

Analysis of State Bond Commission Agenda Items

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OFFICE OF FISCAL ANALYSIS

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State Bond Commission Agenda
Friday, June 1, 2018

General Obligation (GO) Bond Summary	New Allocation \$	Item #
Connecticut State Colleges and Universities		
System telecommunications infrastructure upgrades, improvements and expansions	2,000,000	4
Security improvements	3,000,000	5
Deferred maintenance, code compliance and infrastructure improvements - Community Colleges	7,000,000	6
Capital Region Development Authority		
Grant-in-aid to the municipality of East Hartford for general economic development activities	500,000	10
Grant-in-aid for the purpose of encouraging development as provided in CGS Sec. 32-602	3,500,000	28
Connecticut Port Authority		
Grants for ports, harbors and marinas, including dredging and navigational improvements	12,500,000	20
Grants for improvements to deep water ports, including dredging	3,000,000	40
Department of Administrative Services		
ADA improvements to state facilities	840,000	35
Infrastructure repairs and improvements to state facilities	1,020,300	36
Department of Correction		
Renovations and improvements to existing state-owned buildings for inmate housing, programming and staff training space and additional inmate capacity	4,330,770	38, 39
Department of Economic and Community Development		
Brownfield remediation and revitalization program projects	2,200,000	9, 19
Connecticut Manufacturing Innovation Fund	12,400,000	18, 26
Small Business Express Program	20,000,000	27
MAA - Economic Development and Manufacturing Assistance Act of 1990 and the Connecticut job training finance demonstration program	80,699,000	46
Regional Brownfield Redevelopment Loan Fund	1,800,000	42
Department of Emergency Services and Public Protection		
Alterations, renovations and improvements to the Forensic Science Laboratory in Meriden	1,000,000	3
Department of Energy and Environmental Protection		
Grants or loans to municipalities for acquisition of land, public parks, recreational and water quality improvements	167,925	32
Grant-in-aid to Mansfield for the wastewater component of the Four Corners project	3,000,000	34
Department of Housing		
		16, 24,
Flexible Housing Program	18,361,050	25
Housing Trust Fund	3,500,000	45
Department of Mental Health and Addiction Services		
Fire, safety and environmental improvements to state buildings	573,243	41
Grants-in-aid to community-based residential and outpatient facilities	875,466	43
Department of Veterans' Affairs		
State matching funds for federal grants-in-aid for renovations and improvements to existing facilities	352,989	14
Alterations, renovations and improvements to buildings and grounds	310,000	23

General Obligation (GO) Bond Summary (continued)	New Allocation \$	Item #
Legislative Management		
Information technology updates, replacements and improvements, renovations and repairs and minor capital improvements at the Capitol complex and the Old State House	2,143,000	13, 22
Information technology updates, replacements and improvements, replacement of various equipment in the Capitol complex, including updated technology for the Office of State Capitol Police, renovations and repairs and minor capital improvements at the Capitol complex and the Old State House	1,450,000	31
Military Department		
State matching funds for anticipated federal reimbursable projects	777,000	15
Office of Policy and Management		
Transit-oriented development and predevelopment activities	8,800,000	1
Information Technology Capital Investment Program	5,037,589	2
Responsible Growth Incentive Fund	2,000,000	8
Grants-in-aid to municipalities for the purchase of on-body cameras for local law enforcement officers	429,634	17
Hartford infrastructure projects and programs	5,000,000	44
Urban Act	24,281,837	47
State Library		
Grants-in-aid to public libraries for construction, renovations, expansions, energy conservation and handicapped accessibility under the provisions of CGS Sec. 11-24(c).	408,705	21
GO Total New	233,258,508	

Special Tax Obligation (STO) Bond Summary	New Allocation \$	Item #
Department of Transportation		
Bus and rail facilities and equipment	53,780,000	11
Fix-it-First program to repair the state's bridges	10,000,000	11
Fix-it-First program to repair the state's roads	7,250,000	11
Town Aid Road (STO)	30,000,000	11
Intrastate Highway Programs	18,310,750	11
State bridge improvement, rehabilitation and replacement projects	8,642,790	11
Capital resurfacing and related reconstruction projects.	23,000,000	29
Let's Go! CT	10,000,000	30
Local Bridge Program	1,748,589	33
STO Total New	165,037,829	

The following is intended to provide legislative members of the State Bond Commission (SBC) with additional information and analysis of the items on the agenda.

I. Summary

Calendar Year 2018 General Obligation (GO) Bonds

Allocations	2018 \$	2017 \$
June 2018/May 2017 Agenda	233,258,508	351,670,860
Prior Allocations	539,884,440	245,694,659
TOTAL	773,142,948	597,365,519

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 CPI, the limit for CY 18 is \$2,036 million.

Calendar Year 2018 Special Tax Obligation (STO) Transportation Bonds

Allocations	2018 \$	2017 \$
June 2018/May 2017 Agenda	165,037,829	78,250,000
Prior Allocations	470,049,398	437,004,205
TOTAL	635,087,227	515,254,205

II. Agenda Items

Items #1, 8, & 12 Office of Policy and Management: Responsible Growth Incentive Fund, and Transit Oriented Development and Predevelopment Activities (\$10,800,000 total in new GO bonds)

This funding will be used for two competitive grant programs that are intended to provide funding for expansion of transit-oriented development projects, and the construction or planning of responsible growth projects consistent with the state plan of conservation and development. The funding will be used to reimburse municipalities and regional councils of government for the cost of these projects.

Item #2 Office of Policy and Management: Information Technology Capital Investment Program (\$5,037,589 in new GO bonds)

This funding will be used to develop and implement information technology enhancements for the departments of Social Services (DSS), Developmental Services (DDS), and Administrative Services (DAS). The table below shows the breakdown of the allocation.

Funding for the Information Technology Capital Improvement Program				
Description	DSS - CT METS \$	DSS - Child Support \$	DDS \$	DAS \$
Consultant Services	1,469,713	2,217,888	380,000	745,300
Software	3,163	216,254	-	-
Hardware	5,271	-	-	-
Total	1,478,147	2,434,142	380,000	745,300

Funding will be used for the following projects:

- DSS- Replacing the agency's legacy child support enforcement system and implementing the Medicaid Enhancement Technology System (METS). METS is a long term project to replace the existing Medicaid Management Information System, which processes Medicaid claims and transactions for an estimated 800,000 Connecticut residents annually.
- DDS- Initial development of the Home and Community Based Management System
- DAS- Continued enhancement of the Enterprise Licensing Management system. This is a system agencies use for various licensing and credentialing needs, including processing licensing fees and applications, and tracking complaints and violations.

