

Analysis of State Bond Commission Agenda Items

December 15, 2023



OFFICE OF FISCAL ANALYSIS

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General Obligation (GO) Bonds	Item #	New Allocation
Agricultural Experiment Station		
Renovations and improvements to greenhouses at the Jenkins Laboratory	12, 31	1,000,000
Capital Region Development Authority		
Alterations, renovations and improvements at the Connecticut Convention Center and Rentschler Field	4	1,400,000
Department of Administrative Services		
Grants-in-aid for school air quality improvements	10	150,000,000
Infrastructure repairs and improvements at state-occupied facilities	27, 34	2,086,955
Alterations and improvements in compliance with the Americans with Disabilities Act, or for improved accessibility to state facilities	30	761,318
School building projects - Principal and current payments	41	165,000,000
Department of Children and Families		
Alterations, renovations and improvements to buildings and grounds	32	515,900
Grants-in-aid for construction, alterations, repairs and improvements to residential facilities, group homes, shelters and permanent family residences	36	500,000
Department of Correction		
Alterations, renovations, and improvements to existing state-owned buildings	15, 20, 33, 35	3,697,500
Department of Developmental Services		
Fire, safety and environmental improvements at all state-owned facilities	14	500,000
Department of Economic and Community Development		
Brownfield remediation and revitalization program projects	7	35,000,000
Manufacturing Assistance Act (MAA) - Economic Development and Manufacturing Assistance Act of 1990 and the Connecticut job training finance demonstration program	38	800,000
Department of Emergency Services and Public Protection		
Alterations and improvements to buildings and grounds, including utilities, mechanical systems and energy conservation	19	1,000,000
Nonprofit Security	24	5,000,000
Department of Energy and Environmental Protection		
Grants-in-aid to municipalities for renovations and expansion of, and equipment for, solid waste facilities	6	15,000,000
Grants-in-aid for zero-emission school buses	13	6,000,000
Grants-in-aid for identification, investigation, containment, removal or mitigation of contaminated industrial sites in urban areas	17, 21	6,800,000
Dam repairs, including state-owned dams	25, 28	6,365,000
Clean Water Fund GO - Grants-in-aid to towns	39	75,000,000
Department of Housing		
Time to Own program	11	35,000,000
Flexible Housing Program	16	59,000,000
For the abatement of lead in homes in the state	26	5,000,000
Department of Motor Vehicles		
Alterations, renovations and improvements to buildings and grounds	3	500,000
Department of Veterans' Affairs		
Alterations, renovations and improvements to buildings and grounds	2	3,000,000

General Obligation (GO) Bonds	Item #	New Allocation
Office of Policy and Management		
Information Technology Capital Investment Program	1, 18	64,286,754
Grants-in-aid for municipal purposes	9	91,000,000
Urban Act - Grants-in-aid for urban development projects	40	26,531,862
University of Connecticut		
Acquisition or leasing of property at the XL Center, and planning, design and construction related to use of such property as academic space for The University of Connecticut Hartford campus	5	5,000,000
Total New GO Allocations		765,745,289

Special Tax Obligation (STO) Bonds	Item #	New Allocation
Department of Transportation		
Intrastate Highway Programs	8	10,970,000
State bridge improvement, rehabilitation and replacement projects	8	8310000
Capital resurfacing and related reconstruction	8, 23	115,200,000
Fix-it-First program to repair the state's bridges	23	8500000
Local Transportation Capital Improvement Program	22, 23	10,539,750
Total New STO Allocations		153,519,750

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	FY 24 \$	FY 23 \$
Allocations Effective July 1	118,671,428	159,896,428
July Agenda		367,597,107
October Agenda	540,755,101	
(Current Agenda) December Agenda	765,745,289	509,532,566
April Agenda		620,351,336
June Agenda		340,267,389

FY Total Through December	1,425,171,818	1,037,026,101
FY Total	1,425,171,818	1,997,644,826

Allocation Cap	2,400,000,000	**2,377,000,000**
Allocation Remaining Under FY Cap	974,828,182	See Note

****Note:** PA 23-1 amended CGS Sec. 3-21 to limit GO bond allocations to \$2.4 billion on a fiscal year basis beginning in FY 24 (July 1, 2023). The fiscal year limit will be adjusted based on CPI beginning in FY 25. The limit shown for 2023 was the prior calendar year cap for CY 23 that was replaced with the FY cap for FY 24. The CY 23 cap was \$2,377 million, based on inflation of the \$2 billion cap established in CY 17.

Special Tax Obligation (STO) Transportation Bonds

Total New STO Bond Allocations by Month	FY 24 \$	FY 23 \$
July Agenda		482,246,929
October Agenda	1,122,359,829	
(Current Agenda) December Agenda	153,519,750	429,910,525
June Agenda		155,053,098

FY Total Through December	1,275,879,579	912,157,454
FY Total	1,275,879,579	1,067,210,552

II. Agenda Items

Items #1 & 18 Office of Policy and Management: Information Technology Capital Investment Program (\$64,286,754 combined in new GO bonds)

The funding will be used for information technology enhancements for (1) Department of Children and Families (DCF), (2) Office of the State Comptroller (OSC), (3) Department of Administrative Services (DAS), (4) Department of Energy and Environmental Protection (DEEP), (5) Department of Mental Health and Addiction Services (DMHAS), and (6) Department of Social Services (DSS).

