

Analysis of State Bond Commission Agenda Items

April 6, 2023



OFFICE OF FISCAL ANALYSIS

Room 5200, Legislative Office Building
Hartford, CT 06106 • (860) 240-0200
E-Mail: ofa@cga.ct.gov
www.cga.ct.gov/ofa

General Obligation (GO) Bonds	Item #	New Allocation
Capital Region Development Authority		
Grant-in-aid for the purpose of encouraging development as provided in CGS Sec. 32-602	18	8,500,000
Alterations, renovations and improvements at the XL Center in Hartford, including acquisition of abutting real estate and rights-of-way	12	7,000,000
Connecticut Port Authority		
Grants-in-aid for improvements to ports, harbors and marinas, including dredging and navigational improvements	21, 26	5,043,856
Department of Administrative Services		
Grants-in-aid for school air quality improvements	1	75,000,000
Infrastructure repairs and improvements at state-occupied facilities	23	353,680
School building projects	34	250,000,000
Department of Correction		
Alterations, renovations, and improvements to existing state-owned buildings	5	486,700
Department of Developmental Services		
Fire, safety and environmental improvements to regional facilities for client and staff needs at all state-owned facilities	16	2,250,000
Department of Economic and Community Development		
Community Investment Fund 2030	10	98,522,165
Grants-in-aid to nonprofit organizations operating cultural and historic sites	15	5,000,000
Department of Emergency Services and Public Protection		
Alterations and improvements to buildings and grounds	3	4,870,826
Alterations and improvements to the State Emergency Operations Center in Hartford	24	1,000,000
Department of Energy and Environmental Protection		
Energy-efficiency Projects in State Buildings	4, 8	11,358,148
Department of Housing		
Flexible Housing Program	13, 17, 27	74,000,000
Department of Mental Health and Addiction Services		
Fire, safety and environmental improvements	9	1,500,000
Department of Motor Vehicles		
Alterations, renovations and improvements to buildings and grounds	19	698,875
Office of Policy and Management		
Grants-in-aid to municipalities for the purchase of on-body cameras for local law enforcement officers	6, 11	1,067,086
Information Technology Capital Investment Program	2, 7	18,700,000
Governor's Nonprofit Program	14	25,000,000
Small Town Economic Assistance Program (STEAP)	33	30,000,000
Total New GO Allocations		620,351,336

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

General Obligation (GO) Bonds

Total New GO Bond Allocations by Month	2023 \$	2022 \$
March Agenda		333,441,256
(Current Agenda) April Agenda	620,351,336	
May Agenda		338,691,236
Allocations Effective July 1		159,896,428
July Agenda		367,597,107
December Agenda		509,532,566

CY Total Through April	620,351,336	333,441,256
CY Total	620,351,336	1,709,158,593

CY Allocation Cap	2,377,000,000	2,239,000,000
Allocation Remaining Under Cap	1,756,648,664	529,841,407

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 23 is \$2,377 million. PA 23-1 amended C.G.S. 3-21 to limit GO bond allocations to \$2.4 billion on a fiscal year basis beginning in FY 24. The fiscal year limit will be inflated based on CPI beginning in FY 25.

Special Tax Obligation (STO) Transportation Bonds

Total New STO Bond Allocations by Month	2023 \$	2022 \$
March Agenda		321,632,353
(Current Agenda) April Agenda		
July Agenda		482,246,929
December Agenda		429,910,525

CY Total Through April		321,632,353
CY Total		1,233,789,807

II. Agenda Items

Item #1 Department of Administrative Services: Grants-in-aid for School Air Quality Improvements (\$250,000,000 in new GO Bonds)

PA 22-118 provided an authorization of \$75 million for improvements to schools for air quality, including HVAC upgrade, replacement, and installation. Up to \$50 million of the GO bond authorization for FY 23 may be used to provide reimbursements to otherwise eligible projects that were completed between March 1, 2020, and July 1, 2022. An additional \$75 million has been made available to the program from federal ARPA funds.