Item #3 Department of Emergency Services and Public Protection: New Forensics Laboratory (\$1,000,000 in new GO bonds)

The State Forensics Laboratory analyzes evidence related to criminal investigations and houses such evidence during criminal trials. The \$1 million in new funding requested for a predesign study is part of an overall plan to replace the Forensics Laboratory. Due to a decrease in funding and personnel and an increase in caseload, there has been a recent backlog in processing certain evidence.¹

¹ <http://www.ct.gov/despp/cwp/view.asp?a=4154&q=487828>

Items #4 & 5 Connecticut State Colleges and Universities (CSCU): System Telecommunications Infrastructure Upgrades, Improvements and Expansions (#4), and Security Improvements (#5), and (\$5,000,000 total in new GO bonds)

These funds are to be used for design and implementation of certain improvements to the community colleges, Charter Oak State College, the CSCU system office, and the state universities. Telecommunications and technology upgrades would include software and hardware improvements system-wide (Item #4). Security design and upgrades to each of the community colleges, Charter Oak, and the system office may include improved lighting, surveillance cameras, fencing, vehicle deterrent systems, and other components (Item #5).

Item #6 Connecticut State Colleges and Universities: Deferred Maintenance, Code Compliance and Infrastructure Improvements (\$7,000,000 in new GO bonds)

Approximately \$6.0 million of these funds would be dedicated to Naugatuck Valley Community College mechanical systems upgrades (e.g., plumbing, heating, air conditioning). The total cost of the upgrades is anticipated to be \$12.0 million, with the rest of the cost to be requested at a later date. (A separate, project-specific authorization of \$6 million has not been allocated.) Funding in this request that is not used on the Naugatuck Valley Community College upgrades, approximately \$1.0 million, would be used for code compliance at the community colleges, Charter Oak State College, and the CSCU system office.

Items #7, 16, 24, & 25 Department of Housing: Flexible Housing Program (\$18,361,050 in new GO bonds, \$6,000,000 of reallocated GO bonds)

Grants-in-aid

The request includes financing for five grants-in-aid for housing property renovations or rehabilitations listed in the table below.

Item #	Recipient	Property	Grant-in-aid Amount \$
7 A	Wallingford Housing Authority	McGuire Court elderly housing	3,662,127
7 B	Chrysalis Center Real Estate Corporation	The Elms supportive housing in Bristol	2,732,600
7 C	Patchogue Place Cooperative, Inc.	Patchogue Place limited equity co-op in Westbrook	1,192,200
7 D	Norwich Housing Authority	Eastwood Court elderly housing	1,822,738
7 E	Housing Authority of the Town of Ellington	Snipsic Village I and II elderly housing	2,439,973
Grant Total			11,849,638

Backgrounds²

McGuire Court, Wallingford

Wallingford Housing Authority (WHA) owns and operates the 50-unit public housing rental facility for low income older adults and adults with disabilities. According to the Governor's press release in December 2017, these funds will allow WHA to "convert six efficiency

² Quotes in this section are from the Governor's December 2017 press release unless otherwise noted. (<http://portal.ct.gov/Office-of-the-Governor/Press-Room/Press-Releases/2017/12-2017/Gov-Malloy-Announces-31-Million-to-Support-the-Development-of-Affordable-Housing-in-Connecticut>)

apartments into one-bedroom ADA compliant units. All units will receive new bathrooms, windows, doors, siding, kitchens, flooring, painting, upgrades to plumbing, electrical and HVAC. The masonry on the exterior will also be repointed. The project is using \$36,500 in owner reserves, and \$800,000 in CDBG funding to complete renovations.”

The Elms, Bristol

Chrysalis Center, Inc. is a non-profit organization that provides social services and develops affordable housing in Connecticut with funding from a variety of state agencies, the federal government, and private donations.³ The Flexible Housing bond funds will be used to rehabilitate the property formerly operated as a 13-bedroom transitional living home by the St. Vincent DePaul Mission of Bristol, Inc. A Bristol Press article indicates the supportive housing is intended for veterans.⁴

Patchogue Place, Westbrook

Patchogue Place is a 12-unit limited equity co-op. According to the Governor’s press release, the bond funds will “finance the repaving of the asphalt surfaces and curbing, replacement of roofing/gutters, siding, windows, exterior doors, and replacement of all boilers and hot water heaters. This project leverages \$21,772 in energy incentives and \$30,000 in owner reserves.”

Eastwood Court, Norwich

Norwich Housing Authority operates the 25-unit elderly public housing. The bond funds are requested under the State-Sponsored Housing Portfolio (SSHP) program. According to the Governor’s press release, funds will be used for “paving and site lighting as well as building renovations including masonry repointing, vinyl siding, exterior doors, building lighting, laundry room renovations, new ductless splits, electrical improvements, and hot water heaters. Unit renovations include flooring, painting, bath fixtures, kitchen cabinets, counters, sinks, and appliances. Three units will become ADA compliant. The property is leveraging \$137,500 in owner reserves and \$16,597 in energy incentives.”

Snipsic Village I and II, Ellington

The Housing Authority of the Town of Ellington operates these 42 public housing units for older adults and adults with disabilities. The bond funds are requested under the State-Sponsored Housing Portfolio (SSHP) program. According to the Governor’s press release, funds will be used “for asbestos remediation, sidewalk replacement, smoke/carbon dioxide detector replacement, a community room generator, roof and window replacement, solar panels, siding repair, heat pump replacement, and electric panel upgrades. Unit renovations include full bath remodel, new flooring, painting, and interior doors. The owner is leveraging \$43,441 in reserves. The energy company is contributing \$68,092 in incentive rebates.”



³ <http://www.chrysaliscenterct.org/about-us>

⁴ <http://www.bristolpress.com/BP-Bristol+News/314368/veterans-housing-project-at-former-elms-hits-roadblock>

Loans

The request also includes financing for two new loans, described in the table below. Item # 25 requests revised terms for a loan funded through an allocation from the April 13, 2018, State Bond Commission meeting. The new terms are included in the table. The original terms were: 0% for a term not to exceed 35 years.

