Regional Vocational-Technical School System: Alterations and Improvements to Buildings and Grounds (\$4,358,360 in General Obligation bonds)

This allocation is requested for projects at various locations within the Vocational-Technical School System, as shown in the following table (next page).

Project	Location	Expected Amount \$
Bullard Haven THS	Bridgeport	198,900
Henry Abbott THS	Danbury	71,250
Eli Whitney THS	Hamden	74,535
Cheney THS	Manchester	40,000
H.C. Wilcox THS	Meriden	55,000
Kaynor THS	Waterbury	255,212
Norwich THS	Norwich	95,000
Oliver Wolcott THS	Torrington	160,000
Prince THS	Hartford	132,000
Vinal THS	Middletown	27,035
Windham THS	Willimantic	40,000
Ct Aero Tech for Aviation	Stratford	39,428
Emergency and Minor Capital Projects	Various	400,000
Replacement Equipment, Tools, Supplies and Vehicles	Various	2,800,000

Item #12 & #13 Judicial Department: Alterations, Renovations and Improvements to Buildings and Grounds at State-Owned and Maintained Facilities (\$1,418,643 total in General Obligation bonds)

Appellate Court - Exterior Repairs: This project includes resetting the front plaza pavers; replacing the crumbling handicapped ramp, paving and re-striping the handicapped spaces and repairing lighting structures on the West side of the courthouse.

Fairfield JD - Retaining Walls and Safety Railing: This project will replace the disintegrating brick retaining walls and walk way on the South side of the courthouse.

Fairfield JD - Jury Seating and Flooring Replacement: The jury assembly area of the Main Street courthouse contains the original seating from 1972. Many cushions have been removed and rows of seats have been roped off from the theatre-style seating. This project includes carpeting the jury assembly area and replacing the seating.

Hartford JD - Interior Renovations: Water infiltration caused damage to lobby, stairwells and one of the courtrooms. The funding will allow for the repairs to these damaged areas.

Meriden GA/JD & New Haven Juvenile - Cooling Tower Replacements: Replacement of the current, end of life cooling towers. The cooling towers at both locations have been patched numerous times and severely leaking. They have reached their end of life can no longer be patched.

Norwich GA/JD - Elevator Controller: Replacement of an elevator controller in one of two public elevators.

Item #14 - See Item #4

Item #15 Department of Housing: Housing Trust Fund (\$698,476 in new General Obligation bonds; \$6,457,560 reallocation)

Item	Location	Recipient/Project	Award Type	Description	Amount \$
A	Hamden	Westwoods Properties, LLC	Loan; 0% for a term not to exceed thirty years	Development of family rental housing near Route 10 and Quinnipiac University with 34 income restricted affordable units and 50 units total	6,500,000
B	Hartford	NINA Properties, LLC	Grant-in-aid	Hartford Heritage Homeownership project involves the restoration of two blighted historic homes and construction of two new townhouses to be sold/rented to moderate and low income people.	656,036
Total					7,156,036

Background

Westwoods Properties, LLC, Hamden

The purpose of this request is to revise the terms of a loan for Westwoods Properties, LLC. At the February meeting, the State Bond Commission allocated \$6,457,560 under the Flexible Housing Program to support loan terms not less than 1% for a term not to exceed thirty-two years with payments deferred.



Hartford Heritage Homeownership

NINA is a community-based non-profit that works on a broad-based strategy to revitalize Asylum Hill.

Six homes with rental units will be sold to buyers at or below 120% of area median income. The rental units will be restricted to renters at or below 100% of area median income. The new townhouses will be located at 86 and 88 Hawthorn Street in Hartford (pictured).

Item #16 Department of Economic and Community Development: Manufacturing Assistance Act (\$51,000,000 in new General Obligation bonds)

The allocation will support the following business initiatives enumerated below. A portion of the funding will be used to provide financial assistance designated under the First Five Program (also referred to as "Next Five").⁴

⁴ PA 16-3 MSS, the general government implementer, extended the First Five program’s sunset date by three years, from June 30, 2015 to June 30, 2019. As of today seventeen companies are participating in the program. PA 16-3 MSS allows up to twenty companies to participate in the program.