The program was set up to be similar to, but distinct from, the school construction project reimbursement program. While school construction projects can include HVAC and other air quality improvements as part of larger programs, typically standalone HVAC projects do not qualify for reimbursement under the school construction program. Also, while the school construction program is obligated to provide reimbursements for all eligible school construction projects, the air quality grants are limited to the resources made available to the program. The air quality program also does not require legislative approval for individual projects, while most planned school construction projects must be approved as part of the school construction priority list process, potentially allowing air quality projects a substantially shorter time frame from design to completion and reimbursement.

Approximately 130 applications for the program were submitted prior to the initial Dec. 1, 2022, deadline. To date, awardees have not been named. However, at the March 27, 2023, DAS hearing before the General Obligation Bonding Subcommittee, the commissioner indicated that awards were expected to be announced no later than April 7, 2023. Besides the pending award announcement, DAS anticipates providing information on district demand for the program.

Items #2 & 7 Office of Policy and Management: Information Technology Capital Investment Program (\$18,700,000 combined in new GO bonds)

The funding will be used for information technology enhancements for (1) the Department of Revenue Services (DRS) and (2) the Department of Mental Health and Addiction Service (DMHAS).

Cost Breakdown:

Description	Consultant Services	Software	Hardware	TOTAL
DMHAS	6,046,961	4,093,893	2,500,000	12,640,854
DRS	6,059,146	-	-	6,059,146
TOTAL	12,106,107	4,093,893	2,500,000	18,700,000

DMHAS: Begin the first phase of implementing an electronic health record system.

DRS: Implement the final stages of modernizing the tax management system.

Item #3 Department of Emergency Services and Public Protection: Alterations and Improvements to Buildings and Grounds (\$4,870,826 in new GO Bonds)

Funding of \$4,870,826 is requested for the following projects:

Project	Location	Amount \$
Removal and Replacement of Five Underground Storage Tanks	Statewide	1.1 million
Forensic Laboratory Clean Room Renovation	Meriden	1.2 million
Mulcahy Campus Independent Heating System Installations	Meriden	1.2 million
Troop A Full Roof Replacement and Masonry Repairs	Southbury	700,000
Troop A HVAC and Mechanical replacements and upgrades	Southbury	375,000
Emergency/Minor Capital Projects as Needed	Statewide	295,826

Items #4 & 8 Department of Energy and Environmental Protection: Energy Efficiency Projects in State Buildings (\$11,358,148 combined in new GO Bonds)

This allocation will be used to finance energy efficiency upgrades to state facilities. These upgrades are generally anticipated to result in energy savings and lower annualized operating costs. Possible uses include a portion of the costs of 24 Level 2 ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) energy audits, lighting projects at DOT facilities, and installation of 8 EV charging stations at the DOT Wallingford facility.

By law, DEEP, in consultation with the Department of Administrative Services (DAS) and the Office of Policy and Management, implements the state’s plan for the reduction of energy consumption in state buildings. Governor Lamont's Executive Order 1 also creates a requirement for Executive Branch buildings to reduce their greenhouse gas emissions, waste disposal and water consumption.

The State currently spends approximately at least \$80 million annually on utility costs. At least 72 bond-funded energy efficiency retrofits in State buildings have been approved since bond funding for statewide energy-efficiency projects was made available in 2013, for a total commitment of about \$90 million for these projects and an average payback of 8 years. For information on the list of approved bond-funded projects, please see the Lead By Example for State Agencies webpage, on the DEEP website, at <https://portal.ct.gov/DEEP/Energy/Lead-By-Example/Lead-By-Example>.

DEEP estimates this program has led to savings of over \$10 million and over 2 million BTUs of energy savings, as well as reducing greenhouse gas emissions by 10% from a FY 19 baseline.

Item #5 Department of Correction: Alterations, Renovations, and Improvements (\$486,700 in new GO bonds)

Funding is requested for the various projects described below.

- *Camera Installations (\$72,480) – Bridgeport Correctional Center:* install cameras in the two main corridors of the facility and six medical observation cells.
- *Camera Installations (\$125,511) – Hartford Correctional Center:* add cameras to dorms 1, 2, 3, and 4 at the facility to address the many blind spots.
- *Replace elevators (\$288,709) – Cheshire Correctional Institute:* replace two elevators, which are 100 years old and original to the building. Due to their age and condition the current elevators are no longer operational and need to be replaced to maintain daily operations.

