

# Analysis of State Bond Commission Agenda Items

October 3, 2012  
4:00 PM

## **OFFICE OF FISCAL ANALYSIS**

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

## I. Summary

### FY 13 General Obligation Bonds<sup>1</sup>

Allocations	FY 13	FY 12 (September)
October 3 Agenda	\$120,502,154	\$57,983,822
Prior Allocations	<u>384,535,860</u>	<u>480,204,311</u>
<b>Year to Date Total</b>	<b>\$505,038,014</b>	<b>\$538,188,133</b>

<sup>1</sup> The figures do not include reallocations.

### FY 13 Transportation Fund Bonds

Allocations	FY 13	FY 12 (September)
October 3 Agenda	\$1,600,000	\$0
Prior Allocations	<u>450,364,000</u>	<u>417,312,088</u>
<b>Year to Date Total</b>	<b>\$451,964,000</b>	<b>\$417,312,088</b>

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

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

## II. Agenda Items

**Item #1** Department of Economic and Community Development: Small Business Express Program (\$20,000,000 in new General Obligation bonds)

The funds will be used to recapitalize the Small Business Express Program, which was created by Public Act 11-1 of the October Special Session. The State Bond Commission allocated \$50 million to the program in December 2011 and \$20 million in August 2012.

The Express program provides regular loans, forgivable loans, or matching grants to Connecticut-based small businesses and small manufacturers. Awards range from \$10,000 to \$250,000.

In order to be eligible for assistance, businesses must:

- Employ no more than 50 people during at least half of its working days during the prior 12 months;
- Be based and operate in Connecticut;
- Have been registered to do business at least for 12 months;
- Be current on all state and local taxes; and
- Be in good standing with all state agencies.

As of September 21, 2012, 1,394 businesses applied for a total of approximately \$200 million in assistance. A total 291 businesses have received funding of \$39.2 million from either DECD or the partnering entities. As of September 26<sup>th</sup>, a total of \$54.7 million of the \$70 million allocation has been paid/will be paid shortly by the Department or has been given to partnering entities to provide to businesses.<sup>1</sup>

In addition to these payments, the Department has committed \$28.4 million which have yet to be processed. This bond allocation will support those additional funds that have been committed but not yet processed.

Question: Given the number of applications for assistance, when is it anticipated that the entire \$100 million authorization for the program will be committed?

**Item #2** Department of Education: Roof replacement and related mechanical system improvements at Stratford Aviation School (\$298,000 in new General Obligation bonds)

The Stratford School for Aviation Maintenance Technicians (SSAMT) is located in a building that was constructed in 1988. The building has a flat, built-up roof that is currently leaking. The new roof that will be installed is expected to have warranty for a minimum useful life of 20 years.

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<sup>1</sup> The Department of Economic and Community Development (DECD) administers the Express program with six other entities, including the Community Economic Development Fund, Waterbury Development Corporation, Connecticut Community Investment Corp., Hartford Economic Development Corp, Middlesex County Revitalization Commission, and the South Eastern Connecticut Enterprise Region. DECD has provided \$26.9 million to these partners to administer, out of the total allocation of \$70 million.

SSAMT is a member of the Connecticut Technical High School System. Located on the passenger side of Sikorsky Memorial Airport, the school offers instruction and training in the field of aviation maintenance. It has a part-time program that lasts for 20 months (approximately 2,400 hours). It is designed to enable graduates to become a certified Aviation Maintenance Technician (AMT). Program applicants must have a high school diploma or GED equivalent. SSAMT has rolling enrollment, with new classes beginning every 128 days. The program has a total of 26 students.

**Item #3** Department of Education: Installation of fat, oil and grease separators at seven technical high schools (\$265,625 in new General Obligation bonds)

These funds will be used to install fat, oil and grease (FOG) separators at seven technical high schools that have training programs associated with the culinary arts. The schools include: Bristol T.E.C., Bullard Havens, Grasso, Platt, Vinal, Windham, and Wolcott.

Installation of the FOG separators is necessary to comply with the requirements for each school's waste water permit for food preparation establishments, which is issued by the Department of Energy and Environmental Protection. The timeline for completion of project includes: (1) six months for a project study, (2) nine months for project design and (3) approximately 12 months for construction, depending on the type of system chosen. Systems with FOG collection tanks will require annual pumping to maintain them.

**Item #4** Department of Education – Technical High Schools: Purchase of new and replacement equipment (\$3,545,000 in new General Obligation bonds)

Please see Appendix A for a list of the trade and academic programs that are anticipated to receive new and replacement equipment.

Question: Does the Department of Education prioritize the purchase of equipment given that the amount provided in this item is less than requested? If so, what is the prioritization process?

