

# Analysis of State Bond Commission Agenda Items

December 18, 2020



## **OFFICE OF FISCAL ANALYSIS**

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<b>General Obligation (GO) Bonds</b>	<b>Item #</b>	<b>New Allocation</b>
<b>Department of Administrative Services</b>		
Asbestos Removal Program - Removal or encapsulation of asbestos in state-owned buildings	2	6,000,000
Infrastructure repairs and improvements at state-occupied facilities	19	3,752,300
School building projects - Principal and current payments	31	270,000,000
<b>Department of Correction</b>		
Renovations and improvements to existing state-owned buildings for inmate housing, programming and staff training space and additional inmate capacity, including support facilities and demolition and off-site improvements, technology improvements, various projects at various locations	12, 25	8,379,500
<b>Department of Economic and Community Development</b>		
Brownfield remediation and revitalization program projects	3	23,000,000
Manufacturing Assistance Act (MAA) - Economic Development and Manufacturing Assistance Act of 1990 and the Connecticut job training finance demonstration program	28	6,400,000
<b>Department of Emergency Services and Public Protection</b>		
Nonprofit Security	9	5,000,000
School Security	8	10,000,000
<b>Department of Energy and Environmental Protection</b>		
Grants-in-aid for identification, investigation, containment, removal or mitigation of contaminated industrial sites in urban areas	20	3,770,000
Various flood control improvements, flood repair, erosion damage repairs and municipal dam repairs	24	500,000
<b>Department of Housing</b>		
Flexible Housing Program	13	27,000,000
Housing Trust Fund	27	30,000,000
<b>Department of Transportation</b>		
Town Aid Road (TAR) Program	5	30,000,000
<b>Department of Veterans' Affairs</b>		
Alterations, renovations and improvements to buildings and grounds	18	215,000
<b>Military Department</b>		
Alterations and improvements to buildings and grounds, including utilities, mechanical systems, energy conservation	23	700,000
State matching funds for anticipated federal reimbursable projects	23	500,000
<b>Office of Policy and Management</b>		
Distressed Municipalities	4	3,500,000
Grants-in-aid to municipalities for the purchase of on-body cameras for local law enforcement officers	17	3,000,000
Information Technology Capital Investment Program	1	7,253,200
Urban Act - Grants-in-aid for urban development projects	29	3,174,254
<b>State Library</b>		
Grants-in-aid to public libraries for construction, renovations, expansions, energy conservation and handicapped accessibility under the provisions of CGS Sec. 11-24(c)	21	981,214
<b>Connecticut State Colleges and Universities</b>		
Deferred maintenance, code compliance and infrastructure improvements - Community Colleges	10	7,000,000
Deferred maintenance, code compliance and infrastructure improvements - Universities	11	3,500,000
<b>GO New Allocation</b>		<b>453,625,468</b>

<b>Special Tax Obligation (STO) Bonds</b>	<b>Item #</b>	<b>New Allocation</b>
<b>Department of Transportation</b>		
Bus and rail facilities and equipment	6	105,500,000
Environmental compliance	6	5,900,000
Fix-it-First program to repair the state's bridges	6	17,200,000
Interstate Highway Program	6	5,450,000
State bridge improvement, rehabilitation and replacement projects	6	5,160,000
Fix-it-First program to repair the state's roads	6, 7	40,150,000
Intrastate Highway Programs	6, 7	30,763,000
Capital resurfacing and related reconstruction	6, 7, 16	100,500,000
Let's Go Connecticut infrastructure improvement program	22	34,500,000
Local Transportation Capital Improvement Program	15, 16	13,821,000
<b>STO New Allocation</b>		<b>358,944,000</b>

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, as it was when first published.

### I. Summary

#### Calendar Year 2020 General Obligation (GO) Bonds

<b>Total New GO Bond Allocations by Month</b>	<b>2020 \$</b>	<b>2019 \$</b>
April Agenda	190,474,478	115,900,704
June Agenda		287,886,324
Allocations Effective July 1	351,016,428	321,861,428
July Agenda	323,425,938	
September Agenda	63,802,602	354,586,683
<b>(Current Agenda) December Agenda</b>	<b>453,625,468</b>	131,670,331
<b>CY Total Through December</b>	<b>1,382,344,914</b>	<b>1,211,905,470</b>
CY Allocation Cap	2,125,000,000	2,079,000,000
Allocation Remaining Under Cap	742,655,086	867,094,530

C.G.S. 3-21 (as amended by P.A. 17-2 (JSS) Sec. 712) limits GO bond allocations at \$2 billion per calendar year beginning in CY 17. Based on annual increases calculated using CPI, the limit for CY 20 is \$2,125 million.

#### Calendar Year 2020 Special Tax Obligation (STO) Transportation Bonds

<b>Total New STO Bond Allocations by Month</b>	<b>2020 \$</b>	<b>2019 \$</b>
April Agenda	705,455,155	159,736,062
June Agenda		113,591,250
July Agenda	205,996,859	
September Agenda		20,391,810
<b>December Agenda</b>	<b>358,944,000</b>	135,022,793
<b>CY Total Through December</b>	<b>1,270,396,014</b>	<b>428,741,915</b>

## II. Agenda Items

### Item #1 Office of Policy and Management: IT Capital Investment Program (\$7,253,200 in new GO bonds)

This funding will be used to develop and implement information technology enhancements for the Department of Administrative Services. The table below shows the breakdown of the allocation.

#### Funding for the Information Technology Capital Improvement Program

Description	DAS - Unified Communications Continuance	DAS - Time Keeping
Consultant Services	-	2,075,000
Software	717,500	-
Hardware	4,460,700	-
<b>Total</b>	<b>5,178,200</b>	<b>2,075,000</b>

Funding will be used for the following projects:

**DAS - Unified Communications Continuance:** This project will expand a centralized communication platform to assist with audit compliance, disaster recovery reliability and other functions.