Item #	Location	Recipient	Loan Terms	Description	Amount \$
7 F	New London	Connection Fund, Inc.	Not less than 0% for a term not to exceed 45 years, with a balloon payment at maturity	Development of Saint Mary Place including the rehabilitation and conversion of St. Mary Star of the Sea elementary school into 20 units of affordable rental housing	2,912,500
7 G	Bridgeport	Bridgeport Neighborhood Trust, Inc.	0% for a term not to exceed 42 years, with payments from available cash flow	Development of West Liberty Commons, consisting of 18 units of family rental housing with 14 income restricted affordable units on West Avenue	3,598,912
25	Meriden	11 Crown Street Associates, LLC	<p>Revised Loan Terms: Not less than 2% for a term not to exceed 35 years. Payments of principal and interest, if any, will be made from net available cash, and may be deferred for up to the term of the loan.</p>	The redevelopment of 11 Crown Street in Meriden into 81 new units of rental housing with 64 income restricted affordable units	6,000,000
Total					12,511,412

Backgrounds

Saint Mary Place, New London

There were announcements of up to \$2.75 million in state bond funds for this project in 2016 through the CHAMP program, with intentions to break ground in the summer of 2017; however, it is not clear if those funds were ever awarded.⁵ Drawings by the architectural firm are shown below.⁶



⁵ <https://www.theday.com/article/20170312/NWS01/170319804>, <http://portal.ct.gov/Office-of-the-Governor/Press-Room/Press-Releases/2016/03-2016/Gov-Malloy-Announces-Awards-to-Support-Affordable-Housing-Development-Across-the-State>

⁶ <http://www.patriquinarchitects.com/portfolio/10880/>

West Liberty Commons, Bridgeport

Bridgeport Neighborhood Trust, Inc. will be building the three-story, townhouse-style complex nearby to where it built the larger Westgate mixed-income development last year. Additionally the non-profit is developing retail spaces in the area in order to help revitalize the Downtown West area of Bridgeport.⁷ Additional funding will come from People's United Bank, City of Bridgeport and the Federal Home Loan Bank of Boston.⁸



Item #8 – See Item #1

Items #9, 19, & 42 Department of Economic and Community Development: Brownfield Remediation and Revitalization Program (\$4,000,000 total in new GO bonds)

The allocation will support a supplemental grant-in-aid for the Brownfield Remediation and Revitalization Program. The funds will support selected projects under the Brownfield Area-Wide Revitalization (BAR) [Round 2](#), a portion of the projects selected under [Round 11](#), as well as other projects reviewed by the Office of Brownfield Remediation and Development.

Background: The program provides financial assistance for environmental investigations and remediation activities. The Department of Economic and Community Development (DECD) provides qualified applicants funds in the form of low interest loans and grants. In FY 17, DECD awarded \$41.6 million to 39 projects across the state.⁹

Item #10 Capital Region Development Authority: Grant-in-aid to the municipality of East Hartford for General Economic Development Activities (\$500,000 in new GO bonds)

The allocation will support the preliminary design of a parking garage on East River Drive, adjacent to Founders Plaza, in East Hartford. The new garage will replace surface parking and an existing, undersized garage allowing for riverfront redevelopment.

Property owners within the Founders Plaza area are currently generating potential investment and interest in the area which is creating additional parking demands in the vicinity.¹⁰

⁷ https://m.ctpost.com/business/article/Bridgeport-s-Downtown-West-ready-for-next-step-12904609.php?cmpid=fbsocialflow&utm_campaign=fb-mobile&utm_source=CMS+Sharing+Button&utm_medium=social

⁸ <http://portal.ct.gov/en/Office-of-the-Governor/Press-Room/Press-Releases/2017/04-2017/Gov-Malloy-Announces-23M-to-Support-the-Development-of-Affordable-Housing>

⁹ Department of Economic and Community Development, 2017 Annual Report. http://www.ct.gov/ecd/lib/ecd/decd/annual_report/decd_2017_annual_report.pdf

¹⁰ As reported under the April 19, 2018 CRDA Board Meeting Minutes. <http://crdact.net/data/Unsorted/4-192018-DRAFT-BoardMtgMinutes-74399-1.pdf>

Items #11, 29, 30, & 33 Department of Transportation: Various Transportation Programs (\$165,037,829 in new Special Tax Obligation bonds)

Funding will be provided for various projects and programs throughout the state, including Town Aid Road (\$30 million), Fix-it-first bridge (\$10 million), Fix-it-first road (\$7.25 million), Capital Resurfacing (\$23 million, and Let's Go! CT (\$10 million). Besides those programs, the following tables provide additional information on transportation projects being allocated.

Urban Systems Projects

Town	Description	Total \$	Federal \$	State \$	Other \$
Salem	Rte 82 & Rte 85 Reconstruction	1,700,000	-	1,157,700	542,300
Bristol	Intersection Impr @ Memorial Blvd, Replace Br 04105	648,000	-	648,000	-
Middletown	Ped Improvements from Liberty St. to Union St., Breakout of 82-318	2,500,000	2,000,000	500,000	-
TOTAL		4,848,000	2,000,000	2,305,700	542,300

Intrastate Highway Program

Town	Description	Total \$	Federal \$	State \$
Danbury	Widen US 6 from Kenosia Ave to I-84 Overpass	1,900,000	-	1,900,000
Farmington	Interchange Improvements @ I-84/Rts 4/6/9	7,500,000	-	7,500,000
Farmington	Interchange Improvements @ I-84/Rts 4/6/9	20,000	-	20,000
Norwalk	CT7/CT 15 Interchange	1,100,000	-	1,100,000
Ellington	Reconstruction CT 140, Rte 83 to Rte 30	370,000	-	370,000
Norwalk	US 7 Widening from Gristmill Rd to Rte 33 in Wilton	1,700,000	-	1,700,000
Cromwell/ Meriden	I-91 CCTV Installation	12,200,000	10,980,000	1,220,000
Southington/ Meriden	I-691 CCTV Installation	14,600,000	13,140,000	1,460,000
Wallingford	Replace Sign Support I-91 Exit 15 NB Off Ramp	220,000	-	220,000
Various	Project Design/Acquisition of Right-of-Way/Project Modifications	14,103,750	11,283,000	2,820,750
TOTAL		53,713,750	35,403,000	18,310,750

State Bridge Projects

Town	Description	Total \$	Federal \$	State \$
Waterbury	Rehab of 8 Bridges in the Route 8/I-84 Interchange Area	15,058,167	12,046,534	3,011,633
Branford	Replacement of Br #00196 carrying I-95 over US 1	17,200,000	15,348,843	1,851,157
Colchester	Rehab 3 Route 2 Culverts	2,400,000	1,920,000	480,000
Various	Project Design/Acquisition of Right-of-Way/Project Modifications	16,500,000	13,200,000	3,300,000
TOTAL		51,158,167	42,515,377	8,642,790