**Item #5** Department of Economic and Community Development: Flexible Housing Program (\$11,040,915 in new General Obligation bonds)

**1. Recapitalization of Supportive Housing Demonstration Projects – Bridgeport (\$7,040,915)**

The allocation will be used to recapitalize the operating and replacement reserve accounts for two supportive housing demonstration projects in Bridgeport: the Fairfield Apartments and the Crescent Apartments. The funding is expected to sustain the projects for 30 years.

The two projects were constructed under the Connecticut Supportive Housing Demonstration Program. The table below outlines the original capitalization for each.

Demonstration Project	Number of Units	Original Capitalization Amount	Funding Source
Fairfield Apartments	34 Units	\$ 2,125,000	PRIME <sup>[1]</sup>
		425,000	CHFA <sup>[2]</sup> Investment Trust Account
		<b>\$ 2,550,000</b>	<b>Total</b>
Crescent Apartments	38 Units	\$ 2,375,000	PRIME <sup>[1]</sup>
		475,000	CHFA <sup>[2]</sup> Investment Trust Account
		<b>\$ 2,850,000</b>	<b>Total</b>

<sup>[1]</sup>The Private Rental Investment Mortgage and Equity Program (PRIME) is administered by DECD.  
<sup>[2]</sup> The Connecticut Housing Finance Authority (CHFA) is a quasi-public state agency.

The Connecticut Supportive Housing Demonstration Program was developed in the 1990s to provide affordable housing to homeless and at-risk populations, many of whom were coping with mental illness, substance abuse, or HIV/AIDS. The Department of Mental Health and Addiction Services provides supportive services to the residents and the Department of Social Services provides rental assistance.

**B. Grant-in-aid to the Hartford Housing Authority (\$4,000,000)**

The funds will support decommissioning, property stabilization, and relocation of tenants at the Westbrook Village and Bowles Park housing projects in Hartford. The housing units require rehabilitation beyond the current resources of the Hartford Housing Authority (HHA), which owns and operates the buildings.

At its June 2012 meeting, the State Bond Commission provided \$325,000 to Hartford to assist in securing closed units at the two housing projects.

Westbrook Village and Bowles Park are two adjacent moderate-rental housing developments located in Hartford. These housing developments were originally developed and financed by the state in the 1940s and 1950s. Over the past 60 years the state has provided funds to the housing developments for various projects, including lead/paint asbestos abatement and general rehabilitation. Currently, more than half of the 770 units are vacant with some units permanently unavailable for occupation due to dilapidation. The HHA is in the process of developing a major revitalization plan with residents and other community stakeholders to implement significant rehabilitation to both properties.

Questions:

1. Where will the tenants to be relocated to? When will relocation occur?
2. Is funding available to rehabilitate the housing developments?

**Item #6** Office of Policy and Management – Small Town Economic Assistance Program - STEAP (\$10,000,000 in new General Obligation bonds)

STEAP provides grants-in-aid to towns that do not meet the Urban Action Program criteria for being economically distressed. Towns submit project applications to the Office of Policy and Management and may receive grants-in-aid of up to \$500,000 in any one fiscal year. The funds may be used for the same purposes as those provided under the Urban Action Program. Funding of \$20 million per year has been provided for each fiscal year between FY 02 and FY 09 except for FY 04, when STEAP was not funded.

Questions:

1. What criteria does OPM use to prioritize STEAP grant requests?
2. Does OPM have a list of STEAP grant awards associated with this \$10 million allocation? If not, when will it be available?

**Item #7** Department of Transportation: Fix-it First Program to Repair the State’s Roads (\$1,133,970 in previously allocated Special Tax Obligation bonds)

At the State Bond Commission’s July 8, 2011 meeting, \$4.9 million was allocated for the first two phases of the Stamford South End Operation and Capacity Improvements Project. The bid came in below the estimated cost by \$1,133,970. The City of Stamford has requested that these funds be reallocated for the Atlantic and Henry Street intersection realignment project, which is Phase Three of improvements to Stamford’s South End. Additional funding for design, right of way and construction costs will be provided by the City. Construction is expected to take six weeks and be completed by the fall of 2013.



Question: What is the total cost for the project?