**DAS - Time Keeping:** This process will streamline business processes to improve controls around time entry, staff scheduling, leave tracking and FMLA processing. This phase includes a statewide design process and implementation of that process.

### Item #2 Department of Administrative Services: Removal or Encapsulation of Asbestos and Hazardous Materials in State-Owned Buildings

These funds are requested to finance the estimated costs of the ongoing renovation and repair of statewide projects. 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.

The allocation will be used to continue progress on ongoing statewide renovation and repair projects for the abatement of asbestos. The table outlines the current list of buildings that require abatement or demolition, some of which will receive a portion of this funding.

Agency	Location	Estimated Cost	Agency	Location	Estimated Cost
DHMAS	MH 34 Park Street	\$350,000	DHMAS	CVH Emergency steam leaks	\$100,000
DHMAS	Greater Bridgeport HM	\$200,000	DHMAS	Cedarcrest emergency	\$500,000
JUD	1061 Main Street	\$1,000,000	DHMAS	CVH stack demo	\$185,000
JUD	1061 Main Street design	\$25,000	DHMAS	CVH Smith home	\$400,000
DOC	Osborn	\$500,000	DHMAS	CVH Newweeks Hall	\$350,000
DOAG	STS	\$400,000	DHMAS	CVH Barn demo	\$80,000
SDE	Bergin	\$2,500,000	DHMAS	CVH clock tower	\$65,000
UConn	Mansfield Depot - Knight Hospital	\$100,000	DHMAS	Dix Hall	\$250,000
UConn	Mansfield Depot - cottages	\$250,000	DEEP	Shade Swamp 5 houses	\$20,000
UConn	Spring Manor demo	\$165,000	DEEP	Hammonassett transite pipe	\$10,000
BOR	ECSU Winthrop Hall	\$200,000	DEEP	Rocky Neck house demo	\$30,000
BOR	WCSU White Hall	\$250,000	State Police	Danielson Barracks	\$80,000
BOR	SCSU small jobs	\$150,000	State Police	Bethany Barracks	\$50,000
BOR	CCSU small jobs	\$100,000	State Police	Bethany water treatment	\$150,000
SDE	Bullard Haven floor tile	\$350,000	State Police	Mulchachey building demo	\$180,000
Seaside	Incinerator	\$10,000			
DHMAS	555 Russell Rd	\$250,000			

**Item #3** Department of Economic and Community Development: Brownfield Remediation and Revitalization Program (\$23,000,000 in new GO bonds)

The allocation will support a supplemental funding to the state's brownfields programs. The Office of Brownfield Remediation and Development is [currently accepting pre-applications](#) for the Targeted Brownfield Loan Program and the Municipal Brownfield Grant Program. Tentatively, the notice of funding available will be announced this December with full applications anticipated to be processed and awarded in [Spring 2021](#).

*Background:* The Department of Economic and Community Development provides low interest loans and grants to qualified applicants for environmental investigations and remediation activities. In FY 19, DECD awarded \$9.7 million to 16 projects across the state. Since FY 10 in total the state awarded \$210 million in loans and grants to 251 brownfield projects.<sup>[1]</sup>

**Item #4** Office of Policy and Management: Distressed Municipalities (\$3,500,000 in new GO bonds)

Funding is provided for the Distressed Municipalities grant program. CGS 32-9s requires the Office of Policy and Management to reimburse municipalities for 50% of the revenue loss they experience as a result of various tax exemptions on new manufacturing equipment or upgrades of manufacturing facilities.

Manufacturers in distressed municipalities or enterprise zones, as designated by the Department of Economic and Community Development, are eligible to receive these exemptions. Municipalities receive this designation based on their property tax base, the personal income of residents, and the social service needs of residents.

The distribution of funding is based on the most recent reimbursement claims filed by municipalities. See **Appendix A** for funding from this allocation. Grants are prorated if funding is insufficient to make full grant payments.

**Item #5** – Department of Transportation: Town Aid Road (\$30,000,000 in new GO bonds)

The Town Aid Road FY 21 estimated grant amounts to municipalities can be found in **Appendix B**.

**Items #6, 7, 15, 16, 22 & 26** – Department of Transportation: Infrastructure Program (\$358,944,000 total in new Special Tax Obligation (STO) bonds and \$38,828,239 in reallocated STO bonds)

These funds will be used to finance several programs under the Department of Transportation (DOT). Of this amount \$100,500,000 is for Capital Resurfacing and \$105,500,000 is for bus and rail facilities and equipment, including rights-of-way, other property acquisition and related projects.

Below is a breakout of certain programs:

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<sup>[1]</sup> Source: [Department of Economic and Community Development, 2019 Annual Report](#).

### Interstate Highway Program

The safety improvement to 2 miles of I-95 from Exit 16 in Norwalk to Exit 17 in Westport includes \$38,828,239 in reallocated STO bond funds. This project includes providing a concrete median barrier, shoulder reconstruction, pavement rehabilitation, and resurfacing and improvements to bridge numbers 61, 62 and 64.