Item #6 Office of Policy and Management: A Study of Centralized Data Storage for Recordings from Body-Worn and Dashboard Cameras (\$500,000 in new GO Bonds)

Funding of \$500,000 is requested for the Criminal Justice Information System to finance a study of centralized data storage for recordings from body-worn recording equipment and dashboard cameras across the state.

Item #7 - See Item #2

Item #8 - See Item #4

Item #9 Department of Mental Health and Addiction Services: Fire, safety and environmental improvements (\$1,500,000 in new GO bonds)

Funding is requested to support emergency and minor capital improvements requiring immediate attention, such as electrical and structural repairs (roof leaks, piping replacement, etc.) at Connecticut Valley Hospital (CVH) and central office.

Item #10 Department of Economic and Community Development: Community Investment Fund (\$98,522,165 in new GO bonds)

This funding will support the following projects listed below through the Community Investment Fund 2030. These projects were selected from the Round 2 application period and when combined with Round 1 reach the \$175 million total allowable awards for this fiscal year.

Round 1 awards totaling \$76,477,835 were approved in [September 2022](#). The Round 3 application period is open from Monday May 1, 2023 until Friday June 30, 2023.

Recipient	Description	Municipality	Award Amount
Borough of Naugatuck	Redevelopment of the 86-acre site formerly known as the Uniroyal Chemical/United States Rubber Company in Naugatuck, CT.	Naugatuck	\$3,000,000
Boys & Girls Clubs of Hartford	Renovation of 18,000 sq ft facility featuring amenities designed to provide Hartford youth with services including classroom space, makerspace/technology lab, learning center, gymnasium, art space, and indoor hydroponic garden.	Hartford	1,600,000
Career Resources, Inc.	Assist the renovation of 1085- 1095 Main Street, a 42,500 sq ft building, to facilitate a suite of programs for job training, job placement, case management, referrals to support services, and onsite social enterprises.	Bridgeport	4,536,250
City of Bridgeport - Civic Block	Funds will be used to complete construction to create 35,000 sq ft of retail space, including a grocery store in a neighborhood that is currently a food desert.	Bridgeport	3,500,000
City of Bristol	Funds for one element of the City’s Route 72 Corridor Improvement Plan, focused on pedestrian safety enhancements, traffic calming and streetscape improvements.	Bristol	6,850,000

Recipient	Description	Municipality	Award Amount
City of Hartford	Grant will fund pre-development and design of homeownership units for income-eligible buyers at Mary Shepard Place in the Clay Arsenal neighborhood.	Hartford	4,570,000
City of New Haven - Long Wharf	Grant activity will focus on the revitalization of Long Wharf Park; features in the park include public site furniture, lighting, playground, bike paths, outdoor fitness, upgraded walkways, and Food Truck pavilion.	New Haven	12,100,000
City of New London	Final construction costs of the new Community and Recreation Center in New London.	New London	7,236,237
City of Stamford - West Side	Funding to complete design and engineering for the City's pedestrian infrastructure plan for pedestrian safety and mobility on the side streets of the West Side neighborhood.	Stamford	1,092,200
ClimateHaven	Funding to build-out ClimateHaven's 16,000 sq ft climate-tech business incubator	New Haven	910,744
Danbury Hackerspace	Fund the construction and buildout of the Danbury Hackerspace location in the former Crown Plaza Hotel in Danbury.	Danbury	510,761
Grace Congregate Housing Corporation	Funding for renovation and retention of 40 units of low-to-moderate income elderly housing. Renovations include roof replacement, exterior masonry work, energy efficient windows, and remodeled kitchens.	Waterbury	921,564
Mary Wade Home, Inc.	Finalize renovation plans for the Boardman Residential Care Home, which houses 45 seniors living at or below the federal poverty level.	New Haven	700,000
McCall Foundation, Inc.	Restoration and renovation of a 7,000 sq ft vacant historic property in the Torrington Historic District.	Torrington	1,421,250
Meriden New Britain Berlin Young Men's Christian Association	Renovation of unused racquetball courts, repurposing them to create six additional childcare classrooms within the NAEYC accredited center. This expansion will allow increased childcare capacity for 72 children.	New Britain	1,700,000
New Reach, Inc	Capital improvements to Life Haven, a homeless shelter for women and children with a capacity to serve 20 families. Facility improvements include a complete roof replacement, electrical service upgrade to support the installation of mini split heating/cooling units, elevator replacement, and repair work to masonry on roof and water-damaged walls.	New Haven	2,213,003