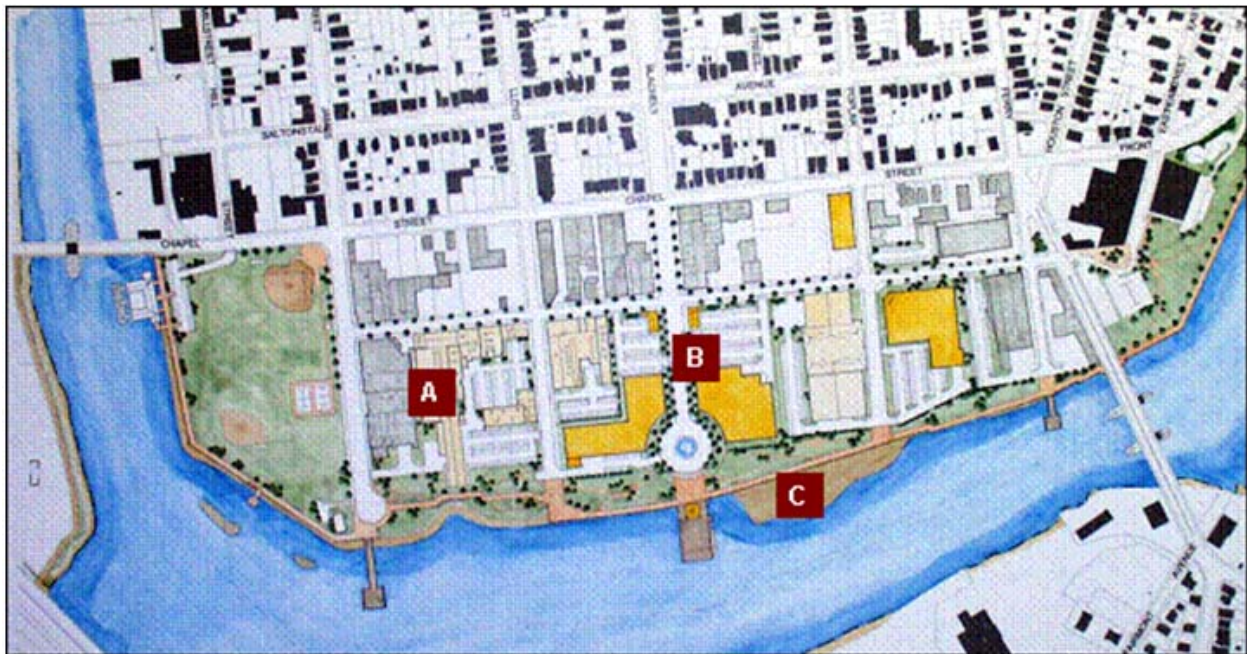


**Item #8** Department of Economic and Community Development – Grant-in-aid to New Haven for the River Street Development Project (\$2,800,000 in previously allocated General Obligation bonds)

The funds will support the development, acquisition and stabilization of additional properties within the River Street Municipal Development Plan (MDP) area. The table below shows prior State Bond Commission allocations for this project.

Prior Bond Allocations for the River Street Municipal Development Plan		
SBC Date	Amount	Description
6/9/2006	\$75,000	Administration for River Street Municipal Development Plan
6/9/2006	2,500,000	Grant-in-aid to City of New Haven for phase 1 of the River Street Municipal Development Plan
1/30/2009	2,800,000	Grant to New Haven for Phase 2 of the River Street Municipal Development Plan for foundations for construction of a facility by Colony Hardware
<b>Total</b>	<b>\$5,375,000</b>	

New Haven is implementing a \$20+ million redevelopment of the historic River Street section of Fair Haven. The project includes acquisition of brownfields; restoration/adaptive reuse of historic buildings; development of a new waterfront park; reconstruction of the public infrastructure; and establishment of new design standards to create a sustainable environment along the Quinnipiac River. The City has identified 25 acres for acquisition, remediation and sale to eligible businesses. To date, the City of New Haven, the State of Connecticut, the US Economic Development Administration, the US Environmental Protection Agency and private concerns have provided funding for this project. A map of the site appears below:



*River Street MDP, with (A) adaptive reuse of the mill spaces; (B) new infill construction, and (C) the waterfront park*



The funds being reallocated were originally allocated on January 2009 to the City of New Haven to assist with the redevelopment of the former Hess Terminal at 100 River Street. The developer withdrew from the project and no other redevelopment proposals have been received for the property. The 100 River Street redevelopment project has therefore been suspended indefinitely in lieu of other priority projects within the River Street development area.

**Item #9 Community-Technical College System:** Renovations to the Anatomy and Physics Laboratories at Middlesex Community College in Middletown (\$323,224 in new General Obligation bonds)

The Anatomy and Physics Labs at Middlesex Community College are located in Wheaton Hall. The building was constructed in the early 1970's and has never been renovated.

The project will address obsolete conditions, general deterioration, and inadequate ventilation in the two labs, each of which is 1500 sq ft in size. Each lab will be gutted and rebuilt. The scope of work includes new architectural finishes, lab casework stations for students, and separate lecture-type spaces adjacent to the labs. Electrical and mechanical systems will be refurbished, ventilation will be improved, and poor lighting will be replaced with new energy-conserving fixtures.