Town	Description	Total \$	Federal \$	State \$	Other \$
Norwalk	Safety improvements to 2 mile of I-95 from Exit 16 (Norwalk) to Exit 17 (Westport)	70,000,000	28,054,585	3,117,176	38,828,239
Greenwich/ Stamford	I-95 improvements from NY state line to Exit 6	10,000,000	9,000,000	1,000,000	
Various	Modifications to Design/Rights-of -Way Projects Underway, Projects Awarded and in Construction	13,328,240	11,995,416	1,332,824	
<b>TOTAL</b>		<b>93,328,240</b>	<b>49,050,001</b>	<b>5,450,000</b>	<b>38,828,239</b>

### Intrastate Highway Program

Town/District	Description	Total \$	Federal \$	State \$
District 3	Replace Highway Illumination System	12,300,000	9,840,000	2,460,000
Norwalk	Reconstruction East Ave @ Metro North Br No 42.14	8,200,000		8,200,000
Bloomfield	Extension of RR Track Circuit at Int. #11-252 CT 178/Crestview Drive	710,000	639,000	71,000
Derby-Seymour	Resurfacing, Bridge Rehab & Safety Improvements CT-8	85,200,000	68,160,000	17,040,000
Various	Modifications to Design/Rights-of-Way Projects Underway, Projects Awarded and in Construction	14,960,000	11,968,000	2,992,000
<b>TOTAL</b>		<b>121,370,000</b>	<b>90,607,000</b>	<b>30,763,000</b>

### Environmental Compliance

Town/District	Description	Total \$	State \$
Various	Environmental Remediation at or in the vicinity of State-owned property	3,000,000	3,000,000
District 1	Replace various tanks in Newington & Meriden	2,900,000	2,900,000
<b>TOTAL</b>		<b>5,900,000</b>	<b>5,900,000</b>

### State Bridge Program

Town	Description	Total \$	Federal \$	State \$
New Haven	NHS- Replace Br 03998 carrying Ferry St o/ Amtrak RR	7,300,000	5,840,000	1,460,000
East Hartford	NHS- Rehab Br 05844A carrying I-84 o/ CT 15	4,000,000	3,600,000	400,000
Various	Modifications to Design/Rights-of-Way Projects Underway, Projects Awarded and in Construction	16,500,000	13,200,000	3,300,000
<b>TOTAL</b>		<b>27,800,000</b>	<b>22,640,000</b>	<b>5,160,000</b>

**Fix it First Program to Repair the State's Bridges**

<b>Town/District</b>	<b>Description</b>	<b>Total \$</b>	<b>Federal \$</b>	<b>State \$</b>
Hartford	Rehab Br 03203 carrying Sigourney St o/ Capitol Ave and Amtrak	15,000,000	12,000,000	3,000,000
District 1	Bridge Preservation Repairs	2,325,000	-	2,325,000
District 2	Bridge Preservation Repairs	2,325,000	-	2,325,000
District 3	Bridge Preservation Repairs	2,325,000	-	2,325,000
District 4	Bridge Preservation Repairs	2,325,000	-	2,325,000
District 1	Install Bridge Deck Joints following 2020 VIP Paving	175,000	-	175,000
District 2	Install Bridge Deck Joints following 2020 VIP Paving	175,000	-	175,000
District 3	Install Bridge Deck Joints following 2020 VIP Paving	175,000	-	175,000
District 4	Install Bridge Deck Joints following 2020 VIP Paving	175,000	-	175,000
Various	Modifications to Design/Rights-of-Way Projects Underway, Projects Awarded and in Construction	4,200,000	-	4,200,000
<b>TOTAL</b>		<b>29,200,000</b>	<b>12,000,000</b>	<b>17,200,000</b>

**Fix it First Program to Repair the State's Roads**

<b>Town/District</b>	<b>Description</b>	<b>Total \$</b>	<b>State \$</b>
Various	Design Pavement Preservation Projects	750,000	750,000
Willington/Union	Pavement Preservation - Ultra Thin	14,940,000	14,940,000
District 4	Pavement Preservation - Chip and Seal	3,125,000	3,125,000
District 2	Pavement Preservation - Ultra Thin	16,935,000	16,935,000
Various	Modification to Design/Rights-of-Way Projects Underway, Projects Awarded and in Construction	4,400,000	4,400,000
<b>TOTAL</b>		<b>40,150,000</b>	<b>40,150,000</b>

**Local Transportation Capital Improvement Program (LoTCIP)**

<b>Description</b>	<b>Total \$</b>	<b>State \$</b>
Northwest Hills Council of Governments	952,000	952,000
Naugatuck Valley Council of Governments	8,844,500	8,844,500
Lower Connecticut River Valley Council of Governments	2,726,500	2,726,500
Northeastern CT Council of Governments	798,000	798,000
DOT Administration Oversight Project	500,000	500,000
<b>TOTAL</b>	<b>13,821,000</b>	<b>13,821,000</b>

<b>Let's Go, CT!</b>					
<b>Town</b>	<b>Description</b>	<b>Total \$</b>	<b>Federal \$</b>	<b>State \$</b>	<b>Other \$</b>
Hartford	Planning and Environment Linkages Study I-84 Hartford Area	2,000,000	-	2,000,000	-
Waterbury	Interstate 84/Route 8 Interchange Improvements	3,000,000	-	3,000,000	-
Glastonbury	Trail Connections to Putnam Br Walkway	10,500,000	-	10,500,000	-
CT Transit	Implementation of a Real-Time Location and Bus Information System Statewide	2,500,000	-	2,500,000	-
Bridgeport	Widen Br 03532 on I-95 at Exit 27A to Route 8 NB to increase exiting capacity	500,000	-	500,000	-
Windsor Locks	Windsor Locks Rail Station Hartford Line	80,911,949	17,190,000	16,000,000	47,721,949
<b>TOTAL</b>		<b>99,411,949</b>	<b>17,190,000</b>	<b>34,500,000</b>	<b>47,721,949</b>

**Item #7 – See Item #6**

**Item #8 –Department of Education: School Security (\$10,000,000 in new GO bonds)**

The Department of Emergency Services and Public Protection, and Department of Administrative Services, and State Department of Education jointly administer the school security infrastructure competitive grant program. Eligible expenses include but are not limited to: installation of surveillance cameras, penetration-resistant vestibules, ballistic glass, solid core doors, double access doors, computer-controlled electronic locks, entry door buzzer system, scan card systems, panic alarms or systems, real time interoperable communications and multimedia sharing infrastructure or other systems, and the training of school personnel in the operation and maintenance of the security infrastructure of school buildings, or the purchase of certain portable entrance security devices.