The State Bond Commission allocated \$263.5 million for fourteen of the companies participating in First Five since 2012. Funding for Charter Communications, EDAC Technologies, Henkel Corporation are to be considered during this meeting.

Company	First Five Program Funding		Bond Funds Allocated on Previous Agendas ^{1,2}	Bond Funds on Current Agenda
	Total Assistance Available	Total Assistance Available (Bond Funded Only)		
CIGNA ³	71,000,000	21,000,000	21,000,000	-
NBC Sports	26,000,000	26,000,000	26,000,000	-
ESPN ³	10,000,000	-	-	-
Sustainable Building Systems	19,100,000	19,100,000	19,100,000	-
CareCentrix	24,000,000	24,000,000	21,400,000	-
Deloitte	14,500,000	14,500,000	9,000,000	-
Bridgewater Associates	52,000,000	22,000,000	22,000,000	-
Charter Communications	28,500,000	18,500,000	8,500,000	10,000,000
Navigators Group Inc.	11,500,000	11,500,000	11,500,000	-
Pitney Bowes	26,000,000	16,000,000	16,000,000	-
EDAC Technologies ⁴	48,000,000	48,000,000	42,000,000	6,000,000
Synchrony Bank	20,000,000	20,000,000	15,000,000	-
Henkel Corporation	25,000,000	20,000,000	10,000,000	10,000,000
AQR Capital Mgmt	35,000,000	35,000,000	28,000,000	-
Amazon	20,000,000	-	-	-
ASML US	20,000,000	14,000,000	14,000,000	-
Infosys	14,000,000	14,000,000	-	14,000,000
Total	464,600,000	323,600,000	263,500,000	40,000,000

¹The State Bond Commission allocated \$5.95 million to TicketNetwork and \$26 million to Alexion. TicketNetwork has since withdrawn from the program in 2013 and Alexion in 2017. Funds for TicketNetwork will be reallocated for future use. Alexion has repaid their loan, penalty, and outstanding interest.

²The State Bond Commission allocated \$18.7 million to ESPN to support a loan and a grant-in-aid under the program; however, the agreement has been since updated to provide ESPN \$10 million in tax credits only. Those funds will be reallocated for future use.

³A portion of these companies' assistance is eligibility for state tax credits in addition to bond funded loans and grants through First Five.

⁴EDAC Technologies received a bond allocation in July 2012, prior to officially participating in the First Five program. This allocation is counted towards the overall First Five assistance package to the company.

A. Henkel of America, Inc. – First Five (\$10,000,000)

The allocation will support a \$10 million loan to Henkel of America, Inc. to assist with relocation of its Laundry and Home Care unit from Arizona to Stamford. The company will retain 678 jobs and create 266 jobs within three years.

As part of the project, Henkel is committed to retaining the combined jobs from its former Sun Products facilities, as well as its North American headquarters and Adhesive Technologies General Industries division in Rocky Hill.

Total loans of \$20 million will be provided in installments with this allocation being the second installment. The loan will be provided at an interest rate of 3% for ten years with payments deferred for five years. The company will be eligible for loan forgiveness of up to \$20 million if it meets job retention and creation goals. In addition, the company may also be eligible for up to \$5 million in tax credits through the Urban and Industrial Sites Reinvestment Tax Credit program.

Henkel offers beauty and personal care, laundry and home care, and a broad portfolio of adhesives, sealants, and surface treatments for consumer and industrial use. The State Bond Commission allocated the first \$10 million loan installment to the company at the November 2017 meeting.

B. EDAC Technologies Corporation – First Five (\$6,000,000)

The allocation will support the final \$6 million loan to the EDAC Technologies Corporation under the First Five program. This funding will assist the company in acquisition of machinery and equipment at its facility in Cheshire.