Cost Breakdown:

Description	Consultant Services	Software	Hardware	TOTAL
DCF - CT KIND	18,000,000	2,850,231	-	20,850,231
OSC - CT CORE Cloud Migration	7,000,000	-	-	7,000,000
OSC - CT Teachers Retirement System	7,000,000	-	-	7,000,000
DAS/BiTS - Business One Stop	13,626,523	-	-	13,626,523
DAS/BiTS - Cyber Security	2,000,000	810,000	-	2,810,000
DEEP - Sites Case Management System	2,500,000	500,000	-	3,000,000
DMHAS - Electronic Health Records	2,500,000	1,500,000	1,000,000	5,000,000
DSS Medicaid Technology System	5,000,000	-	-	5,000,000
TOTAL	57,626,523	5,660,231	1,000,000	64,286,754

Item #2 Department of Veterans' Affairs: Alterations, Renovations and Improvements to Buildings and Grounds, and Land Acquisition (\$3,000,000 in new GO bonds)

The request for allocation of \$3,000,000 is focused on the expansion of the Middletown State Veterans Cemetery, as the current cemetery location in Middletown, CT is projected to reach capacity in 3-5 years. The amount requested will cover the purchase of suitable property in the vicinity of the current cemetery on Bow Lane in Middletown, in accordance with U.S. Veterans (VA) National Cemetery Administration (NCA) requirements for state owned veterans' cemeteries. Residual allocation dollars will be used to construct a new administration and maintenance building which the current cemetery does not have and is a requirement of the NCA. The exact cost of the cemetery expansion will not be known until suitable land is identified.

Item #3 Department of Motor Vehicles: Alteration, Renovations, and Improvements to Buildings and Grounds (\$500,000 in new GO bonds)

Funds will be used to address small capital projects and unexpected repairs and improvements at various locations, as needed. Projects include parking, roof repairs, energy conservation and security improvements.

Item #4 Capital Region Development Authority: Convention Center and Rentschler Field (\$1,400,000 in new GO bonds)

This funding will finance repairs at the Connecticut Convention Center in Hartford. Repairs include security upgrades, replacement and repair of variable fan drive motors integral to kitchen and building smoke detection system, and miscellaneous repairs.

Since 2018, the State Bond Commission has allocated (1) \$3.5 million to the Convention Center and Rentschler Field and (2) \$1.625 million to Rentschler Field for various repairs and minor capital projects.

Item #5 University of Connecticut: For Acquisition or Leasing of Property at the XL Center, and Planning, Design and Construction Related to Use of Such Property as Academic Space for the University of Connecticut Hartford Campus (\$5,000,000 in new GO bonds)

Funding will be used to lease and upgrade 51,077 square feet of space at the XL Center to create a Research Innovation Center that will house several programs. These programs include: the Center for Agriculture and Food Innovation, Psychological Services Community Clinic, Rudd Center for Food Policy and Health, Institute for Collaboration on Health, Intervention and Policy, the Institute for Sports Medicine, and the Institute for Municipal and Regional Policy.

The existing space, which formerly housed the St. Joseph's College School of Pharmacy, consists of classroom space, two wet labs, a large multifunction space, conference rooms, and locker rooms. It is anticipated that the layout will largely stay the same. Funding will be broken down as follows: (1) \$2.9 million for leasing the property (cumulatively over the course of the lease); (2) \$1.3 million for capital improvements; and (3) \$734,000 for operating costs.

Item #6 Department of Energy and Environmental Protection: Grants-in-Aid to Municipalities for Solid Waste Facilities (\$15,000,000 in new GO bonds)

The agency is expected to publish a request for proposals (RFP) to determine the use of this allocation. If a new solid or hazardous waste processing facility or expansion of an existing facility is proposed, necessary permitting would be required. It is anticipated that solid waste sorting equipment may be proposed at municipal properties which would support the collection of food scraps (either separately or comingled with other waste items). DEEP has already received previous funding requests for projects to modernize and upgrade existing municipal transfer stations to collect and transfer household hazardous waste for disposal.

Item #7 Department of Economic and Community Development: Brownfield Remediation and Revitalization Program (\$35,000,000 in new GO bonds)

The allocation will support supplemental funding to the state's brownfields programs. The Office of Brownfield Remediation and Development (OBRD) announced [Round 18](#) of funding this July with awards to be announced this December. OBRD is tentatively planning the following new rounds of funding for 2024.

Round	Program Type	Tentative Notice of Funding Date
Round 19	Multiple Programs Planned	February/March 2024
Round 4 BAR	Brownfield Area-Wide Revitalization and Planning Grant	February/March 2024
Round 20	Multiple Programs Planned	July/August 2024
Round 21	Multiple Programs Planned	February/March 2024

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 22, DECD awarded \$12.7 million to 20 projects across the state. From FY 13 to FY 22 the state awarded \$224.8 million in loans and grants to 259 brownfield projects.¹

¹ Source: [Department of Economic and Community Development, 2022 Annual Report](#).

Items #8, 22 & 23 Department of Transportation: Infrastructure Program (\$153,519,750 total in new STO bonds)

These funds will be used to finance several programs under the Department of Transportation. Below is a breakout of certain programs.

Intrastate Highway Program				
Location	Description	Total \$	Federal \$	State \$
District 3 (New Haven)	Installation of Rapid Rectangular Flashing Beacons (RRFBs) at High Risk, Uncontrolled, Midblock Crosswalk Locations	1,049,000	944,100	104,900
New Haven-Meriden	Camera Upgrade/Expansion along the I-91 Corridor	12,700,000	10,000,000	2,700,000
District 4 (Thomaston)	Installation of RRFBs at High Risk, Uncontrolled, Midblock Crosswalk Locations	1,192,000	1,072,800	119,200
Ridgefield	Improvements to the Portland Ave and Depot Rd Railroad Crossing on the Metro-North Danbury Branch	2,026,500	1,500,000	526,500
Danbury	Replace Noise Wall between Exit 2 On-Ramp & Kenosia Ave	10,200,000	9,180,000	1,020,000
Various	New preliminary engineering (PE) and rights-of-way (RW) Phases/ Active PE and RW Phase Cost Increases/ Construction (CN) Low Bid/Change Orders for Projects Awarded and in Construction	32,499,400	26,000,000	6,499,400
TOTAL		59,666,900	48,696,900	10,970,000