This funding is anticipated to be made available for a new round of applications. To date, approximately \$63 million in awards have been allocated. A list of recent awardees can be found [here](#).

**Item #9 – Department of Emergency Services and Public Protection: Nonprofit Security (\$5,000,000 in new GO bonds)**

The Department of Emergency Services and Public Protection may provide grants-in-aid to certain eligible nonprofit organizations that are at heightened risk, as determined by the commissioner, of being the target of a terrorist attack, hate crime, or violent act. This program was established in PA 20-1 and the program will be administered once bond funds are received.

Eligible nonprofits may receive a grant of not more than \$50,000. Fifty percent of the grant shall be made available when such nonprofit presents to the commissioner a contract in which they will incur eligible expenses for security infrastructure. Fifty percent of the grant shall be made available to such nonprofit when they demonstrate to the commissioner that they have incurred all of the eligible expenses pursuant to the contract.



**Items #10 & 11 Connecticut State Colleges and Universities: Deferred Maintenance, Code Compliance, and Infrastructure Improvements (\$10,500,000 total in new GO bonds)**

These funds will provide for several maintenance, accessibility, and infrastructure improvements at the community colleges and state universities.

The \$7 million allocation will be used among the 12 community colleges, on projects including:

- HVAC indoor air quality improvements at Asnuntuck and Three Rivers;
- HVAC chiller and exterior door replacements at Manchester;
- Reroofing at Capital and academic room renovations at Quinebaug Valley;
- Parking garage security at Housatonic;
- Accessibility improvements at Asnuntuck, Middlesex, and Norwalk; and
- LED lighting systemwide.

Projects to be funded at the Connecticut State Universities (\$3.5 million) include:

- Reroofing at Central;
- Building envelope improvements to 347 Prospect Street which was recently acquired by Eastern;
- HVAC improvements and roof replacements at Southern; and
- Smokestack restoration at the power plant as well as restroom improvements at Western.

The department's criteria shall include entryways to eligible buildings and rooms, such as reinforcement of entryways, ballistic glass, solid core doors, double door access, computer controlled electronic locks, remote locks on all entrances and exits and buzzer systems, the use of cameras throughout an eligible building and at all entrances and exits, including the use of closed-circuit television monitoring, penetration resistant vestibules, and other security infrastructure improvements and devices as they become industry standards.

**Item #12 Department of Correction: Renovations and Improvements to Existing State-owned Buildings (\$7,749,500 in new GO bonds)**

Funding is requested for the construction (\$7,045,000) and contingency (\$704,000) associated with bathroom renovations at Carl Robinson Correctional Institute in Enfield. Previously, \$510,120 was allocated to this project for the architect's fee (\$183,757), testing laboratory (\$10,000), construction administrator (\$187,920), and the DAS fee (\$128,443).

The project completely renovates 12 bathrooms which encompass approximately 8,000 square feet at the facility. The affected areas will be completely gutted and renovated. The restrooms in the facility are 35 years old and have significant wear and tear due to continual use and poor construction. Rust and leaks have caused the walls to become unstable and the facilities to become unsanitary resulting in a safety and security risk.

**Item #13** Department of Housing: Flexible Housing Program (\$27,000,000 in new GO bonds)

The Flexible Housing Program (FLEX) is one of the two primary programs used by the Department of Housing to finance the rehabilitation of and creation of affordable housing units in the state. These funds are requested to finance grants-in-aids (\$7 million) and loans for various housing projects (\$20 million) as detailed in the table below.

<b>Item</b>	<b>Location</b>	<b>Recipient/Project</b>	<b>Award Type</b>	<b>Supports</b>	<b>Amount \$</b>
<b>A</b>	Stratford	Stratford Housing Authority	Grant-in-aid <sup>1</sup>	Rehabilitation of the 60-unit Shiloh Gardens elderly affordable housing	3,190,275
<b>B</b>	Greenwich	Armstrong Court Phase III Limited Partnership	Loan; not less than 0% interest for a term not to exceed 40 years <sup>2</sup>	Total rehabilitation of Armstrong Court buildings 2, 4 and 5	2,983,300
<b>C</b>	Plymouth	Housing Authority of the Town of Plymouth	Grant-in-aid	Rehabilitation of the 60-unit Gosinski Park elderly affordable housing	2,509,725
<b>D</b>	Ledyard	Ledyard Housing Authority	Grant-in-aid	Rehabilitation of the 30-unit Kings Corner Manor elderly affordable housing	1,300,000
<b>E</b>	East Hartford	Veterans Terrace Communities, LLC,	Deferred loan; not less than 0% interest for a term not to exceed 50 years <sup>1,2</sup>	Demolition and new construction of 54 affordable rental units for households at or below 50% AMI	3,948,000
<b>F</b>	Torrington	Torrington Riverfront LLC,	Deferred loan; not less than 1% interest for a term not to exceed 35 years <sup>2</sup>	New 60-unit affordable rental development on Franklin Street	3,528,400
<b>G</b>	West Hartford	Five Forty New Park, LLC	Deferred loan; not less than 0% interest for a term not to exceed 32 years <sup>1,2</sup>	New 52-unit mixed income apartment building (41 deed restricted affordable units and 11 market rate units)	2,949,000
<b>H</b>	Waterford	Cohanzie Partners, LP	Loan; not less than 1% interest for a term not to exceed 40 years with principal deferred <sup>1,2</sup>	Pequot Apartments (40 new units of rental housing with 32 income restricted units)	3,849,700
<b>I</b>	Hartford	Westbrook III Housing, LLC	Loan: 1% interest for a term not to exceed 40 years, with interest deferred <sup>2</sup>	Phase III redevelopment of Westbrook Village project: 65 new units of rental housing, with 50 units for households at or below 60% AMI and 13 units with supportive services	2,741,600
<b>TOTAL</b>					<b>27,000,000</b>