Renovation of the first lab will commence during the winter intercession and be complete in eight weeks. The second lab will follow. The project should be substantially complete by spring break.

The lab renovation project is part of an infrastructure improvement program at the College that also includes expansion of the student services and student spaces in Founders Hall. Fall 2012 enrollment at Middlesex is 1,670 students, which is a 1.6% increase over FY 2011.

**Item #10 Department of Transportation:** Glenbrook Railroad Station Construction of Platform Canopy (\$1,600,000 in new Special Tax Obligation bonds)

This item reallocates STO bond funds for construction of a canopy on the existing platform at the Glenbrook Station on the New Haven Rail Line. The total cost of the project is \$3,237,000 and the project is expected to be completed by December 2013. The table below shows the sources of funding for the project:

<b>Funding for the Glenbrook Station Canopy</b>	
SBC Date	Amount
12/10/2010	\$950,000
2/24/2011	687,000
This allocation	1,600,000
<b>Total</b>	<b>\$3,237,000</b>

**Item #11** Department of Social Services: Aids Project of Greater Danbury (\$475,000 in new General Obligation Bonds)

This funding will assist in the purchasing of the office building in Danbury that is currently being leased by the Aids Project of Greater Danbury from the Immanuel Lutheran Church. Purchase of the building will provide additional space for the organization, which will allow it to expand its current services.

The Aids Project of Greater Danbury provides: (1) counseling and support, (2) case management, including coordination of care, (3) referrals for individuals with aids and their families, (4) free syringe exchange, and (5) maintenance of a group residence for individuals living with aids. The project has been in existence since 1987 and currently provides case management services to approximately 100 individuals and administers 500 tests annually.

Questions:

1. What is the total cost of the building? Is funding coming from any other source?
2. Does this organization receive other funding from DSS?
3. How many clients does the organization currently serve?
4. How will the organization expand its services?

**Item #12** Department of Developmental Services: Grant-in-aid to Marrakech Housing Options, Inc. in New Haven (\$30,500 in new General Obligation bonds)

These funds are for roof and chimney repairs at the Marrakech Housing Options, Inc.'s day program facility. The building was constructed in 1900 and its current roof has exceeded its useful life of approximately 20 years. This facility serves 17 individuals with mild to severe, multiple disabilities that require personal care, repositioning, specialized transportation and intense staff support.

Marrakech Inc. is a private non-profit corporation that provides services to DDS consumers. Day programs for adults with developmental disabilities are funded by DDS through their employment and day services account.

**Item #13** Department of Economic and Community Development - Regional Economic Development Assistance (\$150,000 in previously allocated General Obligation bonds)

This allocation will be used by the regional economic development organizations listed in the table below for demographic and socio-economic data analysis. This information will enable them to obtain Economic Development District (EDD) status from the State of Connecticut and US Economic Development Administration (USEDA).<sup>2</sup> Obtaining

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<sup>2</sup> EDDs must: (1) contain at least one area classified as economically distressed under federal standards; (2) be of sufficient size or population and contain sufficient resources to foster economic development; (3) have a specific program for intra-district cooperation, self-help, and public investment; (4) be approved by the State of Connecticut

the EDD designation will allow each region to qualify and apply for USEDA funds for capital improvement projects.

<b>Funding Provided to Regional Economic Development Organizations</b>	
<b>Organization</b>	<b>Amount</b>
Northwest Connecticut Economic Development Corporation	\$25,000
Central Connecticut Economic Alliance	25,000
MetroHartford Alliance	25,000
Naugatuck Valley Community Economic Development Strategy	25,000
Housatonic Valley Council of Governments	25,000
Connecticut Estuary Region Council of Governments	25,000
<b>Total</b>	<b>\$150,000</b>

Question: Will the municipalities located within these regions contribute to the cost of the regional planning analysis?

**Item #14** Department of Economic and Community Development - Manufacturing Assistance Act (\$65,200,000 in new General Obligation bonds)

This funding will support the following business initiatives enumerated below. A portion of the funding will be used to provide financial assistance designated under the First Five Program. The First Five Program recipients are noted accordingly.

The State Bond Commission allocated funding for three of the companies participating in First Five in December 2011. Funding for three other participating companies is to be considered during this meeting.