The company intends to retain 349 jobs and must create 200 new jobs. Total state funding for the project is \$48 million. This includes \$42 million previously allocated by the State Bond Commission in addition to this current allocation.

The \$6 million loan from this request will be provided at an interest rate of 0% for fifteen years with payments deferred for six years. A total of \$28 million in loan forgiveness will be provided once the company reaches 549 jobs and maintains them for twenty-four consecutive months.

Background: The EDAC Technologies Corporation is comprised of both aerospace and commercial sector companies supplying highly engineered products and services. The aerospace companies manufacture complex structural and rotating components for major engine original equipment manufacturers (OEMs). The commercial sector companies primarily serve the machine tool industry and aerospace market with design, manufacture, and repair of various machine systems and machinery components.

C. Charter Communications – First Five Program (\$10,000,000)

This funding will support a \$10 million loan to Charter Communications for costs associated with relocating its corporate headquarters from St. Louis to Stamford. These costs include equipping of its new corporate headquarters. The loan will be provided at an interest rate of 3% for ten years with payments deferred. The company will be eligible for loan forgiveness if it meets job retention and creation goals. The company will retain 664 jobs and create at least 1,100 jobs within five years.

The State Bond Commission previously allocated (1) a \$6.5 million in December 2012 to support a loan to Charter Communications and (2) a \$2 million grant-in-aid in December 2015 for costs associated with relocating its corporate headquarters from St. Louis to Stamford. The \$6.5 million loan will be fully forgiven if the company retains 260 franchise jobs and creates 200 corporate headquarters jobs within three years. This is in addition to the job goals listed above.

Charter Communications is a Fortune 500 company and the fourth-largest cable operator in the United States. Charter provides advanced video, high-speed Internet, and telephone services to approximately 5.2 million residential and business customers in 25 states.

D. IBG, LLC (\$5,000,000)

The allocation will support a grant-in-aid to IBG, LLC to assist with consolidation and relocation in Greenwich. The company will retain 489 jobs and create up to 129 jobs within five years.

IBG LLC is a holding company which through its subsidiaries provides online trade execution and clearing services for a range of electronically traded products, including stocks, options, futures, FOREX, bonds, CFDs, and funds on various electronic exchanges and trading venues worldwide.

E. Mount Sinai Genomics d/b/a Sema4 (\$6,000,000)

The allocation will support a \$6 million loan to Mount Sinai Genomics d/b/a Sema4 to assist with expansion of its laboratory in Branford, including the purchase of machinery and equipment and capital improvements, and for relocation of its headquarters from New York to Stamford. The company will retain 269 jobs and create 284 jobs within five years.

The loan will be provided at an interest rate of 2% for ten years. The company will be eligible for loan forgiveness of up to \$5 million if it meets job retention and creation goals.

The State Bond Commission previously allocated a loan of \$9.5 million in March 2015 to assist with leasehold improvements and operating costs for the genetic sequencing laboratory in Branford.

Background: Sema4 is a Mount Sinai Health System venture with locations in Stamford and Branford that offers advanced genome-based diagnostics and is building predictive models of complex disease. The company enables physicians and consumers to more seamlessly engage the digital universe of data, from genome test results and clinical records to wearable sensor metrics and more. In addition, the company will soon be relocating laboratory facilities from New York City to Stamford. The move will bring the company's job presence in Connecticut to at least 553 employees.

F. Infosys Ltd - First Five Program (\$14,000,000)

The allocation will support grants-in-aid to Infosys Ltd. to assist with establishment of a technology and innovation hub in Hartford. The company will create 1,000 jobs within five years. State funding will be used for the purchase of computer and office equipment, leasehold improvements, and training.

Funds will be disbursed as follows:

- \$4 million if 200 jobs are created within two years and retained for two years;
- \$4 million if a total of 500 jobs are created within three years and retained for two years;
- \$4 million if the company reaches a total of 1,000 within five years and retains them for two years.
- \$2 million grant will also be provided to support partnerships the company creates with local education organizations.

The company is also eligible for additional assistance if they significantly exceed 1,000 jobs, and the incentives in place can support up to 2,000 jobs.