<sup>1</sup> Project also receiving CHFA financing

<sup>2</sup> Project also receiving Low Income Housing Tax Credits

**Item #14** Department of Housing: Flexible Housing Program (\$2,900,000 in reallocated GO bonds)

This request is to reallocate funds originally allocated (in December 2019) to the City of Hartford instead to Community Renewal Team, Inc. (CRT). The amount is \$2.9 million in both cases. CRT is the community action agency for Hartford county. The funds were originally allocated to help fund renovations at the 88-bed McKinney Shelter on Huyshope Avenue, which is operated by CRT. Finding that structure more deteriorated than expected and because shelter needs have changed due to the pandemic, these funds are now requested to provide a grant-in-aid to CRT for the acquisition of a facility to replace the McKinney Shelter beds and to provide up to 15 permanent housing opportunities.

**Item #15 – See Item #6**

**Item #16 – See Item #6**

**Item #17** Office of Policy and Management: Body Worn Cameras (\$3,000,000 in new General Obligation bonds)

The requested funding will be used to purchase new and replacement body-worn recording devices and digital data storage of the Connecticut State Police. This follows a \$2 million allocation for the same purpose in March 2016. The March 2020 bond bill (PA 20-1) increased funds available under the program for State Police from \$2 million to \$5 million.

*Background:* Since funding was first authorized in FY 16 (PA 15-1 JSS), approximately \$6.5 million has been allocated for the use of municipalities in purchasing body-worn recording devices, dashboard cameras, and associated digital storage. Following a \$4 million increase in bond authorization in PA 20-1 JSS in July 2020, over \$4.5 million remains unallocated and available for future rounds of municipal funding.

**Item #18** Department of Veteran’s Affairs: Alterations, Renovations and Improvements to Buildings and Grounds (\$215,000 in new GO bonds)

Funding of \$215,000 is requested for the projects listed below:

- Conduct emergency repairs to the central steam system (hot water and heating). The system is approximately 80 years old and repairs are needed on a continuous basis to maintain safe conditions.
- Conduct roof repairs to several buildings that were damaged by the high winds of Tropical Storm Isaias.
- Perform a shingle and fascia replacement of failed roof materials at the Middletown State Veterans Cemetery’s administrative building.
- Paving select high volume areas of DVA’s main campus in Rocky Hill.

**Item #19** Department of Administrative Services: Infrastructure Repairs and Improvements at State-owned Buildings (\$3,752,300 in new GO bonds)

The requested funds will be used to fund multiple projects at State-owned Buildings, as detailed below.

- **\$900,000 for energy efficient lighting upgrades at 410 - 474 Capitol Avenue; \$225,000 for energy efficient lighting upgrades at 10 Franklin Square:**

DAS has initiated lighting upgrade projects to reduce energy usage at its facilities. These projects are partially funded through Eversource incentives. With the incentives, the net cost to the state is expected to be reduced by approximately 30%. The Eversource incentive program is anticipated to end in 2021.

- **\$750,000 for Trinity Street Relocation**

The State is in the process of vacating 18 - 20 Trinity Street and 30 Trinity Street. The State Elections Enforcement Commission (SEEC) and the Division of Public Defender Services are relocating from 18 - 20 and 30 Trinity Street to the state-owned building at 55 Farmington Avenue. DAS is in the process of vacating state agencies from numerous facilities to consolidate agencies and reduce operating costs.

- **\$605,000 for Emergency and Minor Capital Projects**

This account funds emergency repairs and minor capital projects on an as needed basis. Projects that utilize these funds can include safety, code compliance, preservation, office development, renovations for additional parking at state-occupied facilities

- **\$500,000 Statewide Security Improvements**

These funds are requested for the installation of security equipment such as electronic access control readers, alarm systems and video surveillance monitoring equipment and other security measures at various state-owned properties.

- **\$397,300 Lower Garage Ramp Restoration Project at 505 Hudson Street, Hartford**

These funds are requested to replace the snow melt system for the ramp leading to the lower level garage at 505 Hudson Street in Hartford.

**Item #20** Department of Energy and Environmental Protection: Grants-in-Aid for Identification, Investigation, Containment, Removal, or Mitigation of Contaminated Industrial Sites in Urban Areas (\$3,770,000 in new GO bonds)

This allocation will be used to provide funding for the investigation, remediation, and environmental clean-up needed to support Phases III and IV of the Cherry Street Lofts Development near Railroad Avenue and Hancock Avenue intersection in Bridgeport. This project is part of a new-construction commercial development project. A previous authorization of \$1.0 million was made by the State Bond Commission (SBC) at its 9/20/2018 meeting for this purpose.

**Item #21** Connecticut State Library: Grants-in-Aid to Public Libraries for Construction, Renovations, Expansions, Energy Conservation and Handicapped Accessibility (\$981,214 in new GO bonds)

This allocation will finance grants-in-aid to for renovations and expansions to public libraries as shown in the chart below:

Town	Project	Estimated Total Cost (\$)	SBC Amount (\$)
Bethany	Bethany Library Association - Remodel Clark Memorial Library for accessibility, energy conservation, and other improvements.	262,428	131,214
Coventry	Booth & Dimock Memorial Library - Add 8,522 square feet of additional library space.	5,300,000	850,000
		<b>Total</b>	<b>981,214</b>

**Item #22 - See Item #6**

**Item #23** Military Department: Alterations and Improvements to Buildings and Grounds and State Matching Funds for Anticipated Federal Reimbursable Projects (\$1.2 million in new GO bonds)

This request is for funding of \$1.2 million, which is the state portion of projects totaling \$2.4 million. The remaining \$1.2 million is provided by federal funds. The funding requested is for projects listed below.