Recipient	Description	Municipality	Award Amount
Norwalk Redevelopment Agency	Site infrastructure to replace a 5- acre city-owned parking lot with a mixed-income, mixed-use, transit-oriented development. The development is slated for approximately 472 units of new housing, 40,000 sq ft of commercial space, a public space including a pedestrian promenade and 25,000 sq ft public park, as well as public and commuter parking.	Norwalk	8,000,000
Norwalk Redevelopment Agency	Funds to facilitate the development of a 7.6-acre site into Oak Grove, a 69-unit affordable housing development. The development will also feature a 5,000 sq ft learning center.	Norwalk	1,800,000
Norwich Community Development Corporation	Funds to construct an arterial roadway, pedestrian/bike lane, bus stops and stormwater management, as well as utility installation and upgrades to facilitate construction of 12 sites for warehouse, manufacturing, distribution, office space, and research and development uses.	Norwich	11,391,193
Pacific House, Inc.	Construction of 39 new affordable, supportive housing units in a 4- story, 38,833 sq ft structure. Ground floor office space in the building will house Pacific House headquarters and case management services for tenants.	Stamford	2,450,000
Riverfront Recapture	Funds to complete a 825 ft trail section and build a bridge spanning Decker’s Brook, closing the gap in the trail system between Hartford and Windsor’s Riverwalks.	Windsor / Hartford	522,500
Town of East Windsor - Park Hill	Funds to extend the public water lines along Windsorville and Old Ellington Rd to provide safe and reliable drinking water to 31 residences with contaminated wells, as well as the East Windsor Housing Authority’s Park Hill complex of 84 units and provide necessary infrastructure to facilitate the development of a second phase to build 123 new affordable units of housing.	East Windsor	4,000,000
Town of Hamden - Arts Center	Funds for the redevelopment of the former Hamden middle school buildings; CIF grant funds will go towards demolition and abatement of the structures, and community planning activities for the creation of a Community Campus on the site.	Hamden	5,400,000
Town of Manchester	Funding for a portion of the Downtown Streetscape project, which includes streetscape redesign, road diet, cycle track, and public space improvements.	Manchester	7,500,000
Town of Plymouth	Funds to conduct a three-part community-wide survey to collect data towards the development of a prioritized plan for community and economic growth in the town.	Terryville	250,000

Recipient	Description	Municipality	Award Amount
Town of Preston	Funds to complete the engineering for Phase I and II of the Poquetanuck Village Traffic Calming Master Plan; the project includes traffic calming, pedestrian safety and aesthetic improvements, sidewalks, streetlights, safety and directional signage, crosswalks and a multiuse trail connecting to various community amenities including the Tri-Town Trail and Preston Community Park.	Preston	400,000
Town of Stratford, South End Community Center (SECC)	Interior and exterior renovation of the South End Community Center. The improvements will result in expanded after school program capacity, additional office space, expansion of community food pantry, expanded capacity for daycare enrollment, and increase the accessibility of space for seniors.	Stratford	2,446,463
The Prosperity Foundation	Funds to be used by Upper Albany NRZ towards the acquisition of the Salvation Army facility at 333 Homestead Avenue. The agency is exploring several potential uses for the final development including senior housing, intergenerational programming, and a farmer-fresh produce retail market.	Hartford	1,500,000
Total			\$98,522,165

Background. The Community Investment Fund 2030 (CIF) is a five-year, \$875 million bond-funded program that fosters economic development in historically underserved communities across the state.¹ The program is available to eligible municipalities as well as not-for-profit organizations and community development corporations that operate within them. The CIF may award up to \$175 million each fiscal year across two or more application periods per year.