Bus and Rail Facilities

Town	Description	State \$
New Haven Line	Bridge Design	5,780,000
Norwalk	NHL - CP 243 (WALK Bridge)	39,000,000
New Haven Line	New Haven Line Grade Crossing SGR Program	5,500,000
New Haven	NHY - Continued Design and Program Management	3,500,000
TOTAL		53,780,000

Items #12 - See Item #1

Items #13, 22, and 31 Office of Legislative Management: Information Technology Updates, Replacements and Improvements, Renovations and Repairs and Minor Capital Improvements at the Capitol Complex and the Old State House (\$3,593,000 in new GO bonds)

The funds are requested to replace, upgrade or add to the IT infrastructure network to meet the operating needs of the Connecticut General Assembly (CGA), replace the master control room, finance various energy savings initiatives, and for replacement of network equipment at the State Capitol, the Legislative Office Building, and the Old State House. Notable uses include:

- upgrade network switches;
- replace uninterruptible power supplies to handle increased needs and provide power to equipment if it is temporarily lost;
- upgrade the CGA's email system capacity;
- new air handling units for the Capitol complex;
- upgrade the internal cable TV system from analog to digital;
- procure a new fiber network firewall;
- replace a high-availability storage backup system;
- upgrade occupancy sensors and remote monitoring for temperature control;
- complete interior repairs to the Old State House;
- install a building automation system for increased energy efficiency; and
- procure a media server system in the CT-N control room.

Item #14: Department of Veterans' Affairs (DVA): State Matching Funds for Federal Grants for Renovations and Code Required Improvements to Existing Facilities (\$352,989 in new GO bonds)

The funding request is for the architect fee (\$206,495) and the Department of Administrative Services fee (\$146,494) for life safety, Americans with Disabilities Act (ADA) improvements to three buildings on the DVA campus in Rocky Hill. Two buildings are residential facilities and the third building features the main dining facility, recreational rooms, security headquarters, food storage and preparation. The buildings and supporting infrastructure of the DVA campus predominately dates back to the 1930s. This project is eligible to receive a 65% reimbursement grant from the U.S. Veterans Administration.

Item #15: Military Department: State Matching Funds for Anticipated Federal Reimbursable Projects (\$777,000 in new GO bonds)

The funding requested is for the state portion of various projects at state armories (listed below). This request will provide the state portion (\$777,000) to the project which totals \$1,629,000. The remaining \$852,000 is provided by federal funds.

- *Plumbing and Sanitary Repair* – Hartford Armory. This project updates the kitchen plumbing system with a new properly sized grease trap and installs an outside holding tank to allow for safe storage and removal of cooking by-products.
- *Stairs and Emergency Egress* – Branford Armory. This project upgrades exterior second floor stairs, replaces the current fire rated doors, and repairs the front entrance steps.
- *Generator and Electrical Improvements* – Enfield Armory. This is the state contribution to install an on-site power generator.
- *Interior and Kitchen Upgrades* – New Britain Armory. This project updates the outdated kitchen which currently does not meet state and federal requirements.
- *Paving Improvements* – New Haven Armory. This project repaves the parking lot which is 40 years and upgrades the drainage and fences.

Items #16 – See Item #7

Item #17 Office of Policy and Management: Body Worn Camera Program (\$429,634 in new GO bonds)

The requested funding will go to reimbursing the following towns for the purchasing of body worn cameras: Cheshire (\$122,962), Monroe (\$96,225), Southbury (\$10,000), Stratford (\$66,550), Torrington (\$125,724), and Woodbridge (\$8,173). To date, there has been approximately \$2.7 million provided to municipalities for the reimbursement of body-worn camera purchases. During the 2019 legislative session, the program was expanded to include the replacement of dashboard camera devices that were purchased prior to 2011.

Items #18 & 26 Department of Economic and Community Development: Connecticut Manufacturing Innovation Fund (\$12,400,000 in new GO bonds)

The allocation will recapitalize the Connecticut Manufacturing Innovation Fund (CMIF). The funds will support grants-in-aid, loans, and other programs under the CMIF.

Prior to this request, the State Bond Commission allocated \$42.6 million in total to the CMIF since the program's inception in 2014. In FY 16, \$30.7 million was invested to support Manufacturing Innovation Fund initiatives, leveraging \$73.4 million in private and federal funding.¹¹

Background: The CMIF's mission is to facilitate the modernization and innovation of the state's advanced manufacturing sector, including but not limited to: Aerospace, Fuel Cell/Energy Materials, Shipbuilding, and Medical Devices. Areas of focus include:

¹¹ Manufacturing Innovation Fund Annual Report FY 2016.
http://www.ct.gov/ecd/lib/ecd/MIF_Annual_Report_2016_final.pdf

- Helping manufacturers adapt innovative processes, technologies, and materials, creating value-added products/services that transform the business;
- Assisting supply chain companies to gain more work from Original Equipment Manufacturers in domestic and global markets and ensuring they are equipped to meet expected demand increases; and
- Ensuring continuous workforce development.

Assistance available includes loans or grants to eligible applicants. The CMIF also funds the following initiatives:

- Connecticut Manufacturing Innovation Fund Voucher Program
- Connecticut Manufacturing Innovation Fund Incumbent Worker Training
- Connecticut Manufacturing Innovation Fund Apprenticeship Program
- Young Manufacturers Academy Summer Programs

Through FY 17, 897 companies have participated in the program and they will create and retain 4,496 jobs, train 7,314 workers, and develop 242 apprentices.¹²

Item #19 – See Item #9

Items #20 & 40 Connecticut Port Authority: Improvements to Ports, Harbors and Marinas (\$15,500,000 total in new GO bonds)

Funding will be used for various improvements at the state pier in New London (\$15 million), including demolition, layout improvements, and construction of a heavy lift pad. An additional \$500,000 of funding will be provided to develop a port-area master plan in New Haven.