- \$500,000 for exterior envelope repairs for Enfield, Branford, Rockville, and Westbrook Armories. The doors, windows, and exteriors of the buildings need upgrades and maintenance to modernize the facilities and maintain energy efficiency.
- \$500,000 for classroom, training, and operations rooms upgrades for Branford, New Britain, New London, Norwich, Rockville, and Stratford Armories.
- \$200,000 for unscheduled statewide repairs.

**Item #24** Department of Energy and Environmental Protection (DEEP): Various Flood Control Improvements, Flood Repair, Erosion Damage Repairs, and Municipal Dam Repair (\$500,000 in new GO bonds)

This allocation will be used to provide funding for state-owned dams and other flood control structures. DEEP owns over 260 dams, many of which need regulatory inspections, updated Emergency Action Plans (EAP's), and repairs. These dams create lakes and ponds that are used for a variety of purposes. Also, DEEP is responsible for major repairs that are needed on dams owned by the Dept. of Corrections, Dept. of Agriculture, and Connecticut Valley Hospital. As owner of these structures, the state is responsible for their ongoing safety. Actions are initiated on these state structures based upon their state of repair, compliance with current safety standards and the hazard they pose to downstream areas in the event of a failure.

**Item #25** Department of Correction: Alterations, Renovations and Improvements to Existing State-Owned Buildings (\$630,000 in new GO bonds)

Funding of \$630,000 is requested for the removal and replacement of underground storage tanks at MacDougall-Walker Correctional Institution in Suffield, Cheshire Correctional Institution, and Webster Correctional Institution in Cheshire. The underground storage tanks are about to exceed their permitted life and replacement is required by state and federal law.

**Item #26 - See Item #6**

**Item #27** Department of Housing: Housing Trust Fund (\$30,000,000 in new GO bonds)

The Housing Trust Fund is one of the two primary programs used by the Department of Housing to finance the rehabilitation of and creation of affordable housing units in the state. These funds are requested to support \$11.1 million in loans to specified developers (see table below) and \$18.9 million for grants and/or loans to support affordable housing development projects that are still to be determined by the Department of Housing.

Item	Location	Recipient/ Project	Award Type	Supports	Amount \$
A	Various	Unspecified, to include recent recipients of federal Low-Income Housing Tax Credits	Unspecified	Various affordable housing developments not yet determined; Release of funds to be controlled by allotment process pending project selection.	18,900,000
B	New Haven	Antillean Estates, LLC	Subordinated mortgage loan at an interest rate of not less than 0% for a term no greater than 45 years <sup>1</sup>	Replacement of Antillean Manor Section 8 housing (see <i>Background</i> )	3,100,000
C	New London	Bayonet Street Apartments, LLC	Mortgage loan; not less than 0% interest for a term not to exceed 45 years <sup>2</sup>	Phase 1 development of a new 64-unit mixed-income rental development with supportive units: Phase 1 includes 28 units (see <i>Background</i> )	4,000,000
D	Bristol	BCJ Edith Johnson LLC	Subordinated mortgage loan at an interest rate of not less than 0% for a term no greater than 45 years <sup>2</sup>	Rehabilitation of the 95-unit Edith Johnson Apartments serving elderly households at or below 50% of AMI	4,000,000
<b>TOTAL</b>					<b>30,000,000</b>

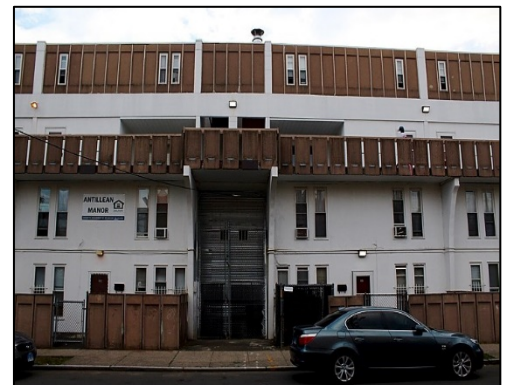
<sup>1</sup> Project also receiving CHFA financing

<sup>2</sup> Project also receiving Low Income Housing Tax Credits

*Background*

**Antillean Estates, New Haven**

The current development, Antillean Manor Co-op, has a Project-Based Section 8 contract with the U.S. Department of Housing and Urban Development (HUD) which makes the 31 units affordable to low income tenants. That development will be razed and the new 31-unit development to be built in the same location will continue to be Project-Based Section 8 housing. The new development will contain 5 one-bedroom apartments set aside for households at 25% area median income (AMI), 11 two-bedroom units, 14 three-bedroom units and 1 four-bedroom unit apartments all set aside for families at or below 50% AMI. The long-term 20-year project-based housing-assistance payments (HAP) contracts ensures that residents will continue to pay 30% of their income towards the rent and no resident will experience a rent increase.



The existing structure, Antillean Manor, that will be replaced.

### **Bayonet Street Apartments, New London**

Phase 1 of this development will include 6 supportive units for individuals with Intellectual Developmental Disabilities and/or Autism Spectrum Disorder. Phase 1 will also include 9 units reserved for tenants at 25% of area median income (AMI), 10 units for those at 50% of AMI, 3 units for those at 60% of AMI, 6 market rate units and a community room and exercise room.