State Bridge Program				
Town	Description	Total \$	Federal \$	State \$
Andover	Replace Br 04583 carrying Bunker Hill Rd over Hop River	2,975,000	2,380,000	595,000
Ridgefield	Replace Br 07031 carrying Depot Rd over Norwalk River	2,200,000	1,760,000	440,000
Various	New PE and RW Phases/ Active PE and RW Phase Cost Increases/ CN Low Bid/Change Orders for Projects Awarded and In Construction	36,375,000	29,100,000	7,275,000
TOTAL		41,550,000	33,240,000	8,310,000

Capital Resurfacing

Town	Description	Total \$	State \$	Other \$ (Prior SBC)
Statewide	Install ADA Curb Ramps and Sidewalks	3,000,000	3,000,000	-
Statewide	Maintenance Resurfacing Program	84,000,000	80,000,000	4,000,000
Statewide	Vendor-in-Place Related Safety Improvements	32,200,000	32,200,000	-
TOTAL		119,200,000	115,200,000	4,000,000

Local Transportation Capital Improvement Program (LoTCIP)

Description	Total \$ (100% State)
Northeastern CT (NECCOG)	74,750
CT Metropolitan (MetroCOG)	7,624,500
Lower CT River Valley (RiverCOG)	2,840,500
TOTAL	10,539,750

Fix it First Program to Repair the State's Bridges

Location	Description	Total \$ (100% State)
Franklin	Replace Br 01547 carrying CT 207 over Beaver Brook	8,500,000
TOTAL		8,500,000

Item #9 Office of Policy and Management: Grants for Municipal Purposes and Projects (\$91,000,000 in new GO bonds)

Municipal Grants-in-Aid provides grants to municipalities and special taxing districts. These funds may be used by the towns for highway, bridge, and traffic control needs, as well as tree trimming and removal, snow plowing, and essential public transportation, along with other expenses.²

A list of the grant awards by municipality for FY 24 is provided in the appendix.

Item #10 Department of Administrative Services: Grants-in-aid for School Air Quality Improvements (\$150,000,000 in new GO Bonds)

This allocation, along with remaining prior funds, is anticipated to be used to fund a second round of grant applications and awards for school air quality improvements. Applications for this round are due December 31, 2023, with an awards announcement expected in Spring 2024.³

Including this allocation, \$300 million has been made available to date, with around \$244 million remaining available for future awards. The first round of applications and awards were as follows:

² CGS Sec. 13a-175a(a).

³ <https://portal.ct.gov/-/media/DAS/Office-of-Grants-Administration/HVAC-Forms/FY-24-HVAC-Indoor-Air-Quality-Grant-Program-for-Public-Schools-Program-Guidance.pdf>

	# Projects	Total Project Cost (millions \$)	State Share (millions \$)	State Reimbursement %
Retroactive Awards	25	19.63	6.98	35.6%
New Awards	25	104.64	49.36	47.2%
Total Awards	50	124.27	56.34	45.3%
		-	-	
Rejected (with cost estimate)	70	167.72	89.60	53.4%
Rejected (without cost estimate)	10	n/a	n/a	
Total Applications	130	292.0	145.9	50.0%

130 applications for the program were submitted prior to the initial Dec. 1, 2022, deadline, with initial awards announced in April 2023.⁴ DAS previously indicated that the 80 rejected applications were "incomplete."⁵

Background: The school air quality improvements 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. Unlike most major projects under the school construction program, legislative approval is not required for individual projects.

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 that initial GO bond authorization may be used to provide reimbursements to otherwise eligible projects that were completed between March 1, 2020, and July 1, 2022. Federal ARPA funds of \$75 million in total also have been made available to the program from federal ARPA funds. Lastly, an additional \$150 million of GO bonds was authorized in each of FY 24 and FY 25 in PA 23-205.

Item #11 Department of Housing: Time to Own Program (\$35,000,000 in new GO bonds)

\$35 million is requested for a sixth tranche of funding for the Time to Own (TTO) program, DOH's forgivable down payment assistance program administered by the Connecticut Housing Finance Authority (CHFA) for first-time home buyers in conjunction with a CHFA first mortgage.

According to CHFA's website as of December 11, 2023, there is \$7,653,037 in previously allocated program funding available for new reservations. As \$25 million was allocated at the recent October 6th meeting of the State Bond Commission, over \$17 million has been reserved since that time.⁶

The program launched in June 2022 and has already been allocated \$105 million in state bond funds through the Housing Trust Fund, Affordable Housing (FLEX) program, and most recently the specific "Time to Own" program, all under DOH. This request would bring the total program funding allocation to \$140 million. After

⁴ Source: DAS public hearing information, April 25, 2023

(https://cga.ct.gov/fin/related/20230101_Bonding%20Subcommittees/20230425/DAS%20Follow%20Up%20Information%20to%20the%20GO%20Bonding%20Subcommittee.pdf)

⁵ <https://www.ctinsider.com/news/article/ct-criticized-denying-dozens-school-air-quality-18152966.php>

⁶ <https://www.chfa.org/homebuyers-homeowners/homebuyers/time-to-own-down-payment-assistance-program-loan/>

this \$35 million allocation, \$15 million will remain in the FY 24 bond authorization specifically for the TTO Program.

TTO provides eligible first-time home buyers a 0% interest rate loan with no monthly payments to fund up to 25% of the cost of the home, up to \$50,000 in high opportunity areas of the state. On the anniversary date of the loan closing, 10% of the principal balance is forgiven annually, until the loan is fully forgiven on the tenth anniversary.

Items #12 & 31 Agricultural Experiment Station: Greenhouses at the Jenkins Laboratory (\$1,000,000 in new GO bonds)

These allocations will fund renovations of the two greenhouses at the Jenkins-Waggoner Laboratory on the main campus in New Haven, including heating unit work. Additionally, the agency applied for and was awarded \$150,000 from the Lead by Example Energy Efficiency Program, administered by DEEP, to increase the budget for this item.