Item #21 State Library: Grants-in-Aid to Public Libraries (\$408,705 in new GO bonds)

Brainerd Memorial Library in Haddam is planning to add an entrance and adjacent parking. The new entrance will provide direct, ADA-compliant access to the lower level for the first time. The lower level houses the community room and children’s area. Parking space adjacent to the new entrance will be created. The estimated total project cost is \$150,000. The \$75,000 state library construction grant is being matched by locally raised funds from various sources.¹³

Stratford Public Library is planning to renovate the children’s area. The renovation will include a larger program space, a new ADA-compliant restroom, and modern staff space. The children’s space consists of more than 4,500 square feet and has not been renovated since the early 1980s. The estimated total project cost is \$667,410. The \$333,705 state library construction grant is being matched by locally raised funds from various sources.¹⁴

Item #22 – See Item #13

¹² Department of Economic and Community Development, 2017 Annual Report. http://www.ct.gov/ecd/lib/ecd/decd/annual_report/decd_2017_annual_report.pdf

¹³ <http://www.haddamnow.com/2017/11/brainerd-library-renovation-plan/>

¹⁴ <http://stratfordlibrary.org/about/library-history/>

Item 23: Department of Veterans' Affairs: Alterations, Renovations and Improvements to Buildings and Grounds (\$310,000 in new GO Bonds)

The funding requested is to replace the down HVAC unit (\$310,000) at the DVA Healthcare Center. The Sgt. John L. Levitow Healthcare Center is located on the DVA campus in Rocky Hill and is a chronic disease hospital which provides long-term care to veteran patients with chronic and disabling medical conditions.

Items #24 & 25 - See Item #7

Items #26 - See Item #18

Items #27 Department of Economic and Community Development: Small Business Express Program (\$20,000,000 in new GO bonds)

The allocation 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 has allocated \$277.2 million in total to the program since 2011.

Background: The Small Business Express Program provides loans and grants to Connecticut's small businesses to spur job creation and growth. Assistance focuses on: 1) access to capital and 2) incentive loan and grant funds.

Small businesses are eligible if they meet the following criteria:

1. Have operations in Connecticut,
2. Are registered to conduct business for not less than twelve months,
3. Are in good standing with all state agencies and payment of all state taxes, and
4. Employ not more than 100 employees.

Priority for available funding will be given to those eligible applicants who are 1) creating new jobs and 2) within Connecticut's economic base industries, as defined in CGS 32-222, including but not limited to: precision manufacturing, business services, green and sustainable technology, bioscience, and information technology sectors.

As of May 11, 2018, a total of 1,922 businesses have received \$312.7 million in loans and grants through the program. This resulted in the creation of 8,001 jobs and the retention of 21,099 jobs.

Item #28 Capital Region Development Authority: Grant-in-aid for the Purpose of Encouraging Development (\$3,500,000 in new GO bonds)

A. Clinton Street Parking Garage (\$1,000,000)

This allocation will support the design of a parking garage on the site of the former public health laboratory on Clinton Street in Hartford. The \$16 million, 350-space garage will provide parking for state employees and for the Bushnell South area to allow for redevelopment of surface parking lots. The design work is expected to begin this summer.

B. Asylum Hill Homeownership Program (\$2,500,000)

This allocation will support the establishment of a homeownership program in the Asylum Hill

neighborhood. The program will be administered by Northside Institutions Neighborhood Alliance (NINA) to finance construction of new homes or rehabilitation of existing homes to increase homeownership opportunities for moderate income families. Funds will be provided on a project by project basis contingent on securing all other funding sources for each project.

NINA is a nonprofit organized in 2003 to foster the revitalization of Hartford's Asylum Hill neighborhood. NINA is a collaborative effort of four major institutions - Aetna, The Hartford, Saint Francis Hospital and Medical Center, and Webster Bank - that work together with residents and other community stakeholders to revitalize Asylum Hill. Since 2003, the group has rehabilitated 18 historic houses and constructed one new house.

Items #29 & 30 - See Item #11

Item #31 - See Item #13

Item #32 Department of Energy and Environmental Protection: Grants or Loans to Municipalities for Acquisition of Land, Public Parks, Recreational and Water Quality Improvements (\$167,925 in new GO bonds)

This allocation will fund a grant to the City of New London for improvements to Bartlett Park, including renovation of basketball courts and fencing replacement.

Item #33 - See Item #11

Item #34 Department of Energy and Environmental Protection (DEEP): Grant-in-Aid to the Town of Mansfield - Four Corners Project (\$3,000,000 in new GO bonds)

This allocation will be used to fund a grant-in-aid for the remaining costs for the Four Corners Sanitary Sewer Project in Mansfield, extending sewers to the area surrounding the Route 44 and Route 195 intersection. Remaining costs include 22,000 feet of sewer piping, two pump stations, and additional required equipment and materials.

This area has ground water contamination that has been monitored by DEEP. While the leaks have been addressed, there is a continuing need to provide adequate, clean drinking water and safe sewage disposal to this area that is limited by environmental constraints including a high groundwater table, inland wetlands, and soils unsuitable for long-term use of on-site septic disposal systems.

The town is proposing to develop public sewer and water systems for approximately 61 parcels in this area. The town estimates that approximately \$3 million of the total cost could be recovered through property owner assessments in the district.¹⁵

Previous allocations: In May 2014, the SBC approved a \$3 million grant for this project.

¹⁵ <http://www.mansfieldct.gov/FourCorners>

Item #35 Department of Administrative Services: Alterations, Renovations and Improvements in Compliance with the Americans with Disabilities Act (\$840,000 in new GO bonds)

The allocation will fund minor ADA improvements at various state facilities. Projects covered by the allocation can include installation of compliant door hardware, automatic door openers, ramps, ADA-complaint telephones, parking improvements, and bathroom fixture improvements.

Item #36 Department of Administrative Services: Infrastructure repairs, including fire, safety and compliance with ADA improvements (\$1,020,300 in new GO bonds)

This allocation is requested to award a contract for roof replacements at the State Record Center and the Library of the Blind, both in Rocky Hill. Installation will include new metal trim, flashings, metal chimney, gutters and downspouts, extension posts and guard rails for the existing roof hatch ladder, electrical and HVAC work.

Item #37 Department of Energy and Environmental Protection (DEEP), State Dam Repairs (\$326,600 of reallocated GO bonds)

This funding will be used to inspect 27 dams and create 11 Emergency Action Plans (EAPs), which includes hydraulic and hydrologic modelling and creation of inundation maps. According to DEEP, the following is a list of all the high or significant hazard dams needing inspection or an EAP. This designation indicates “a possible loss of life should the dam fail.”