The full development will include 64 units. According to an August 30, 2020 article in *The Day*, the development will be done by developer Eastern Connecticut Housing Opportunities and "be two multifamily buildings to replace two vacant dilapidated single-family homes on the adjoining parcels at 433 and 443 Bayonet St."<sup>1</sup>

**Item #28** Department of Economic and Community Development: Manufacturing Assistance Act (\$6,400,000 in new GO bonds)

The allocation will allow the Department of Economic and Community Development to provide smaller loans and grants to manufacturers and economic based businesses across the state. The release of these funds will be controlled through the allotment process pending determination of grant and loan recipients. These funds will also support administrative costs related to the Manufacturing Assistance Act program.

Since 2018, the State Bond Commission allocated \$21.3 million towards the small projects component of the Manufacturing Assistance Act program.

**Item #29** Office of Policy and Management: Urban Act (\$3,174,254 in new GO Bonds)

<b>Item</b>	<b>Admin. Agency</b>	<b>Recipient</b>	<b>Purpose/Notes</b>	<b>Amount \$</b>
I.A	DEEP	Town of Berlin	Replacement of synthetic turf playing surface, scoreboard replacement, construction of restrooms and storage facilities and road relocation at Scalise Field in Sage Park and rehabilitation of the running track and installation of a synthetic turf playing surface at Berlin High School	2,774,254
II.A	DMHAS	Youth Challenge of Connecticut, Inc.	Expansion, renovations and improvements to its substance abuse program facilities in Hartford, including roof replacement electrical upgrades, fire safety improvements, security improvements and related renovations, as well as, acquisition of property for its transitional program	400,000

**Item #30** Department of Housing: Community Housing Land Bank (no new bonding dollars)

This request is for approval for the Commissioner of the Department of Housing (DOH) to convey Community Housing Land Bank and Land Trust property on Phelps Road in East Windsor to the Town of East Windsor. The formal conveyance is necessary for the town, which effectively owns and maintains the land now, to be able to subdivide it and transfer those parcels to the owners of the sixteen homes on the land. The homeowners own their homes but lease the land.

According to DOH, "the funding for the original activity, which was to take over the site of former Military Housing, using the Land Bank/Land Trust program was made available in November 1994 via a grant to Creative Housing, Inc., a local community land trust (nonprofit corporation). The funds were used to acquire

<sup>1</sup> <https://www.theday.com/article/20200830/NWS01/200839938>

the property from the federal government, and to rehabilitate the sixteen homes on the site prior to sale. The project was closed out/completed/fully occupied in November 1996." The sixteen individual homes were sold to moderate-income homeowners and the land was leased to them at a monthly fee (\$56)<sup>2</sup>.

The property is currently owned by the Town of East Windsor, which they obtained through a foreclosure action about seven years ago. Creative Housing, Inc. is no longer operating. According to DOH, the town assessor lists the parcel of land in question as having an estimated value of \$272,000.

**Item #31 Department of Administrative Services (Department of Construction Services): School Building Projects (\$270,000,000 in new GO Bonds)**

These funds are requested to finance a portion of estimated grants-in-aid for the state’s reimbursement of construction costs associated with local school building projects. These projects include expansion, renovations and improvements, safety and health related projects, vocational agricultural centers and cooperative regional special educational facilities. This program also funds capital improvements to schools that are part of the Connecticut Technical Education and Career System.

School districts may submit requests for school construction grant payments for projects which have been approved legislatively, as part of school construction priority lists or similar public acts, or in certain emergency situations, such as roof repairs. The dollar amount of the bond commission request is based upon the aggregate of all open school construction projects, specific cash flows from some projects, and historical experience with the ebb and flow of grant payment requests.

**Item #32 2020 Private Activity Bond Allocation Carry Forward Resolution**

The state received a Private Activity Bond allocation of \$374 million for the 2020 calendar year. Of this total, \$236 million was issued, which leaves \$138 million available for the following carry forward. These funds would remain available to their respective programs for the next three calendar years.

Private Activity Bond Authorization and Allocation: The process through which private activity bonds are authorized and allocated is different than the process followed for General Obligation (GO) bonds or Special Tax Obligation (STO) bonds. PA 01-7 (June Special Session) amended CGS Sec. 32-141 to provide the following statutory allocation formula:

**Statutory Percentages for Private Activity Bond Allocations**

Agency	Statutory Allocation
Connecticut Housing Finance Authority	60.0%
Connecticut Development Authority	12.5%
Municipalities, CT Higher Educational Supplemental Loan Authority, Clean Energy Finance and Investment Authority & contingencies	27.5%
<b>TOTAL</b>	<b>100%</b>

*Background:* Private Activity Bonds are revenue bonds issued by quasi-public authorities or municipalities that are not a state obligation because the quasi-public authority pays the debt service out of the bond’s dedicated revenue stream. These bonds would normally be taxable except when they are used to finance projects that serve a significant public benefit, such as housing, economic development, student loans, and energy conservation. The state’s annual PAB bonding capacity is determined by a federal formula based on state

<sup>2</sup> A Hartford Courant article from 2013 lists the monthly lease fee as \$56 per homeowner. <https://www.courant.com/real-estate/hc-xpm-2013-06-06-hc-creative-housing-east-windsor-20130606-story.html>



population. The State Bond Commission reallocates any unused PAB capacity at the end of each calendar year. The federal government classifies a bond as private activity if more than 10% of its proceeds are used by a private party (the quasi-public authority) and more than 10% of the debt service is backed by private resources.