Item #11 Office of Policy and Management: Body Worn Camera Program (\$567,086 in new GO bonds)

Funding of \$567,086 has been requested to reimburse the following Police Departments for the purchase of body worn cameras, dash cameras, and video storage devices.

Department	Amount \$	Department	Amount \$
Bethlehem	988	Newington	37,221
Canton	33,228	Ridgefield	40,250
Central Connecticut State University	91,679	Roxbury	8,682
Cromwell	16,800	Shelton	50,306
Middletown	91,763	Winchester	25,748
New Canaan	38,561	Weston	41,264
New Milford	59,217	Watertown	31,379

¹ CIF may be extended through FY 32 with an additional \$1.25 billion in bond authorizations, contingent on an agreement between the governor and board and the legislature to reauthorize the program.

To date, there has been over \$9.5 million provided to municipalities for the reimbursement of body-worn camera purchases.² During the 2019 legislative session, the program was expanded to include the replacement of dashboard camera devices that were purchased in 2010 or prior. PA 20-1 expanded the body-worn camera program and required camera use in all municipal, state, and tribal law enforcement units. It also required the use of dashboard cameras in all patrol vehicles.

Item #12 Capital Region Development Authority: XL Center (\$7,000,000 in new GO bonds)

This funding will support the design of future renovation work at the XL Center in Hartford and to repair the stadium’s retractable seating and address various other repairs and improvements.

The State Bond Commission allocated \$78.45 million towards the XL Center since 2013. This funding supported various capital improvement projects, including: electrical, mechanical and plumbing upgrades and replacements; concession, rest room and locker room upgrades and seating, security, technology, signage and lighting upgrades.

Background: The XL Center, formerly known as the Hartford Civic Center, is a multi-purpose arena and convention center located in downtown Hartford. It is owned by the City of Hartford and was leased by the Connecticut Development Authority. The facility is now leased and managed by the Capital Regional Development Authority. It is operated by Spectra.

Items #13, 17, and 27 Department of Housing: Flexible Housing Program (\$74,000,000 combined in new GO bonds)

Item	New GO Bonds
Item 13	70,151,591
Item 17	2,703,514
Item 27	1,144,895
TOTAL	74,000,000

The Flexible Housing Program (a.k.a. FLEX or Affordable Housing Program) is DOH's primary housing production program. It supports housing opportunities for households with incomes up to 100% area median income (AMI).

These funds are requested to finance grants-in-aid and loans for various housing projects under the Flexible Housing Program as detailed below.

- A. **\$4 million** - Loan to Ellis Street Mill, LLC for rehabilitation of historic mill complex at 321 Ellis Street in New Britain (Item 13)
 - Creating 154 new affordable housing units
 - 21 of the units (14%) will be affordable to households with incomes less than 30% AMI
 - Loan term of not less than 0% interest per year for not more than 40 years
 - Project also receiving other state and federal funding

- B. **\$50 million** - Pool of funding to support affordable housing developments by providing leverage financing, including for developments recently awarded federal Low Income Housing Tax Credits (LIHTC) by CHFA
 - The release of funds will be controlled through the allotment process
 - Funds may be disbursed by CHFA as directed by DOH

² Source: OPM testimony to General Obligation Bonding Subcommittee
https://cga.ct.gov/fin/related/20230106_Bonding%20Subcommittees/20230327/OPM%20Attachment%20B%20-%20Body%20Worn%20Camera%20and%20Dashboard%20Camera%20Grant%20Program%20Tracker.pdf

The table below shows the developments receiving 9% LIHTC awards in 2022, some of which are likely to receive funds from this pool.