Each greenhouse, built in 1940, is approximately 1,500 square feet and house the Departments of Entomology and Plant Pathology and Ecology for experiments on plant disease and insects. The Jenkins-Waggoner Laboratory, built in 1933, was renovated and expanded in 2013-2014 and finished in January 2015.

Item #13 Department of Energy and Environmental Protection: Grants-in-Aid for Zero-Emission School Buses (\$6,000,000 in new GO bonds)

Section 13 of PA 22-25, *AAC the Connecticut Clean Air Act*, establishes a matching grant program for zero-emission school buses and charging infrastructure. This supplemental grant program is intended to pay for a portion of the incremental cost of zero-emission school buses not covered by federal Environmental Protection Agency (EPA) funding.

The round one grant awardees that would be eligible for the matching program are:

- Statewide: Connecticut Technical Education and Career System - EPA award for 25 electric vehicle (EV) school buses and EV charging infrastructure;
- Regional School District No. 1: Serving Canaan, Cornwall, Kent, North Canaan, Salisbury, and Sharon - EPA award for one EV school bus and EV charging infrastructure;
- Cornwall School District - EPA award for one EV school bus and EV charging infrastructure; and
- Sharon School District - EPA award for one EV school bus and EV charging infrastructure.

Question: What is the anticipated total grant amount in round one of this program?

Item #14 Department of Developmental Services: Fire, Safety and Environmental Improvements at All State-Owned Facilities (\$500,000 in new GO bonds)

Funds in the amount of \$500,000 are requested to finance renovations and improvements to Camp Harkness in Waterford. Improvements include the installation of a new occupational playscape, safety improvements, and code compliance. The playscape must be constructed of materials which are designed to resist the corrosive elements of an oceanfront park. Additional sitework will be required to complete this project; includes walls, fencing, planting, and walkways.

Items #15, 20, 33, & 35 Department of Correction: Alterations, Renovations, and Improvements (\$3,697,500 in new GO bonds)

Funding of \$3,697,500 is requested for the following projects:

- *Body alarm replacement (\$1,800,000) – all facilities:* Current body alarm systems are beyond their operating life span, are failing, and no new parts or replacements are available. This project will replace all body alarm systems with new units that are GPS capable.
- *Roof coating and gutters (\$100,000) – MacDougall Walker CI:* The roof needs to be sealed because water has begun to penetrate and this needs to be addressed before damage occurs.
- *Intercom replacement (\$190,000) – York CI:* Funding is for the replacement of the obsolete intercom system in buildings 0 and 2. The current system is original to the buildings (which were built in the 1990s) and is failing. There are no longer any replacement parts available or factory support for the system.
- *Generator replacement (\$490,000) – Garner CI:* The current generator is over 30 years old and is currently nonoperational. The agency is renting a generator for a monthly cost of \$13,316. This generator supplies emergency standby power to the entire facility during an outage.
- *H.E.T. Door control system replacement (\$318,000) – Manson YI:* The existing door control system is obsolete and no longer supported by the manufacturer. Due to its age, replacement parts and components for the door control systems are no longer available and the door is experiencing failures more frequently.
- *Extension of gas piping (\$350,000) – Cheshire CI:* This project will provide new gas piping to the north and south block mechanical rooms. The new energy source will provide direct connection to the system heating and hot water makers, which will improve system overall operations.
- *Memorial door controls (\$199,500) – Bridgeport CC:* The door controls are original to the Memorial dorm housing unit and the system is at the end of its life and needs replacement. The existing door controls are obsolete and replacement parts are no longer available. This project will install new monitors with touch screen controls and locking systems.
- *Medium voltage loop maintenance (\$125,000) – Cheshire Complex:* The project will ensure safe distribution of the medium voltage loop throughout the compound. This will allow for the inspection of all ten transformers and two PME switches.
- *Camera upgrades (\$125,000) – New Haven CC:* This project will add cameras to the admitting and processing, education, and the main corridors. There are blind spots that do not have camera coverage in these areas.

Item #16 Department of Housing: Flexible Housing Program (\$59,000,000 in new GO bonds)

The Flexible Housing Program (a.k.a. FLEX or Affordable Housing Program) is one of DOH's primary housing production programs (along with the Housing Trust Fund). 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 for immediate needs in existing housing projects, including those in the Connecticut Housing Finance Authority (CHFA) state sponsored housing portfolio (SSHP). Projects identified by DOH's Spring 2022 and Fall 2023 [Development Engagement Process](#) (DEP) rounds have been invited to apply. Those projects have 120 days from the date of the letter to submit a consolidated application for a recommendation to the Commissioner for use of DOH funds.

Items #17 & 21 Department of Energy and Environmental Protection: Grants-in-Aid for Industrial Sites in Urban Areas (\$6,800,000 in new GO bonds)

This allocation will be used to fund a grant-in-aid to the Science Park Development Corporation (SPDC) for the remediation of the New Haven Science Park's Tract A parcel in New Haven. SPDC is a non-profit established by Yale, the City of New Haven, Olin Corporation, and the State of Connecticut to develop the former Winchester Firearms factory campus in New Haven. It has converted approximately one million square feet of vacant and contaminated buildings, since the project began over 40 years ago, into offices, labs, housing, and retail.



Source: <https://www.hartfordbusiness.com/article/science-park-plans-advance-for-new-housing-lab-space>

Item #18 – See Item #1

Item #19 Department of Emergency Services and Public Protection: Alterations, Renovations, and Improvements to Buildings and Grounds (\$1,000,000 in new GO Bonds)

Funding of \$1 million is requested to finance minor infrastructure improvements to buildings, grounds, utilities, and mechanical system projects for the agency. Many of DESPP's buildings are over 60 years old and require repairs and replacements for their electrical, HVAC, and plumbing systems as well as some carpentry, flooring, and roofing repairs.