### Appendix A - Distressed Municipalities

TOWN NAME	December 2020 Allocation \$*	TOWN NAME	December 2020 Allocation \$*
Ansonia	\$36,504.33	Oxford	\$43,214.63
Beacon Falls	\$19,379.16	Plainville	\$22,717.83
Bloomfield	\$63,343.91	Putnam	\$9,897.03
Bridgeport	\$301,771.43	Stamford	\$567,298.85
Bristol	\$79,663.69	Sterling	\$4,610.24
East Granby	\$6,588.11	Thomaston	\$3,916.07
East Hartford	\$781,145.46	Torrington	\$47,202.19
Groton	\$42,016.12	Waterbury	\$120,278.74
Hartford	\$2,525.03	Winchester	\$4,295.46
Killingly	\$6,501.27	Windsor	\$134,283.85
Meriden	\$139,365.44	Windsor Locks	\$4,278.81
Middletown	\$737,264.24	Groton Sewer Dist.	\$937.04
Naugatuck	\$44,112.46	Bloomfield - Blue Hills FD	\$4,523.27
New Britain	\$59,387.03	Middletown - Westfield FD	\$34,659.63
New Haven	\$28,247.61	<b>TOTAL</b>	<b>\$3,391,568.97</b>
New London	\$17,942.69	Middletown - Westfield FD	\$34,659.63
Norwalk	\$23,697.35	<b>TOTAL</b>	<b>\$3,391,568.97</b>

\*Does not include 1) the remainder of the \$7 million in bonding authorized for Distressed Municipalities in FY 21, or 2) the \$1.5 million appropriated for Distressed Municipalities in FY 21.

### Appendix B - Town Aid Road FY 21 Municipal Grant Estimates

Payments from this agenda's allocation represent half of the FY 21 figures presented here. The first installment of \$30 million for FY 21 was allocated at the July 2020 bond commission meeting.

Grantee	FY 21 Est. \$
Andover	187,352
Ansonia	315,966
Ashford	293,536
Avon	312,434
Barkhamsted	195,176
Beacon Falls	192,176
Berlin	332,891

Grantee	FY 21 Est. \$
Bethany	211,001
Bethel	324,237
Bethlehem	209,734
Bloomfield	342,039
Bolton	200,010
Bozrah	181,301
Branford	399,724

<b>Grantee</b>	<b>FY 21 Est. \$</b>
Bridgeport	1,385,123
Bridgewater	178,586
Bristol	662,258
Brookfield	307,016
Brooklyn	242,192
Burlington	261,332
Canaan	169,203
Canterbury	224,964
Canton	256,119
Chaplin	186,806
Cheshire	404,496
Chester	190,280
Clinton	267,253
Colchester	349,164
Colebrook	201,376
Columbia	205,305
Cornwall	222,432
Coventry	295,131
Cromwell	275,736
Danbury	876,484
Darien	341,672
Deep River	197,901
Derby	263,915
Durham	221,833
Eastford	175,263
East Granby	201,843
East Haddam	325,670
East Hampton	321,263
East Hartford	579,436
East Haven	400,282
East Lyme	317,702
Easton	227,831
East Windsor	267,488
Ellington	340,741
Enfield	534,648
Essex	214,767
Fairfield	718,430
Farmington	373,521
Franklin	129,041
Glastonbury	460,298
Goshen	278,194

<b>Grantee</b>	<b>FY 21 Est. \$</b>
Granby	257,294
Greenwich	750,469
Griswold	188,153
Groton	373,106
Guilford	360,411
Haddam	243,758
Hamden	672,164
Hampton	188,327
Hartford	1,190,578
Hartland	142,969
Harwinton	227,149
Hebron	240,791
Kent	291,401
Killingly	357,948
Killingworth	249,802
Lebanon	318,912
Ledyard	289,817
Lisbon	179,511
Litchfield	385,155
Lyme	179,941
Madison	313,195
Manchester	643,681
Mansfield	414,125
Marlborough	212,137
Meriden	663,656
Middlebury	224,275
Middlefield	197,250
Middletown	587,270
Milford	598,383
Monroe	351,306
Montville	323,230
Morris	177,930
Naugatuck	421,735
New Britain	766,681
New Canaan	332,099
New Fairfield	275,859
New Hartford	269,945
New Haven	1,254,250
Newington	413,929
New London	385,032
New Milford	556,890

Grantee	FY 21 Est. \$
Newtown	471,024
Norfolk	242,536
North Branford	280,168
North Canaan	188,644
North Haven	357,260
North Stonington	236,600
Norwalk	903,271
Norwich	492,648
Old Lyme	228,861
Old Saybrook	246,620
Orange	275,757
Oxford	275,974
Plainfield	288,859
Plainville	306,829
Plymouth	259,280
Pomfret	243,577
Portland	239,303
Preston	199,275
Prospect	241,602
Putnam	237,471
Redding	269,353
Ridgefield	379,636
Rocky Hill	345,102
Roxbury	323,449
Salem	193,271
Salisbury	294,475
Scotland	153,678
Seymour	297,318
Sharon	360,168
Shelton	505,277
Sherman	205,372
Simsbury	372,338
Somers	266,749
Southbury	368,715
Southington	525,964
South Windsor	381,866
Sprague	151,738
Stafford	395,729
Stamford	1,252,661
Sterling	191,742

Grantee	FY 21 Est. \$
Stonington	299,262
Stratford	600,187
Suffield	291,079
Thomaston	222,214
Thompson	253,223
Tolland	338,751
Torrington	455,793
Trumbull	461,303
Union	124,689
Vernon	403,895
Voluntown	172,991
Wallingford	538,986
Warren	181,664
Washington	332,040
Waterbury	1,068,475
Waterford	317,588
Watertown	349,028
Westbrook	217,392
West Hartford	686,593
West Haven	617,268
Weston	251,619
Westport	393,144
Wethersfield	399,515
Willington	258,955
Wilton	315,704
Winchester	300,021
Windham	365,144
Windsor	402,432
Windsor Locks	263,625
Wolcott	301,999
Woodbridge	240,356
Woodbury	295,235
Woodstock	384,353
Fenwick (Bor.)	1,076
Groton (City of)	113,140
Jewett City (Bor.)	77,452
Stonington (Bor.)	15,187
Woodmont (Bor.)	17,374
<b>TOTALS</b>	<b>60,000,000</b>