2022 Federal 9% LIHTC Award Recipients		
Location	Units	Project Name
East Hartford	51	Veterans Terrace VT III
West Hartford	65	West Hartford Fellowship Housing Redev. I
Terryville	59	Oak Woods Apartments
Newington	36	Cedar Pointe II
Hartford	58	Village at Park River Phase V
Madison	31	Wellington at Madison
Bridgeport	85	Crescent Crossings, Phase 1C
New Haven	76	State & Chapel Development

- C. **\$20 million** – Time-To-Own First Time Homebuyer Assistance Program, which provides forgivable loans to fund up to 25% of the cost of the home, up to \$50,000. This existing program is administered by CHFA.
- \$40 million already allocated and spent/reserved for the program to date
 - Previous bond fund allocations came from the Housing Trust Fund (which allows beneficiaries to be up to 120% AMI), but [program guidance](#) indicates only households up to 100% AMI are eligible

Item #14 Office of Policy and Management: Grants-in-Aid to Nonprofits (\$25,000,000 in new GO bonds)

Funding is provided to nonprofit organizations that receive funding from the state to provide health or human services to clients of state agencies. This funding will be used for a variety of capital projects including projects to comply with the Americans with Disabilities Act and improvements to health, safety, energy conservation, information technology, and vehicles.

Item #15 Department of Economic and Community Development: Grants-in-aid to Nonprofits Sponsoring Cultural and Historical Sites (\$5,000,000 in new GO bonds)

This funding will support the [Good to Great 2.0](#) program which provides grants of up to \$500,000 to fund capital projects for nonprofit arts, cultural, or history organizations that connect art, history, and tourism to enhance visitors' experience of an arts or cultural venue and/or historic site.

Applicants must be 501(c)(3) organizations that own or operate an arts/cultural venue or historic site in Connecticut and that promote the art, culture and/or history of the state. While organizations of all sizes are eligible, small to medium-sized organizations with an operating budget of under \$500,000 were encouraged to apply for these funds, as a portion of total allocated funds will be reserved for this constituency.

The deadline for application was March 3rd and awards notifications will be announced June 12th.

Item #16 Department of Developmental Services: Improvements to State Facilities (\$2,250,000 in new GO bonds)

The agency requested \$2,250,000 for facility repair and improvements at various departmental facilities. The itemized requests are provided in the table below:

DDS Facilities:		
ITEMS	Location	Amount \$
Regional HVAC Improvements	Statewide	500,000
HVAC Repairs – Training School	Southbury	500,000
Roof Repairs- Training School	Southbury	500,000
Emergency/Minor Capital Projects as needed	Statewide	750,000
Total		2,250,000

Additional Information: The agency maintains facilities statewide that include consumer-occupied group homes, institutional campuses (Hartford Regional Center, Northwest Regional Center, Lower Fairfield Center, and Southbury Training School) and administrative areas to support facilities.

As of December 2022, 412 individuals were living in public settings: 127 at Southbury Training School, 126 at the Regional Centers, 153 in group homes, and 6 in the Transition Unit and Emergency Transitional Housing. The date of construction of the building's ranges from 1760 to 2002. The systems within the facilities include residential utility systems, major power plants, and campus utility distribution systems. The agency has extensive health and safety and building code requirements including the Americans with Disabilities Act requirements and Occupational Health and Safety standards.

Item #17 – See Item #13

Item #18 Capital Region Development Authority: Encouraging Development (\$8,500,000 in new GO bonds)

This funding will support a loan for the conversion of the former Whitney Manufacturing industrial building at 235-237 Hamilton Street in Hartford’s Parkville neighborhood into 235 apartments along with 45,000 square feet of commercial space designed to nurture new business start-ups. Most of the housing units will be studio and one-bedroom due to the layout of the building and also due to the high demand for those size units.

The loan will be provided as an interest-only 3% loan in years 1 through 5, converting to 3% principal and interest loan for years 6 through 30.

Item #19 – Department of Motor Vehicles: Alteration, Renovations, and Improvements to Buildings and Grounds (\$698,875 in new GO bonds)

Included in this request is \$198,875 for design for paving, sidewalk, and lighting upgrades at the Hamden branch and \$500,000 to address small capital projects and unexpected repairs and improvements at various locations as needed.

Item #20 Capital Region Development Authority: Encouraging Development Outside the Capital City Economic Development District (\$2,500,000 in previously allocated GO bonds)

This request will reallocate funds to finance the redevelopment of the Martin Luther King Apartments, managed by Sheldon Oaks Central Inc. This project will include the demolition of a previously existing 64-unit apartment

community built in 1970 on Van Block Avenue in Hartford and replace it with 155 mixed income units. Residents of the 64-unit affordable community are currently being relocated and the buildings will be razed to make way for 155 new mixed-income units. Thirty-eight of the new units will be affordable at 30% AMI, with 48 at 80% AMI and 69 designated as market rate.