Item #20 - See Item #15

Item #21 - See Item #17

Items #22 & 23 - See Item #8

Item #24 Department of Emergency Services and Public Protection: Nonprofit Organization Security Infrastructure Competitive Grant Program (\$5,000,000 in new GO Bonds)

The requested funds will be used to provide grants-in-aid to 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. An eligible nonprofit organization may receive a grant of not more than \$50,000 for security infrastructure improvements such as ballistic glass, solid core doors, computer-controlled electronic locks, cameras, and closed-circuit television.

Items #25 & 28 Department of Energy and Environmental Protection: Dam Repairs, Including State-Owned Dams (\$6,365,000 in new GO bonds)

This allocation will be used primarily to fund repairs and improvements to 13 dams, most of which are listed as significant hazard dams in poor condition using the agency's dam hazard classification criteria. One dam on this list, Crystal Lake in Middletown, is a high-hazard dam that failed in 1961. Another on the list, Lower Collinsville Dam, is a barrier to fish passage on the Farmington River. The agency expects to use a portion of this allocation for Lower Collinsville Dam to leverage Bipartisan Infrastructure Law-funded grants. Funds will also be used for maintenance and inspections on dams statewide.

Item #26 Department of Housing: Healthy Homes Program (\$5,000,000 in new GO bonds)

These funds will support a grant-in-aid to the Connecticut Children's Medical Center (CCMC) for the Healthy Homes Program. The program addresses environmental health and safety hazards posing in-home risks to children in homes statewide, including lead. DOH is closely monitoring this program to ensure that not less than \$7 million of the total funding authorized is spent directly on lead abatement activities.

Since 2018, \$10 million in GO bond funds have been allocated to this program through a previous authorization. The program also receives federal funding from the U.S. Department of Housing and Urban Development (HUD). Additionally, a portion of the revenue from the Healthy Homes \$12 annual surcharge on homeowners' insurance (CGS Sec. 38a-331) is also designated for the program.

Items #27 & 34 Department of Administrative Services: Infrastructure Repairs and Improvements at State-owned Buildings (\$2,086,955 combined 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, energy conservation, and building renovations as indicated below.

Project	Location	Amount \$
Air Handling Unit Repair	505 Hudson Street - Hartford	1,036,955
Water Infiltration Repairs	55 Farmington Street Garage - Hartford	200,000
Demolition and Sitework	Various State Properties	100,000
Emergency/Minor Capital Projects	Various State Properties	750,000
TOTAL		2,086,955

Item #28 – See Item #25

Item #29 Capital Region Development Authority: Encouraging Development (\$2,500,000 in previously allocated GO bonds)

This funding will be reallocated to provide financial assistance to the projects listed below. The funds were originally allocated at the [April 2023 meeting](#) to provide a grant-in-aid to the redevelopment of the Martin Luther King Apartments on Van Block Ave. in Hartford. The details of the project have changed and thus CRDA funding is no longer needed.

A. 31 & 45 Pratt Street in Hartford (\$1,100,000 in previously allocated funds)

The funds will support a loan to Simon Konover to convert office and commercial space at 31 & 45 Pratt Street in Hartford into 37 residential units (16 studio and 21 1BR). The Society Room, located in 31 Pratt, would remain and only the upper floors would be converted to residential units. Tenant parking will be available adjacent to the property.

The loan will be provided at an interest rate of 3% for years 1-3 and amortizing principal and interest on a 30 year/360 month basis for years 4-30.

B. Carbone’s Ristorante (\$1,400,000 in previously allocated funds)

The funds will support a loan to Carbone’s Ristorante to finance a building fit-out in Hartford’s Front Street District. Eleven thousand square feet of the existing movie theatre will be converted to dining and kitchen space for a new restaurant. The loan will be provided at an interest rate of 5% as a 10 year note with a 15-year amortization and a 20% cash flow participation agreement.



45 Pratt Street, Hartford

Background: The historic restaurant was forced to close during the pandemic and the Carbone family has been seeking both a new use for their current Franklin Avenue site, as well as a new location to re-establish the restaurant in Hartford. The new restaurant would employ 50 people and the 11,000 sf space will including

kitchen, dining and bar areas. The total cost of converting the theater space is projected to be \$3.7 million, in addition to nearly \$450,000 of owner investment from the H.B. Nitkin Group.

CRDA intends to support \$6 million redevelopment of the Franklin Avenue site into a mixed-use building, including 21 residential units and 4,600 sf of commercial space. The CRDA Board will consider this project separately at a later date.⁷

Item #30 Department of Administrative Services: Repairs and Improvements to State Facilities in Compliance with the Americans Disabilities Act or for Improved Accessibility (\$761,318 in new GO bonds)

These funds are requested to finance infrastructure repairs and improvements including the repair of the 505 Hudson Street's entryway where the entry ramp is damaged and needs replacement.

Item #31 – See Item #12

Item #32 Department of Children and Families: Alterations, Renovations and Improvements to Buildings and Grounds (\$515,900 in new GO bonds)

These funds are requested to finance the removal of an underground oil tank, to be replaced with an above-ground oil tank, at the Albert J. Solnit Children's Center- South Campus hospital facility in Middletown (\$190,000), and emergency renovations and minor improvements at other Department of Children and Families (DCF) facilities as needed (\$325,900).

The South Campus oil tank is 31 years old. This replacement is needed due to a mandate from the Department of Energy and Environmental Protection (DEEP) after it conducted its annual review of the oil tank and determined that it poses a contamination threat to the Connecticut River. DEEP red-flagged it so that no further oil deliveries could be made. In order to maintain operations at both South Campus and North Campus, which both used this tank's oil, DCF currently rents an above-ground oil tank. This rental will continue until the underground oil tank can be replaced with a permanent above-ground oil tank.

Minor capital or emergency projects related to DCF's facilities may include transformer replacement, leak repair, and safety repairs to the pools or the basketball courts. This past November, for example, a transformer blew at one of DCF's facilities and needed to be replaced.