<b>First Five Program</b>			
<b>Company</b>	<b>Total Assistance Available</b>	<b>Bond Funds Allocated on Previous Agenda<sup>1</sup></b>	<b>Bond Funds on Current Agenda</b>
CIGNA <sup>2</sup>	\$71.0 million	\$21.0 million	-
NBC Sports	\$20.0 million	\$20.0 million	-
ESPN <sup>2</sup>	\$24.7 million	\$18.7 million	-
Sustainable Building Systems	\$19.1 million	-	\$19.1 million
CareCentrix	\$24.0 million	-	\$2.3 million
Alexion <sup>2</sup>	\$51.0 million	-	\$26.0 million
Deloitte	\$14.5 million	-	-
Bridgewater Associates <sup>2</sup>	\$115.0 million	-	-
<b>Total</b>	<b>\$339.3 million</b>	<b>\$59.7 million</b>	<b>\$47.4 million</b>
<sup>1</sup> The State Bond Commission allocated \$5.95 million to TicketNetwork. TicketNetwork has since withdrawn from the program. Those funds will be reallocated for future use.			
<sup>2</sup> The total assistance for these companies includes eligibility for state tax credits in addition to bond funded loans and grants.			

and by the US Department of Commerce; and (5) obtain commitments from a majority of the members within the proposed District to support the economic development activities of the District.

**A. Sustainable Building Systems, LLC - First Five Program (\$19,100,000 in new General Obligation Bonds)**

This funding will provide Sustainable Building Systems a \$19.1 million loan for machinery and equipment needed to establish manufacturing operations in an existing 300,000 square foot building in North Haven.

The loan will be provided at 2.0% interest for ten years and disbursed in three installments.

- 1) \$10.0 million will be provided at the closing;
- 2) \$5.0 million will be paid within two years after the closing if the company has created 208 jobs; and
- 3) \$4.1 million within four years if the company has created another 200 jobs, for a total of 408 jobs.

If the company creates at least 208 new full-time jobs within 24 months of loan closing and maintains those positions for one full year, \$10.0 million of principal may be forgiven.

The total financial assistance package available to Sustainable Building Systems consists of only the \$19.1 million loan described above. The total cost of the project is \$97.0 million.

Sustainable Building Systems is a joint venture between the Weeks Group and Diverse Services Group. The company will specialize in making sustainable building panels for homes, hotels, the military, as well as other applications.

**B. C&M Technologies (\$1,500,000 in new General Obligation Bonds)**

This funding will support a loan to C&M Technologies to finance the purchase of large equipment for its facility in Plainfield. The equipment is needed to increase the company's work capacity. The company intends to retain 178 jobs and create 21 new full-time positions.

The loan will be provided at an interest rate of 3.0% for ten years. Loan principal of \$500,000 will be forgiven if the company retains the existing jobs and creates the new jobs by the end of 2014.

C&M Technologies is a cable manufacturer specializing in custom cable, cable assemblies, and coil cord solutions.

**C. Durata Therapeutics, Inc. (\$2,250,000 in new General Obligation Bonds)**

These funds will support a grant-in-aid to Durata Therapeutics for establishing its research, development, clinical and regulatory operations in Branford. The grant will

finance various expenses including leasehold improvements, research and development, training, equipment, and other project related expenses.

The funding includes a \$250,000 training grant which will be disbursed based on an approved training and funding plan. The funding also includes \$500,000 grants for each 20 full-time jobs up to 80 jobs. The creation of 80 jobs by December 2016 will qualify the company for \$2.0 million.

Durata Therapeutics is a pharmaceutical company focused on the development and commercialization of therapeutic solutions for physicians and providers to advance patient care in infectious disease.

**D. Thomas G. Faria Corp. (\$3,500,000 in new General Obligation Bonds)**

These funds will support a loan to the Thomas G. Faria Corporation for the purchase of machinery and equipment and the acquisition of an out-of-state business. The company intends to create 85 jobs with the relocation of the out-of-state business acquisition to its facility in Montville.

The loan will be provided at an interest rate of 2.0% for ten years. Loan forgiveness of up to \$1,750,000 will be provided in increments as the company meets job retention and creation goals over thirty months until it reaches 236 total jobs.

The Thomas G. Faria Corporation produces a multitude of analog and digital engine monitoring instrumentation to a wide range of global markets.

**E. H. Krevit & Company, Inc. (\$2,750,000 in new General Obligation Bonds)**

This funding will support a loan to the H. Krevit & Company, Inc. to purchase machinery and equipment for a 20,000 square foot addition to its industrial bleach and chemical manufacturing facility in New Haven. The company intends to create 10 new jobs.

The loan will be provided at an interest rate of 3.5% for 11.5 years. Principal will be deferred for 18 months and amortized over the balance of the loan term.

H. Krevit & Company, Inc. is a 5<sup>th</sup> generation family business manufacturing and distributing water treatment chemicals. The company services water, waste water, swimming pool, and industrial chemical needs throughout the Northeast.