1. Quaddick Reservoir Dam, #14104, Thompson
2. Quaddick Reservoir Dike, #14134, Thompson
3. Pattaconk Reservoir Dam, #2614, Chester
4. Leesville Dam, #4103, East Haddam
5. Ashland Pond Dam, #5804, Griswold
6. Higganum Reservoir Dam, #6101, Haddam
7. Messerschmidt Pond Dam, #15401, Westbrook
8. Wrights Pond Dam, #15402, Westbrook
9. Wadsworth Falls Dam #2, #8202, Middlefield
10. Barber Pond Dam, #1106, Bloomfield
11. Moodus Reservoir Dam, #4102, East Haddam**
12. Powers Lake Dam, #4501, East Lyme **
13. Gorton Pond Dam, #4503, East Lyme **
14. Pataguanset Lake Dam, #4505, East Lyme **
15. Hopeville Pond Dam, #5807, Griswold **
16. Mansfield Training Dam #1, #7801, Mansfield **
17. Dooley Pond Dam, #8307, Middletown **
18. Beach Pond Dam, #14703, Voluntown **
19. Lake Beseck Dam, #8201, Middlefield **
20. Industrial Monument Dam, #10004 North Canaan **
21. Park Pond Dam #16205, Winchester
22. Burr Pond Dam #14308, Torrington
23. Black Rock Pond Dam, #15301, Watertown
24. Lake Wintergreen Dam, #6201, Hamden
25. Quillinan Reservoir Dam, #201, Ansonia
26. Bunnells Pond Dam, #1501, Bridgeport
27. Picketts Pond Dam, #3703, Derby**

**Inspection and Emergency Action Plan (EAP)

Item #38 Department of Correction: Alterations, Renovations and Improvements to Existing State-Owned Buildings (\$930,770 in new GO bonds)

This request will fund three projects at various DOC facilities in the state. The first project is for the design of masonry repairs to the buildings and the perimeter security wall at the Cheshire Correctional Institution (\$173,695). The second project is to replace the obsolete/unsupported phone system at Brooklyn Correctional Institution (\$257,075). The last project is for emergency and minor capital repairs as needed (\$500,000).

Item #39 Department of Correction: Alterations, Renovations and Improvements to Existing State-Owned Buildings (\$3,400,000 in new GO bonds)

This funding request is for the architect fee (\$2,800,000) and the DAS fee (\$600,000) to replace all of failing windows and doors at the Osborn Correctional Institute in Somers. The total project is estimated to cost \$38.6 million.

Item #40 - See Item #20

Item #41 Department of Mental Health and Addiction Services: Fire, Safety and Environmental Improvements to State Buildings (\$573,243 in new GO bonds)

This funding will support various emergency and minor capital improvements at DMHAS facilities, on an as needed basis.

Item #42 - See Item #9

Item #43 Department of Mental Health and Addiction Services: Grants-in-aid to Community-based Residential and Outpatient Facilities (\$875,466 in new GO bonds)

This funding will support capital improvements, including new air conditioning units and electrical upgrades at BHcare, Inc. in Branford. Funding of \$341,077 will support the property at 31-33 Briarwood Lane, and \$534,389 will support improvements at the 46-50 Briarwood Lane facility.

Item #44: Office of Policy and Management: Grants-in-Aid for Infrastructure Projects and Programs in the City of Hartford (\$5,000,000 in new GO bonds)

This funding will be used to finance the replacement of the city's emergency dispatch system and replacement of the city's mobile and portable radios.

Item #45 Department of Housing: Housing Trust Fund (\$3,500,000 in new GO bonds)

Promise House, Manchester

Funds totaling \$3,500,000 are requested to provide a grant-in-aid to CHR Capital, Inc. for development of Promise House supportive housing for homeless youth in Manchester. The project will contain 13 income restricted rental units.

Community Health Resources (CHR) is an established provider in the town, serving approximately 4,400 people there as of 2016. According to documents presented at the planning and zoning commission meeting, the complex will house 12 young adults ages 18 to 24, who are mainly from Manchester. A case manager will live in the 13th unit and additional staff will visit the site to provide residents with assistance to pursue education, job training and employment.¹⁶

Item #46 Department of Economic and Community Development: MAA - Economic Development and Manufacturing Assistance Act (\$80,699,000 in new GO bonds)

The allocation will support the following business initiatives enumerated below. A portion of the funding will be used to provide financial assistance designated under the First Five Program (also referred to as "Next Five").¹⁷ (*Further information on these programs is available as an appendix on page 26.*)

The State Bond Commission allocated \$303.5 million for fourteen of the companies participating in First Five since 2012. Funding for Electric Boat is to be considered during this meeting.

A. Electric Boat – First Five (\$35,000,000)

The allocation will support a \$35 million loan to Electric Boat Corporation in Groton to assist with acquisition of machinery and equipment for growing operations. The company will retain 11,300 jobs and create up to 1,881 new jobs within seventeen years.

The loan will be provided at an interest rate of 0% for seventeen years with principal deferred. The company may earn annual loan forgiveness of up to \$2 million at the rate of \$1,500 per employee above a baseline employment level defined for each year. The company may also earn annual loan forgiveness of up to \$1.5 million at the rate of 0.06% of annual supplier spending above \$250 million. Any remaining loan balance will be repaid at the end of the seventeen year term.

Additional State Incentives

In addition to this loan, the company is eligible for the following assistance:

1. Up to \$20 million from Connecticut Innovations in sales and use tax exemptions for capital and new construction on the Groton campus.
2. \$8 million grant, which may only be spent on third-party workforce development initiatives through community colleges, technical high schools, and organizations in Connecticut, such as the Eastern Workforce Investment Board to benefit the company and its manufacturing supply chain.
3. \$20 million for dredging, allowing submarines to be launched from a new dry dock and manufacturing superstructure being built to support new submarine construction.

¹⁶ http://www.journalinquirer.com/page_one/manchester-pzc-oks--unit-homeless-complex-amid-pushback-from/article_3c20b53e-93e7-11e7-8f75-174e9b52c06f.html

¹⁷ PA 16-3 MSS, the general government implementer, extended the First Five program's sunset date by three years, from June 30, 2015 to June 30, 2019. As of today eighteen companies are participating in the program. PA 16-3 MSS allows up to twenty companies to participate in the program.

Currently, Electric Boat produces two submarines a year and is ramping up to build three by 2021. The company is also significantly expanding its Groton facility through the construction of a new dry dock and manufacturing superstructure. This new facility will house the construction of new Columbia-class nuclear powered ballistic missile submarines which will be replacing the ageing Ohio-class.

Since 2007, the State Bond Commission has allocated \$34.9 million to Electric Boat for various equipment, renovation, and expansion projects.