Background on the Albert J. Solnit Children's Center



South Campus

South Campus is a state-administered Psychiatric facility for Connecticut children who are under the age of eighteen, consisting of three coed hospital units and two female adolescent Psychiatric Residential Treatment Facility (PRTF) cottages. South Campus provides comprehensive care to children and adolescents with severe mental illness, and related behavioral and emotional problems, who cannot be safely assessed or treated in a less restrictive setting.

⁷ [CRDA's Regional and Economic Committee Draft Meeting Minutes, 11/9/2023](#)

North Campus

North Campus is a PRTF, providing treatment to adolescent males between the ages of 13 and 17 with complex psychiatric needs. The North Campus' program is designed to be a bridge between hospital and home/community, or a diversionary placement to avoid the need for a hospital stay. It provides an educational program, work experience opportunities, and rehabilitation, including therapeutic recreation, occupational and music therapies. North Campus utilizes a strength-based, family-centered relational approach, focusing on treatment strategies that are trauma-informed and gender-responsive.



Item #33 – See Item #15

Item #34 – See Item #27

Item #35 – See Item #15

Item #36 Department of Children and Families: Grants-in-Aid for Construction, Alterations, Repairs and Improvements to Residential Facilities, Group Homes, Shelters and Permanent Family Residences (\$500,000 in new GO bonds)

These funds are requested to finance emergency and minor capital projects in congregate care facilities serving youth in the agency's care. DCF frequently receives requests for grants for minor repairs such as generators, HVAC improvements, and roof replacements at approximately sixty facilities across contracted residential provider types. Generally, requests from DCF's contracted congregate programs come in the form of emergency roof replacement, need for a generator, and driveway safety repairs.

Each winter season, DCF receives at least two emergency repair funding requests. Without agency assistance, providers may need to obtain a line of credit for the repair, which can result in the displacement of the children until the repair can be made.

Item #37 Department of Housing: Housing Trust Fund (\$4,000,000 in reallocated GO bonds)

The purpose of this request is to change the loan terms for a loan to Mutual Housing Association of Southwestern Connecticut, Inc. that was approved for funding at the December 8, 2022, State Bond Commission meeting. The funds (with the amount unchanged at \$4 million) are provided to assist with the rehabilitation of Parkside Gables in Stamford. Parkside Gables is a 69-unit property serving families up to 60% AMI that was constructed in 1991 with state support under the mutual housing program model.

The original allocation included loan terms of “not less than 0% interest per annum and for a term of not more than 35 years.” This request lengthens the maximum repayment term by five years, to 40 years. According to DOH, the change is necessary to secure the needed equity from the project’s Low-Income Housing Tax Credit (LIHTC) investor, to coincide with the project’s affordability period.

The Housing Trust Fund is one of the two primary bonding programs used by the DOH to finance the rehabilitation and creation of affordable housing units in the state.

Item #38 Department of Economic and Community Development: Manufacturing Assistance Act (\$800,000 in new GO bonds)

This funding will support a grant-in-aid to AdvanceCT to support business development programs which will promote in-state and out-of-state business recruitment and retention.

Background: AdvanceCT is a nonprofit organization that works to engage, retain and recruit businesses and advance overall economic competitiveness in Connecticut. They work in close collaboration with the Department of Economic and Community Development and partners statewide, to provide business support services to companies looking to locate and grow in Connecticut.

The FY 24 and FY 25 Budget includes \$2 million per fiscal year in General Fund appropriations to support the operations of AdvanceCT.

Item #39 Department of Energy and Environmental Protection: Clean Water Fund (\$75,000,000 in new GO bonds)

The agency is currently in the public hearing process identifying projects to be funded through the FY 24–FY 25 CWF priority list. The CWF assists municipalities in planning, designing, and constructing drinking and wastewater infrastructure. These GO bonds provide grants to municipalities for a portion of project costs, as well as state matches to satisfy federal capitalization grant requirements.

The COVID-19 pandemic and associated supply chain issues have slowed many construction-ready Clean Water projects. It is expected that the pace of construction projects will speed up so that the new funds can be expended within the next few years.

Item #40 Office of Policy and Management: Urban Act (\$26,531,862 in new GO bonds and \$13,590,000 in previously allocated GO bonds)

The program finances various projects throughout the state. See the appendix for a table of allocations on this agenda.

Item #41 Department of Administrative Services: School Building Projects (\$165,000,000 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 #42 2023 Private Activity Bond Allocation Carry Forward Resolution

The state received a Private Activity Bond (PAB) allocation of \$435.1 million for the 2023 calendar year. Of this total, \$309.0 million was issued, leaving \$126.1 million available for the following carry forward. With the carryforward, funds 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 Innovations, Incorporated	12.5%
Municipalities, CT Higher Educational Supplemental Loan Authority, Clean Energy Finance and Investment Authority & contingencies	27.5%
TOTAL	100%

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 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 - Grants for Municipal Purposes and Projects Distribution

Grantee	FY 24Est.	Grantee	FY 24Est.
Andover	2,620	Bristol	4,856,624
Ansonia	85,419	Brookfield	118,281
Ashford	3,582	Brooklyn	10,379
Avon	261,442	Burlington	15,300
Barkhamsted	41,462	Canaan	20,712
Beacon Falls	43,809	Canterbury	2,022
Berlin	1,593,642	Canton	7,994
Bethany	67,229	Chaplin	601
Bethel	282,660	Cheshire	736,700
Bethlehem	7,945	Chester	89,264
Bloomfield	3,201,687	Clinton	191,674
Bolton	24,859	Colchester	39,009
Bozrah	138,521	Colebrook	550
Branford	374,850	Columbia	26,763
Bridgeport	1,031,564	Cornwall	-
Bridgewater	587	Coventry	10,533