Question: Is the company eligible to receive partial or full forgiveness on the loan?

**F. CareCentrix – First Five Program (\$2,300,000 in new General Obligation Bonds)**

This funding will provide the first payment of a \$24 million grant-in-aid for CareCentrix to develop and expand its headquarters at 20 Church Street in Hartford. The company currently resides in East Hartford's Founders Plaza.

The Department of Economic and Community Development will provide a total of \$24.0 million in grant funding if the company meets annual job retention and creation goals until it reaches 503 total jobs.

The grant distribution is as follows:

- 1) \$12.0 million in grants over five years if all 213 existing employees are retained for the five years;
- 2) \$12.0 million grant will be paid over a five-year schedule if 290 jobs are created in the five-year span.

Were the company to create more than the targeted number of full-time jobs per year, payments may be accelerated upon the company's request based on an agreed upon payment schedule. The total cost of the project is estimated to be \$86 million.

The total financial assistance package available to CareCentrix consists only of \$24.0 million in grants described above.

CareCentrix provides health care plans and providers with a one-stop solution that coordinates all of a patient's home health care needs including skilled nursing services, home infusion therapies and durable medical equipment.

Questions:

1. For this first payment, how many jobs were created and/or retained?
2. How many payments are scheduled over the five year period?

**G. Alexion Pharmaceuticals, Inc. - First Five Program (\$26,000,000 in new General Obligation Bonds)**

This funding will provide Alexion Pharmaceuticals a loan of \$20.0 million and a grant-in-aid of \$6.0 million for the purchase of equipment and other related costs associated with the development of a new expanded global headquarters facility in New Haven.

The loan will be provided at an interest rate of 1.0% for ten years with principal and interest deferred for five years. Loan forgiveness of \$16.0 to \$20.0 million will be based on the creation of 200 - 300 full-time jobs. The loan will be fully forgiven if the job creation goal is achieved within five years.

The \$6.0 million dollar grant, which will finance laboratory construction and equipment, will be disbursed periodically for eligible expenses.

In addition to this funding, the company is eligible for Urban and Industrial Site Reinvestment tax credits of up to \$25.0 million. The total financial assistance package available to Alexion is \$51.0 million. The total cost of the project is \$154.0 million.

Alexion Pharmaceuticals is a biopharmaceutical company focused on serving patients with severe and life-threatening rare disorders. Alexion began as a startup company in New Haven's Science Park. The company has been located in Cheshire since 2000 but has outgrown its current space.

#### **H. Infinity Hall LLC (\$1,300,000 in new General Obligation Bonds)**

This funding will support a loan to Infinity Hall to assist with leasehold of a 500 seat theater and 100 seat mezzanine music hall and bistro in the Front Street Entertainment District in Hartford.

The loan will be provided at an interest rate of 1.0% for ten years with principal and interest deferred for three years. Loan forgiveness of \$1.0 million will be provided if the company retains 53 jobs and creates 34 jobs over three years within the Infinity Hall operations in Hartford and Norfolk and its manufacturing company in Farmington.

Infinity Music Hall on Front Street is expected to be completed in late 2013.



Question: The Governor's press release on this agenda item dated 9/26/2012 indicates that this funding will come through the Capital Region Development Authority (CRDA). Will the CRDA manage this loan rather than the Department of Economic and Community Development?

#### **I. Charter Communications Holding Company, LLC. (\$6,500,000 in new General Obligation Bonds)**

This funding will support a \$4.5 million loan and grants of up to \$2.0 million to Charter Communications for costs associated with relocating its corporate headquarters from St.



Louis to Stamford. These costs include machinery & equipment, leasehold improvements, and other related relocation costs.

A \$4.5 million loan will be provided at an interest rate of 2.0% for ten years with principal payments deferred for three years. The loan will be fully forgiven if the company retains 260 franchise jobs and creates 127 corporate headquarters jobs within three years. The company is eligible for \$1,000,000 grant-in-aid if an additional 50 corporate headquarters jobs are create by the end of 2015. An additional \$1,000,000 grant-in-aid is available if another 50 corporate headquarters or 100 franchise jobs are created.

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

Question: Where are the 260 franchise jobs to be retained currently located? Will these positions transfer to new headquarters?

**Item #15** Department of Agriculture: Farmland Preservation Program (\$5,000,000 in new General Obligation bonds)

This is the first of two annual lump-sum allocations for the Farmland Preservation Program, out of an anticipated total allocation of \$10 million. The goal of the program is to preserve 130,000 acres, with 85,000 acres of cropland. As of December 1, 2011, the Farmland Preservation Program has preserved 37,862 acres on the 287 farms constituting approximately 29% of the 130,000 acre goal. More than half of these acres are classified as prime and important farmland soils. Properties are evaluated based on a point scoring system. Once farms are in the program, the land is protected from development in perpetuity, unless otherwise provided.