This allocation will be combined with \$2.38 million from the City of Hartford and distributed as an interest-only 2% loan for years 1-10, converting to principal and interest amortizing debt in years 11-40, but scheduled to refinance by year 15. The State Bond Commission previously allocated \$4 million at the [April 16, 2021 meeting](#) towards the project through the Department of Housing’s Housing Trust Fund program.

Reallocation. The reallocated funds were originally approved at the [July 18, 2018 meeting](#) for a grant-in-aid for a redevelopment project at 696-714 Albany Avenue, along with a single story retail building at 690 Albany Avenue in Hartford. This project has since been cancelled.

Items #21 & 26 – Connecticut Port Authority: Grants-in-Aid under the Small Harbor Improvement Projects Program (SHIPP) (\$5,043,856 combined in new GO bonds)

This allocation finances Round 3 of SHIPP grants for the projects listed below:

Town	Description	State Amount \$ (this request)	Municipal Match \$	Total Project Cost \$
Branford	Point Wharf	1,000,000	250,000	1,250,000
Stonington	Town Dock North Pier	250,000	-	250,000
Stratford	Emergency Service Dock Project	63,346	15,836	79,182
Norwich	Brown Memorial Park Dock Replacement ³	289,490	208,877	498,367
Stamford	Cove Island Park Marina Channel Dredging	3,095,520	773,880	3,869,400
Stamford	Cummings Marina Final Design & Permitting	236,500	-	236,500
Stamford	Harbor Boat Launch Feasibility Study	20,000	25,000	45,000
Norwich	Heritage Riverfront Walkway Overlook Enhancement Project	45,000	-	45,000
Norwalk	Harbor Access Study	44,000	-	44,000
TOTAL		5,043,856	1,273,594	6,317,449

Background: The SHIPP program awards funding for small harbor improvement projects with the goal of maximizing the economic potential of Connecticut's ports and harbors, supporting and enhancing the overall development of the state's maritime commerce and industries, and coordinating the planning and funding of related capital projects. Projects related to the state's three deep-water ports in New London, New Haven, and Bridgeport are not allowed.

For Round 3 (this allocation), CPA issued a request for applications on April 19, 2022, with applications accepted until July 8th. The authority's board of directors endorsed the Round 3 project list at its August 16th meeting. Information on each round of SHIPP funding are as follows:

³ This project received an award of \$544K under SHIPP Round 2, which is not included in the table amounts above.

- Round 1: \$4,011,650 allocated at the November 29, 2017, meeting of the State Bond Commission. This allocation was for 16 projects in 15 municipalities.
- Round 2: \$2,956,200 allocated at the April 16, 2021, meeting of the State Bond Commission. This allocation was for 8 projects in 6 municipalities.
- Round 3 (this allocation): \$5,043,856 recommended for 9 projects in 6 municipalities as shown in the table above.

Items #22, 25, 28, & 29 Connecticut State Library: Grants-in-aid to Public Libraries (\$345,000 combined in previously allocated GO Bonds).

Items 22, 25 and 29 reallocate a total of \$95,000 to the Public Library of New London for a building renovation project, including bathrooms, reading rooms, and elevator improvements. Item 28 reallocates \$250,000 to the Russell Library in Middletown for an accessibility and remodeling project.

Public Library Reallocation Items

Item	Previously Allocated Funds (\$)	Recipient	Project	Unused Funding Source
22	75,000	Public Library of New London	Building Renovations	Hotchkiss Library, forfeited
25	10,000	Public Library of New London	Building Renovations	Greenwich Library, lower than anticipated costs
28	250,000	Russell Library in Middletown	Accessibility and Remodeling Project	Town of Lebanon, Jonathan Trumbull Library, forfeited
29	10,000	Public Library of New London	Building Renovations	Derby Public Library, forfeited

Item #23 Department of Administrative Services: Infrastructure Repairs and Improvements at State-owned Buildings. (\$353,680 in new GO bonds)

These funds are requested to finance alterations, renovations, and improvements at various state facilities. These funds will be used to address security improvements and other repairs and renovations, including: structural repairs including repairs of roof failures, energy conservation, safety, and building renovations as indicated below.