B. FactSet Research Systems, Inc. (\$6,500,000)

The allocation will support a grant-in-aid to FactSet Research Systems, Inc. to assist with leasehold improvements to its new headquarters location in Norwalk. The company will retain 900 jobs and create up to 150 new jobs. The grant will be paid in arrears upon meeting job creation and capital expenditure milestones.

FactSet Research Systems, Inc. is a financial data and software company that provides investment professionals with access to financial data. The State Bond Commission previously allocated \$2 million in April 2012 to FactSet to assist with renovations and improvements to its headquarters in Norwalk.

C. PriceWaterhouseCoopers LLP (\$9,000,000)

The allocation will support a grant-in-aid to PriceWaterhouseCoopers LLP (PwC) to assist with equipment, training and leasehold improvements necessary to establish Stamford as the headquarters for its Insourced Solutions for Tax (IST) division.

The company will retain 946 jobs and create up to 200 new jobs within five years. The grant will be paid in arrears upon meeting job creation and capital expenditure milestones.

PwC has the largest tax practice in the United States and the world, with a global network of 41,000 tax professionals operating in 157 countries. According to PwC, the IST division is a globally and functionally integrated team of PwC tax professionals with the knowledge and experience to offer clients an in-house feel with customized solutions, including the efficiency and cost savings of a combined fixed and variable cost model that an accounting firm shared-resource platform can provide.

D. QuEST Global Services – NA, Inc (\$2,500,000)

The allocation will support a grant-in-aid to QuEST Global Services – NA, Inc. to assist in acquisition of equipment and leasehold improvements at its facilities in East Hartford, Middletown and Windsor. The company will retain 578 jobs and create up to 225 new jobs. The grant will be paid in arrears upon meeting job creation and capital expenditure milestones.

QuEST Global is a product development and engineering services company in the Aero Engines, Aerospace & Defense, Hi-Tech & Industrial, Medical Devices, Oil & Gas, Power, and Transportation industries.

E. Triumph Engine Control Systems LLC (\$1,500,000)

The allocation will support a grant-in-aid to Triumph Engine Control Systems, LLC to assist with acquisition of equipment and fit out for expansion at its facility in West Hartford. The company will retain 585 jobs and create 44 new jobs within three years. The grant will be paid in arrears upon meeting job creation and capital expenditure milestones.

Triumph Group specializes in the design, development, certification, manufacture and repair of fuel pumps, fuel metering units, fuel controls and electronic engine control systems for helicopters and fixed-wing aircraft servicing military, commercial, regional and business jet market segments.

F. Walgreens Co. (\$1,300,000)

The allocation will support a \$1 million loan and a \$300,000 grant-in-aid to the Walgreens Company to assist with acquisition of equipment and training for upgrades to the former Rite Aid distribution center in Killingly. The company will retain 300 jobs and create 100 jobs within five years.

The \$1 million loan will be provided at an interest rate of 3.5% for ten years. The company will be eligible for loan forgiveness of \$500,000 if it meets job retention and creation goals.

The Walgreen Company is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health.

G. Corsicana Bedding, LLC, d/b/a Corsicana Mattress (\$2,450,000)

The allocation will support a loan to Corsicana Bedding, LLC, d/b/a Corsicana Mattress, to assist with acquisition of equipment for a new facility in Newington. The company will create up to 200 jobs within four years.

The loan will be provided at an interest rate of 3.25% for ten years with principal deferred for three years. The company will be eligible for loan forgiveness if it meets job retention and creation goals.

Corsicana Bedding is the leading private label manufacturer of mattresses in the U.S.

H. MB Aerospace Holdings II Corp. (\$6,000,000)

The allocation will support a loan to MB Aerospace Holdings II Corp. to assist with acquisition of equipment for its new headquarters in East Granby. The company will retain 169 jobs and create up to 97 jobs within seven years.

The loan will be provided at an interest rate of 3.5% for ten years with principal deferred for seven years. The company will be eligible for loan forgiveness of up to \$2.5 million if it meets job retention and creation goals.

The MB Aerospace group provides advanced technological solutions to the Aerospace and Defense industry, leveraging an in-depth knowledge of fabrications, machining and the global supply chain to support complex aero-engine component manufacture and repair.

I. Magnetic Technologies Ltd. (\$1,500,000)

The allocation will support a loan to Magnetic Technologies Ltd. to assist with costs associated with establishing a manufacturing facility in Putnam. The company will create 40 jobs within seven years. The loan will be provided at an interest rate of 3.25% for ten years. The company will be eligible for loan forgiveness of up to \$555,000 if it meets job retention and creation goals.

Magnetic Technologies designs and manufactures permanent magnet and electromagnetic clutches and brakes as well as magnetic shaft couplings. The company currently conducts all designing and builds in Oxford, Massachusetts.

J. Sheffield Pharmaceuticals, LLC (\$450,000)

The allocation will support a loan to Sheffield Pharmaceuticals, LLC to assist with acquisition of equipment to assist with expansion in New London. The company will retain 130 jobs and create 22 jobs within three years.

The loan will be provided at an interest rate of 3.25% for ten years. The company will be eligible for loan forgiveness of up to \$200,000 if it meets job retention and creation goals.

Sheffield Pharmaceuticals is a Connecticut-based manufacturer and supplier of store brand over-the-counter (OTC) products to the largest retailers and drug store chains in the U.S. The company service the OTC cream, ointment and toothpaste, nasal and first aid segments with products that are made in the U.S. since 1850.

K. Budderfly, Inc. (\$3,000,000)

The allocation will support a loan to Budderfly, Inc. to assist with acquisition of equipment for expansion in Shelton. The company will retain 9 jobs and create up to 250 jobs within seven years.

The loan will be provided at an interest rate of 3.25% for ten years. The company will be eligible for loan forgiveness of up to \$2.5 million if it meets job retention and creation goals.

Budderfly, Inc. provides energy management solutions services to commercial enterprises by adding the Internet of Things (IoT) devices and advanced software to an existing infrastructure. The company was recognized as a Gartner "Cool Vendor" in 2016.

L. Nalas Engineering Services, Inc. (\$999,000)

The allocation will support a loan to Nalas Engineering Services, Inc. to assist with acquisition of a new building for expansion in Norwich. The company will retain 40 jobs and create 10 jobs within five years.

The loan will be provided at an interest rate of 3.25% for ten years with a twenty year amortization schedule with a balloon payment at the end of the ten year term. Principal is also deferred for three years.