The agency is in the process of preserving approximately 3,950 acres associated with 31 farms under the program:

- 13 farms being appraised and negotiated;
- 9 properties undergoing title work with attorneys pending closing;
- 3 properties being surveyed;
- 3 farms have offers extended;
- 2 properties submitted to the Attorney General for final deed approval; and
- 1 offer for development is with the State Properties Review Board.

**Item #16** Office of Policy and Management: Urban Action Program (\$823,890 in new General Obligation bonds and \$1,500,000 in previously allocated General Obligation bonds)

I. Department of Energy and Environmental Protection

**A. Middletown: Grant-in-aid for museum construction at Veteran’s Park (\$300,000)**

The funds will be used to construct a building for the Greater Middletown Military Museum at Veteran’s Memorial Park. This site was chosen because the park is dedicated to World War II veterans. Adding the museum and a planned soldiers' memorial would form a "veteran’s complex" at this location. Currently, a military museum is in an outbuilding at Eckersley Hall, the planned site of the future Middletown Senior Center.

Veterans Memorial Park in Middletown has more than 40 acres of wooded land, trails, picnic areas, pavilions and an outdoor swimming pool. Local schools use the park for track events as well as soccer and baseball practice. The nearby Coginchaug River is open for fishing, and a pedestrian bridge connects Veterans Park to Palmer Field Stadium.

Question: Is Middletown providing any funding for this project?

**B. Meriden: Improvements to City Park and Brookside Park (\$200,000)**

This allocation would be used for a grant-in-aid to the City of Meriden to provide improvements to City Park and Brookside Park. Improvements for City Park, considered Phase I of this project, would be made to the basketball court and junior basketball courts, tennis courts, volleyball courts, in addition to picnic tables and charcoal grills. The 11-acre Brookside Park is the city’s oldest park, running along Bunker Avenue. Across the street and bordered by Park Avenue, is the 8-acre City Park. Both have been impacted by floods, fire and the construction of Interstate 691.

Questions:

1. Will the City of Meriden provide any funding for these projects?
2. What is the anticipated completion date for these projects?

**C. Tolland: ADA improvements at Tolland High School Stadium (\$200,000)**

The funds will be used to finance renovations and Americans with Disabilities Act (ADA) improvements at Tolland High School Stadium, including: (1) the installation of artificial turf, (2) stadium lighting, and (3) ADA-accessible bathrooms. Currently, the high school field has natural turf and no lights. There are approximately 940 students currently enrolled at Tolland High School.

Questions:

1. How old is the stadium?
2. Is the stadium currently in violation of ADA guidelines or are these improvements required for ADA approval?
3. Are there any other public or private sources of funding for this project?

**II. Department of Economic and Community Development**

**A. Trumbull: Grant-in-aid for Hillcrest School pool (\$123,890)**

This funding will support a grant-in-aid to Trumbull to assist in ADA improvements, replacement of equipment, and related improvements at the Hillcrest School pool.