Project	Location	Amount \$
Security Improvements	Various Locations	275,000
Other Repairs and Renovations	55 West Main St, Waterbury	78,680
Total		353,680

Item #24 Department of Emergency Services and Public Protection: Renovations to the State Emergency Operations Center at the Hartford Armory (\$1,000,000 in new GO Bonds)

Funding of \$1 million is requested for various projects including upgrades to HVAC system, upgrades to workspace furniture and hardware, and renovations to the server room to meet fire code/safety requirements and to improve connectivity to the Statewide Monitoring and Notification System.

Item #25 – See Item #22

Item #26 – See Item #21

Item #27 – See Item #13

Items #28 & 29 – See Item #22

Item #30 Department of Housing: Housing Trust Fund (\$3,100,000 of previously allocated GO bonds)

The State Bond Commission approved funds at the December 18, 2020, meeting to provide a loan to Antillean Estates, LLC, for replacement of Antillean Manor Section 8 Housing in New Haven. The project funds are no longer needed, and it appears the project is going forward with other financing.⁴

This request is to use the \$3.1 million in previously allocated funds to provide a loan to BC Chapel Street, LLC to assist in the development of 76 new apartments, 60 of which (79%) will be affordable housing for residents with incomes up to 60% AMI. The loan term will be not less than 0% interest per year for not more than 50 years.

The project appears to be the State and Chapel Development in New Haven. The State Bond Commission previously approved a \$4 million loan for this project at the July 29, 2022, meeting. The OPM agenda from this meeting says the project will receive a total of \$6.5 million in previously allocated state bond funds.

Item #31 Department of Economic and Community Development: Manufacturing Assistance Act (\$1,365,317 in previously allocated GO bonds)

This funding will extend the partnership with Aer Lingus to reestablish a cross-Atlantic flight serving Bradley Airport commencing in 2023. The state will provide declining annual grants in arrears through 2024 should the airline fail to reach certain revenue targets. In return, Aer Lingus will maintain regular service in the state through October 2024.

Funding History. The State Bond Commission approved funding of \$8,800,000 at the [September 20, 2018](#) meeting to provide a supplemental grant-in-aid to Aer Lingus, Limited to retain cross-Atlantic service between Bradley International and Dublin Ireland through 2022. The remainder of those funds are reallocated to the support this extension of the partnership.

The State Bond Commission also allocated \$4.5 million to Aer Lingus at the March 2016 meeting which financed the first-year subsidy to the company.

Item #32 Office of Policy and Management: Urban Act (\$5,750,000 in previously allocated GO bonds)

This item makes technical and administrative changes to two awards that were previously allocated.

Item #33 Office of Policy and Management: Small Town Economic Assistance Program (STEAP) (\$30,000,000 in new GO bonds)

STEAP funds economic development, community conservation and quality of life projects for localities that are ineligible to receive Urban Action bonds. This allocation will fund a future round of awards – while specific timing for the next round of applications and awards is not known at this time, a March 2022 allocation of funds to the program was used to award grants in September 2022.

⁴ https://www.newhavenindependent.org/article/antillean_manor_2

Examples of projects that can be funded through this program include: 1) economic development projects such as constructing or rehabilitating buildings, or repairing roads; 2) recreation and solid waste disposal projects; 3) social service-related projects, including day care centers, elderly centers, domestic violence and emergency homeless shelters, multi-purpose human resource centers, and food distribution facilities; 4) housing projects; and 5) pilot historic preservation and redevelopment programs that leverage private funds.

Municipalities can receive funding if: 1) they are not designated as a distressed municipality or a public investment community, and 2) the state Plan of Conservation and Development does not show them as having a regional center. PA 05-194 allows an Urban Act Town that is not designated as a regional center under the State Plan of Conservation and Development to opt out of the Urban Act program and become a STEAP town for a period of four years.

Item #34 Department of Administrative Services: School Building Projects (\$250,000,000 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.