Infosys, a global technology consulting firm, plans to establish multiple technology and innovation hubs across the country with a focus on artificial intelligence, machine learning, user experience, emerging digital technologies, cloud, and big data. The Hartford hub is the latest announced by the company, following the selection of Indianapolis, Indiana; Raleigh, North Carolina; and Providence, Rhode Island as other locations.

Item #17 Department of Housing: Energy Conservation Loan Fund (\$250,000 in new General Obligation bonds)

These funds will provide supplemental funding to recapitalize the Energy Conservation Loan Fund. This funding will be used to continue providing loans to eligible borrowers for health and safety plus heating and roofing improvements.

Background

The Energy Conservation Loan Fund makes loans to eligible owners of single-family 1-4 unit homes and owners of multi-family properties for the purchase and installation of energy conservation improvements. Single-family homeowners can borrow up to \$25,000 and multi-family property owners can borrow up to \$3,500 per unit with maximum of \$100,000 per building. The loans are made at below market interest rates for a term of ten years. The program is currently administered by Capital for Change, Inc. (single-family program) and Connecticut Housing Investment Fund, Inc. (multi-family program).

The following are some of the improvements eligible under the program.

- Replacement heating systems
- 0% Interest for furnaces/boilers that meet efficiency minimum of energy-star rating for natural gas or > 84% efficiency rating for oil/propane
- Automatic set-back thermostats
- Caulking and weather stripping
- Insulation
- Replacement central air conditioning systems
- Replacement hot water heaters
- Secondary heating systems (non-electric)
- Heat pumps
- Replacement roofs
- Replacement windows and doors
- Siding
- Solar systems and passive solar additions
- Geothermal systems

Item #18 Office of Policy and Management, Urban Act (\$40,233,458 in new General Obligation bonds)

I. Department of Energy and Environmental Protection

A. Grant-in-aid to the Town of Newington (\$1,500,000)

This allocation will be used to provide a grant-in-aid to the Town of Newington Board of Education to partially fund environmental remediation of a diesel fuel leak at the town school bus garage that is anticipated to have gone unnoticed for a year. Diesel fuel leaked from the link connecting the pump for filling buses into Mill Brook. The town hired Connecticut Tank Removal to clean up the spill and Aegis Environmental, Inc. to perform environmental inspections. Total remediation costs were expected to cost in excess of \$3 million.

B. Grant-in-aid to the Southington Community TMCA (\$3,000,000)

This allocation will be used to provide a grant-in-aid to the Southington Community YMCA for dredging the 19-acre Camp Sloper pond, dating to 1900. The YMCA submitted an application to the town conservation commission that sites an estimated 125,000 cubic yards of sediment. Plans also call for reconstruction of the dam, which has trees growing out of it. Other additions include a wheelchair-accessible boardwalk, a glass bottom dock, a rope swing, and habitat improvements for fish and wildlife.

C. Grant-in-aid to the City of Meriden (\$3,495,000)

This allocation will be used to fund a grant-in-aid to the City of Meriden for the Harbor Brook Flood Control Project. First constructed in the 1970s, the area known as "The Hub" was developed in downtown Meriden. In 2007, a component of the area, a former shopping mall building, was demolished. The proposed redevelopment plan includes possible commercial office space, downtown housing, and urban streetscape elements. Additionally, a trail network is anticipated within a portion of the Harbor Brook linear trail system.

II. Department of Economic and Community Development

A. Grant-in-aid to the Mark Twain House & Museum (\$698,000)

The allocation will support a grant-in-aid to the Mark Twain House & Museum in Hartford to assist with costs associated with parking lot repaving, ADA accessibility and façade improvements.

The Mark Twain House and Museum in Hartford works to foster an appreciation of the legacy of Mark Twain and to demonstrate the continuing relevance of his work, life and times. Approximately 60,000 people visit the Museum each year. Since 2000, the state provided approximately \$9.21 million to the Mark Twain House to support the costs of a new visitor education center and various other improvements to the parking lot and museum buildings. The Mark Twain House also receives an annual state appropriation, \$32,479 in FY 18, for general operational support.