Grantee	FY 24Est.
Cromwell	31,099
Danbury	3,027,544
Darien	-
Deep River	104,136
Derby	14,728
Durham	153,897
Eastford	54,564
East Granby	1,096,577
East Haddam	1,696
East Hampton	18,943
East Hartford	8,052,926
East Haven	43,500
East Lyme	22,442
Easton	2,660
East Windsor	295,024
Ellington	223,527
Enfield	256,875
Essex	74,547
Fairfield	96,747
Farmington	545,804
Franklin	23,080
Glastonbury	240,799
Goshen	2,648
Granby	35,332
Greenwich	89,022
Griswold	31,895
Groton	2,362,532
Guilford	64,848
Haddam	3,554
Hamden	286,689
Hampton	-
Hartford	1,419,161
Hartland	955
Harwinton	21,506
Hebron	2,216
Kent	-
Killingly	1,228,578
Killingworth	5,148
Lebanon	30,427
Ledyard	421,085
Lisbon	3,683

Grantee	FY 24Est.
Litchfield	3,432
Lyme	-
Madison	6,795
Manchester	1,912,643
Mansfield	6,841
Marlborough	7,313
Meriden	1,663,015
Middlebury	84,264
Middlefield	248,652
Middletown	3,966,295
Milford	2,257,853
Monroe	179,106
Montville	528,644
Morris	3,528
Naugatuck	341,656
New Britain	2,864,920
New Canaan	200
New Fairfield	1,149
New Hartford	139,174
New Haven	2,214,643
Newington	1,785,740
New London	33,169
New Milford	1,298,881
Newtown	235,371
Norfolk	7,207
North Branford	301,074
North Canaan	359,719
North Haven	2,249,113
North Stonington	-
Norwalk	402,915
Norwich	187,132
Old Lyme	1,888
Old Saybrook	46,717
Orange	104,962
Oxford	84,313
Plainfield	144,803
Plainville	541,936
Plymouth	152,434
Pomfret	27,820
Portland	90,840
Preston	-

Grantee	FY 24Est.
Prospect	70,942
Putnam	171,800
Redding	1,329
Ridgefield	561,986
Rocky Hill	221,199
Roxbury	602
Salem	4,699
Salisbury	83
Scotland	7,681
Seymour	281,186
Sharon	-
Shelton	584,121
Sherman	-
Simsbury	77,648
Somers	82,324
Southbury	20,981
Southington	1,427,348
South Windsor	2,187,387
Sprague	386,528
Stafford	437,917
Stamford	1,154,179
Sterling	24,398
Stonington	100,332
Stratford	5,784,708
Suffield	180,663
Thomaston	395,346
Thompson	76,733
Tolland	85,064
Torrington	605,345
Trumbull	189,309
Union	-
Vernon	151,598
Voluntown	2,002
Wallingford	3,481,872
Warren	288
Washington	158
Waterbury	4,435,497
Waterford	34,255
Watertown	642,281
Westbrook	267,405
West Hartford	805,784

Grantee	FY 24Est.
West Haven	147,516
Weston	453
Westport	-
Wethersfield	21,785
Willington	20,018
Wilton	842,618
Winchester	306,204
Windham	454,575
Windsor	2,075,052
Windsor Locks	2,784,595
Wolcott	234,916
Woodbridge	29,920
Woodbury	56,908
Woodstock	68,767
Barkhamsted FD	2,500
Kensington FD	11,389
Worthington FD	941
Bloomfield Center FD	4,173
Blue Hills FD	103,086
Cromwell FD	1,832
Enfield No. 1 FD	14,636
Hazardville FD	1,373
No. Thompsonville FD	69
Shaker Pines FD	6,403
Thompsonville FD	3,160
Mystic FD - Stonington	600
Groton Old Mystic FD	1,695
Poquonnock Bridge FD	22,300
Attawaugan FD	1,836
Dayville FD	42,086
Dyer Manor FD	1,428
East Killingly FD	95
South Killingly FD	189
Williamsville FD	6,710
Eighth Utilities Dist.	68,425
South Fire FD	207,080
Westfield FD	10,801
New Hartford FD	7,128
Pine Meadow FD	131
South End FD	10
Central Village FD	1,466

Grantee	FY 24Est.
Moosup FD	2,174
Plainfield FD	1,959
Wauregan FD	5,136
Pomfret FD	1,032
East Putnam FD	10,109
Simsbury FD	2,638
Sterling FD	1,293
Pawcatuck FD	5,500
Quiambuga FD	72
Wequetequoock FD	73
Center FD	555
Long Hill FD	1,105
Nichols FD	3,435
Allingtown FD	21,515
First FD	4,736

Grantee	FY 24Est.
West Shore FD	34,708
Wilson FD	214
Windsor FD	14
City FD	33,838
Stonington Old Mystic FD	2,519
Groton (City of)	164,635
Jewett City (Bor.)	4,195
Windham First	8,929
Stafford Springs SD	15,246
Groton Sewer	1,688
TOTAL	91,000,000

Appendix - Urban Act Allocations

Item	Admin. Agency	Recipient	Purpose/Notes	Amount \$
I.A	DECD	City of New Haven	To support property acquisition, public infrastructure, and housing development as part of the Mill River Municipal Development Plan.	5,000,000
I.B	DECD	Everwonder Children's Museum	For the museum's relocation and expansion.	300,000
I.C	DECD	Aldrich Contemporary Art Museum	To redevelop their Sculpture Garden.	475,000
I.D	DECD	Town of Simsbury	To complete Phase 2 of the Simsbury Meadows Performing Art Center. Phase 2 includes adding backstage office space, storage space, green rooms, rehearsal space, community meeting rooms for public use, and outward facing public restrooms, as well as upgrades to utilities and other improvements.	900,000
I.E	DECD	Connecticut Institute for Communities, Inc.	To provide a grant-in-aid to replace the roof at the Danbury Community Center.	600,000
I.F	DECD	Friendly Hands Food Bank, Inc.	To provide a grant-in-aid to purchase a new building with more space to facilitate an expansion of services.	2,023,865
I.G	DECD	DECD	To provide the Department of Economic and Community Development with four durational positions for project management and construction oversight of Urban Act projects.	750,000
I.H	DECD	Town of Madison	These funds are requested to provide a grant-in-aid for the purchase of an emergency back-up generator for the emergency shelter at the old Polson Middle School.	500,000