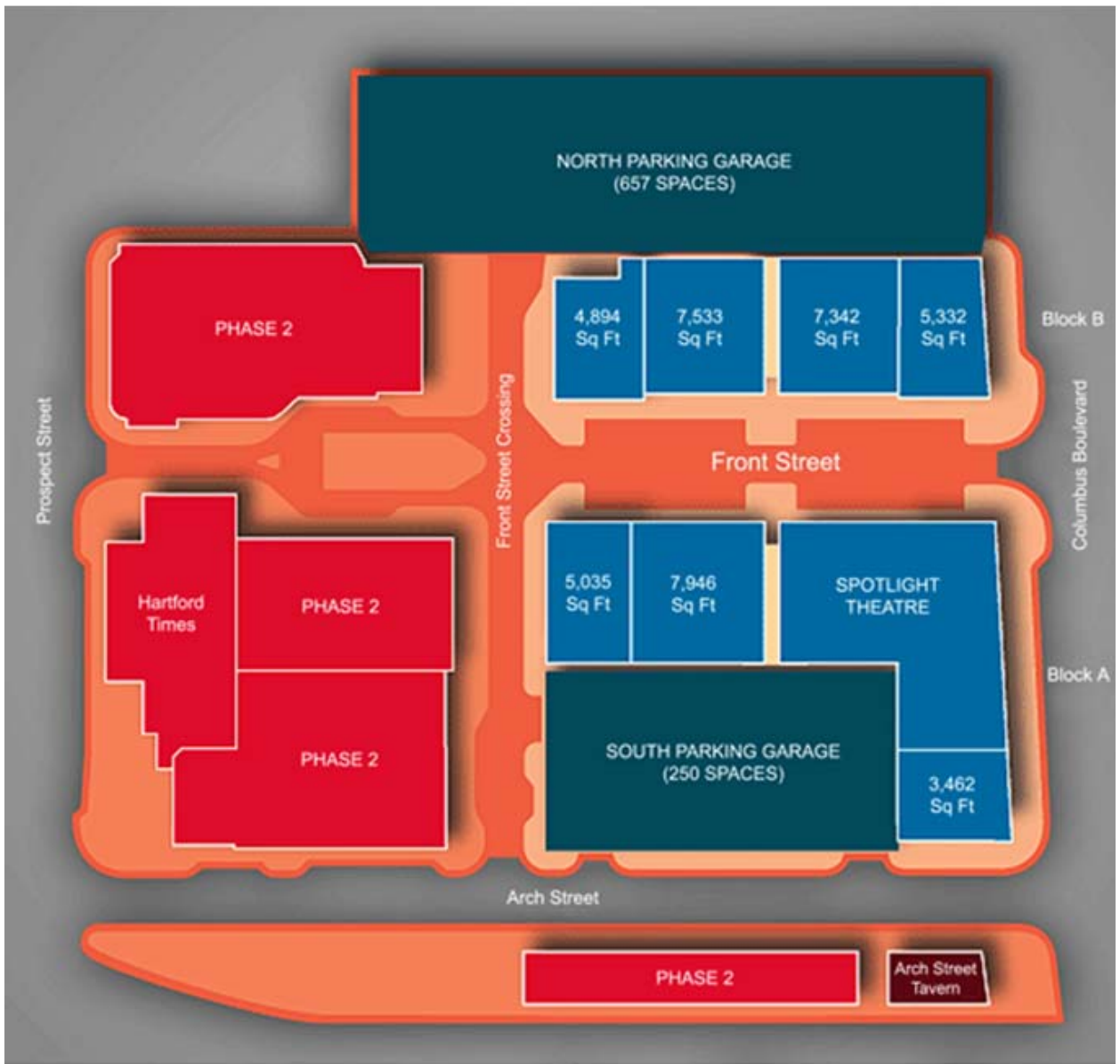
The State Bond Commission previously allocated \$375,000 in December 2010 to Trumbull for safety and lighting improvements at Hillcrest School pool.

Question: How much funding is the town of Trumbull contributing to the cost of the improvements?

**B. Hartford: Reallocation of grant-in-aid to HBN Front Street District, Inc. for the Front Street Project (\$1,500,000 in previously allocated funds)**

This reallocation will redirect a grant-in-aid for Phase 2 of the Front Street District project from the City of Hartford to HBD Front Street, Inc. for a more efficient implementation of the project. The State Bond Commission previously allocated this funding at the June 4, 2012 meeting directly to the City of Hartford.

Phase I involved the development of the restaurant/entertainment district and was completed in November 2010. The state provided \$7.5 million in Urban Act funds to support Phase 1. Phase 2 (see below) focuses on the development of 115 residential units and approximately 27,500 square feet of retail space.



## Appendix A

### Item #4: CT Technical High School System Equipment Replacement Plan

The \$3,545,000 allocation will be used to finance the purchase of new and replacement equipment and related infrastructure for the 17 schools comprising the Connecticut Technical High School System. Purchases include trade equipment, academic equipment and equipment necessary for the expansion of manufacturing programs.

Trade Breakdown	Amount
Adv. Manu.	\$69,000
Arch. Drafting	46,575
Automotive	590,006
Aviation	105,600
Bakery	5,320
Bioscience	73,079
CADD	143,508
Carpentry	657,875
Certified Nurse	1,015
Collision Repair	294,797
Culinary	326,033
Dental	28,450
Diesel	28,835
Electrical	53,240
E-Mech.	5,172
Electronics	361,443
Fashion	22,102
Graphics	186,125
Hairdressing	65,060
Health Tech	75,159
Hospitality	425
HVAC	417,861
IST	25,700
Manufacturing	2,103,338
Masonry	2,614
Med. Asst.	22,400
Plumbing/H/C	113,866
Retail	6,000
Surg. Tech.	3,562
Welding	70,140
<b>Total</b>	<b>\$5,904,300</b>
<b>Academic Programs</b>	
Art	\$16,000
Math	19,200
Music	24,500
PE	45,000
School wide	536,000
<b>Grand Total</b>	<b>\$6,545,000</b>