B. Grant-in-aid to the University of St. Joseph (\$400,000)

The allocation will support a grant-in-aid to the University of Saint Joseph to assist with accessibility improvements at its West Hartford campus.

C. Grant-in-aid to the National Coast Guard Museum (\$19,500,000)

The allocation will support grant-in-aid to the National Coast Guard Museum Association to assist with development of the National Coast Guard Museum in New London. A portion of the funds will also finance a bridge spanning Water Street and the Amtrak railway line and connect the city-owned parking garage with the train station platform and another location convenient to both the museum and Cross Sound Ferry.

The State Bond Commission previously allocated \$500,000 in July 2013 for the first phase of development including the hiring of an architect, along with some engineering, environmental and survey work.

The National Coast Guard Museum is planned to be a four-story, 54,300 square-foot building located in downtown New London adjacent to the city's train station and ferry terminals. The museum will include interactive exhibit spaces, an event space and lecture room, as well as a reception area with gift shop and café. The Coast Guard's tall ship, the Barque Eagle, will be docked at a nearby pier to serve as an additional attraction. The museum will be the first national museum dedicated to the U.S. Coast Guard's history.

The project which is estimated to cost \$100 million is tentatively scheduled open in 2021. In 2014, a memorandum of agreement was signed by the state, New London, the Coast Guard and the National Coast Guard Museum Association that includes the state financial commitment of up to \$20 million.

D. Grant-in-aid to the Greenwich Historical Society (\$389,800)

The allocation will support a grant-in-aid to the Greenwich Historical Society to assist with completion of site improvements and walkways at the Bush-Holley House Museum.

The State Bond Commission previously allocated \$250,000 in September 2016 to the Greenwich Historical Society for the expansion of the Bush-Holley parking lot.

Background: The Greenwich Historical Society is currently undertaking a \$13.5 million upgrade to its campus by remodeling a building (slated to be purchased) to a 1900s style tavern. A portion of the gallery exhibits in the Bush-Holley House will be moved into the renovated tavern. The Society will also demolish the current building housing records to create open space and replace the records archive with a larger storage facility behind the renovated tavern.

E. Grant-in-aid to the Connecticut Historical Society (\$900,000)

The allocation will support a grant-in-aid to the Connecticut Historical Society to assist with improvements to its museum in Hartford. The improvements include construction of a digitization lab and distance learning center, HVAC upgrades, shelving, code improvements, asbestos abatement, flood control, wall repairs and related improvements.

F. Grant-in-aid to the Economic Development Corporation of New Haven (\$1,200,000)

The allocation will support a grant-in-aid to the Economic Development Corporation of New Haven on behalf of 169 Henry Street LLC to assist with renovations to its building to house the Elm City PostMasters program, an artist incubator facility.

Formerly a manufacturing plant located in the city's historical jazz center, the Postmasters building seeks to revitalize the Dixwell neighborhood and bring it closer to its creative roots.

Features include: 15 light-filled studios, a 2,000 square foot art gallery, a black box theatre and over 5,000 square foot of co-working space with a locally owned and operated cafe. The project, estimated to cost \$5.8 million project, will also be financed by private donors and by grants from the Ford Foundation and RISC Foundation.⁵

III. Department of Mental Health and Addiction Services

A-C. Various Grants-in-aid (\$9,150,658)

Funds totaling \$9,150,658 are requested to provide grants-in-aid to the (A) Stamford Family YMCA for renovations and HVAC improvements to the swimming pool facility (\$650,658), (B) YMCA of Greater Hartford for renovations and improvements to the Lois Nolan Larson Community Center (\$1.5 million), and (C) Boys and Girls Club of Hartford to support the construction of a new facility in the south end of Hartford to provide services to youth in the area.

⁵ As reported by the New Haven Independent.

http://www.newhavenindependent.org/index.php/archives/entry/postmasters_project_arts_center_dixwell/