Item	Admin. Agency	Recipient	Purpose/Notes	Amount \$
I.I	DECD	Town of Thompson	To provide a grant-in-aid to create an ADA-compliant playground at Mary R. Fisher Elementary School.	80,000
I.J	DECD	Vista Life Innovations	These funds are requested to provide a grant-in-aid for the construction of a building located in Westbrook.	500,000
I.K	DECD	Connecticut Public Broadcasting, Inc.	To provide a grant-in-aid for headquarter renovations into a multi-purpose hub for community use. Located in Hartford.	3,138,673
I.L	DECD	City of Hartford	To provide a grant-in-aid to the City of Hartford for an AIDS memorial.	250,000
I.M	DECD	Town of New Canaan	To provide a grant-in-aid for renovations and improvements to the Playhouse theater.	2,000,000
I.N	DECD	Make-A-Wish-Foundation of Connecticut	To provide a grant-in-aid to the Make-A-Wish Foundation of Connecticut for renovations and improvements to the organization's headquarters in Trumbull.	500,000
I.O	DECD	Connecticut Association of School Based Health Centers, Inc.	In the October 6, 2023 meeting of the State Bond Commission funds were allocated to purchase a building for an office space in Hartford County. The purpose of this request is to change the use of the previously allocated funds to allow for the purchase and renovation of a building for an office space in Hartford County.	1,000,000
I.P	DECD	Connecticut Foundation for Dental Outreach	To provide a grant-in-aid to the Connecticut Foundation for Dental Outreach in Southington for equipment and other improvements to provide dental care to the underserved and uninsured with dental care.	100,000
II.A	DEEP	Town of Cheshire	To provide grant-in-aid to improve the open space at the Yankee Expressway Highlands.	50,000
II.B	DEEP	Town of Killingly	To provide a grant-in-aid for improvements to Owen Bell Park.	210,000
II.C	DEEP	Town of Wallingford	In the June 30, 2023, meeting of the State Bond Commission funds were allocated for bridge construction on the Quinnipiac River Linear Trail. The purpose of this request is to change the use of the previously allocated funds for improvement to the Quinnipiac River Linear Trail.	690,000
II.D	DEEP	Town of South Windsor	In the October 6, 2023, meeting of the State Bond Commission funds were allocated to the Water Pollution Control Authority of South Windsor to replace the centralized odor control system. The purpose of this request is to change the recipient to the Town of South Windsor.	1,300,000
III.A	SDE	Edmund Cofield Preparatory Academy for Young Men	To provide a grant-in-aid to the Edmund Cofield Preparatory Academy for Young Men in New Haven for acquisition and renovation costs.	2,000,000
IV.A	DMHAS	MLK Corridors Initiative Inc.	In the July 23, 2021, meeting of the State Bond Commission funds were allocated to the City of New Britain to design a new youth center. The purpose of this request is to change the recipient to the MLK Corridors Initiative Inc.	1,000,000

Item	Admin. Agency	Recipient	Purpose/Notes	Amount \$
V.A	DESPP	Town of Easton	To provide a grant-in-aid to replace the septic system and install watershed protection with added parking at the Easton EMS Facility.	396,270
VI.A	DOH	Housing Authority of New Haven	To provide a grant-in-aid for the Glendower Union Square Transformation Plan.	1,438,054
VI.B	DOH	Norwalk Housing Authority	To provide a grant-in-aid to plan the redevelopment of eight properties.	500,000
VI.C	DOH	City of New Haven	In the June 30, 2023, meeting of the State Bond Commission funds were allocated to the City of New Haven to establish a community housing land bank and land trust in New Haven, pursuant to section 8-214d of the General Statutes, to assist with eliminating blight. The purpose of this request is to change the use of the previously allocated funds to establish a community housing land bank and land trust in New Haven, pursuant to section 7-148p of the General Statutes, to assist with eliminating blight.	5,000,000
VII.A	DOT	City of Stamford	To provide a grant-in-aid for the construction of a raised intersection at Washington Boulevard (CT-493) and Richmond Hill Avenue, along with other roadway safety improvements, such as raised pedestrian refuge islands, increased lighting, and new ADA compliant pedestrian ramps.	2,000,000
VII.B	DOT	City of Stamford	To provide a grant-in-aid to construct new sidewalks along Long Ridge Road (CT-104), as well as three new crosswalks, new bus shelters, and new ADA compliant pedestrian ramps.	1,000,000
VII.C	DOT	Town of Trumbull	To provide a grant-in-aid for critical infrastructure repairs to culverts along Edison Road.	820,000
VII.D	DOT	City of New Haven	To provide a grant-in-aid to convert Chapel Street from York Street to Dwight Street into a 2-way street.	500,000
VII.E	DOT	City of New Haven	In the October 6, 2023, meeting of the State Bond Commission funds were allocated to the City of New Haven for downtown mobility improvements in the vicinity of the New Haven Green, including the Temple Street woonerf, streetscaping along College Street, converting College Street to two-way traffic, and raised intersections. The purpose of this request is to change the use of the previously allocated funds to the City of New Haven for downtown mobility improvements in the vicinity of the New Haven Green, including the Temple Street woonerf, streetscaping along Chapel Street, converting Chapel Street to two-way traffic, and raised intersections.	4,600,000
VIII.A	CSL	Brainerd Memorial Library, Inc.	To provide a grant-in-aid to the Brainerd Memorial Library, Inc. in Haddam for repairs and restoration, a redesign of the Children's Room, additional glass enclosed meeting rooms, and an updated Circulation Desk.	380,000
VIII.B	CSL	Town of Newington	To provide a grant-in-aid to the Town of Newington for structural upgrades to the Lucy Robbins Wells Library.	120,000