Nalas Engineering offers chemistry and chemical engineering expertise enabling the development and transition of safe, sustainable, robust and lowest-cost chemical processes.

M. American Seal and Engineering Company, Inc. (\$1,500,000)

The allocation will support a loan to American Seal and Engineering Company, Inc. to assist with acquisition of equipment for expansion at its facilities in Orange. The company will retain 49 jobs and create up to 25 jobs.

The loan will be provided at an interest rate of 3.5% for ten years with principal deferred. The company will be eligible for loan forgiveness of up to \$325,000 if it meets job retention and creation goals.

American Seal & Engineering Co., Inc. is a privately held corporation engaged in the design and manufacturing of Engineered Resilient Metal Seals and Sealing Systems for Original Equipment Manufacturers and subcontractor partners throughout the world.

N. ITV America, Inc (\$6,000,000)

The allocation will support a loan to ITV America, Inc. to assist with leasehold improvements and equipment for creation of an East Coast production hub at 860 Canal Street in Stamford. The company will create 300 jobs within seven years.

The loan will be provided at an interest rate of 3.25% for ten years with payments deferred for five years. The company will be eligible for loan forgiveness of up to \$4.5 million if it meets job retention and creation goals.

Part of ITV Studios, the global production group, ITV America is behind some of the biggest brands on American television, both in non-scripted and scripted programming. It is the largest independent non-scripted producer in the US, producing hundreds of hours of successful programming across multiple networks.

O. Wheelhouse Entertainment LLC (\$3,000,000)

The allocation will support a loan to Wheelhouse Entertainment LLC to assist with leasehold improvements and equipment for establishment of its digital media production facilities and corporate headquarters at 860 Canal Street in Stamford. The company will create 150 jobs within seven years.

The loan will be provided at an interest rate of 3.25% for ten years with payments deferred for five years. The company will be eligible for loan forgiveness of up to \$2.5 million if it meets job retention and creation goals.

Created by former ITV America CEO in 2018, Wheelhouse Entertainment will develop content and marketing opportunities for a range of media. The company envisions working with talent in “360 businesses” that involve partnerships across multiple platforms. Wheelhouse will also be home to a new production label, Spoke Studios. Spoke Studios will work with ITV America in developing TV and digital content, per the terms of Montgomery’s exit agreement with ITV.

Item 47 Office of Policy and Management: Urban Act (\$24,281,837 in new GO bonds and \$12,000,000 in reallocated GO bonds)

I. Office of Policy and Management

A. Grant-in-aid to the Town of Essex (\$1,250,000)

This funding will provide a grant to the Town of Essex, on behalf of Valley Shore Emergency Communications, Inc. for upgrades to the emergency radio dispatching system serving 11 area communities. The upgrades will interconnect all member towns and allow for coordination with adjoining systems.

B. Grant-in-aid to the City of New London (\$758,133)

This grant will provide funding to the City of New London for upgrades to the emergency dispatch system, in order to create a regional system with the Town of Waterford.

II. Department of Energy and Environmental Protection

A. Grant-in-aid to the Mill River Park Collaborative in Stamford for the rehabilitation of the West Main Street bridge over the Rippowam River (\$2,000,000)

In 2010, the City of Stamford developed plans to transform the Rippowam, or “Mill River,” corridor in downtown Stamford into redeveloped Riverwalk downtown area. Much of the work is already complete. This allocation will be used for the redevelopment of West Main Street bridge.^{18,19} The table below shows previous allocations.

SBC Date	Agency	Description	Allocation Amount \$	Bond Authorization
3/16/2010	DOT	Bridge 03824 over Rippowam River - Stamford	6,000,000	PA 09-2 8(a)(7)
7/8/2011	DOT	Local Bridge Program: Cold Spring Road over Rippowam River - Stamford	581,928	PA 09-2 8(a)(8)
7/8/2011	OPM	Grant to Rippowam Corporation (Housing Authority of the City of Stamford) for Phase 3 redevelopment of the Vidal Court moderate rental public housing project	4,000,000	PA 79-607 21(b)(6)(B)

B. Grant-in-aid to the Norwalk Land Trust for the remediation of environmental contamination on Hoyt Island (\$100,000)

The three-acre Hoyt island, lies at the mouth of Village Creek in South Norwalk. It was donated to Norwalk in 1979 by Countess Elinor Czapski for protection as a bird sanctuary/nature preserve. The City is currently fundraising to clean up contaminants found there. The island is a resting spot for migrating songbirds and maybe nesting waders, such as herons and egrets.²⁰

C. Grant to the City of West Haven to replace tide gates on the Cove River (\$3,900,000)

This allocation will be used to replace tide gates that are no longer functioning at the Cove Rover in West Haven. The following links provide more information on tide gates: https://www.youtube.com/watch?v=_asFr82yf-4 and http://www.westcoast.fisheries.noaa.gov/fish_passage/solutions/tide_gates.html

¹⁸ http://www.ct.gov/deep/lib/deep/water/watershed_management/wm_plans/rippowam_mill_2010.pdf

¹⁹ https://www.stamfordct.gov/sites/stamfordct/files/uploads/westside_recguidebook_final1_oct2015.pdf

²⁰ <http://www.norwalklandtrust.org/properties/>

III. Department of Economic and Community Development

A. Waterbury Development Corporation (\$2,800,000)

The allocation will support a grant-in-aid to Waterbury Development Corporation to assist with the extension of utilities and construction of a roadway to connect the Naugatuck Industrial Park to adjacent land in Waterbury for expansion benefiting both municipalities.

The project lies on vacant 162-acre parcel of land that straddles the Naugatuck-Waterbury line. A steep, rocky hill makes excavation for a road prohibitively expensive through the Waterbury side of the property. Instead, the two towns intend to extend Great Hill Road on the Naugatuck side of the property, along with the water, sewer and utilities, through the property and into Waterbury. A preliminary plan calls for a nine-lot industrial park on the land with five lots in Naugatuck and four in Waterbury.²¹

B. Grant-in-aid to the Darien Housing Authority (\$1,550,000)

The allocation will support a grant-in-aid to the Darien Housing Authority for infrastructure improvements associated with replacement of the Old Town Hall Homes affordable elderly housing development.

The project involves the demolition of the existing buildings and the construction of a single three-story building with 55 affordable housing units for seniors. The project is expected to cost approximately \$22 million and is expected to take 18 months to complete. Current residents will be relocated during the length of the project.

Most of the \$22 million in funding needed for the new Old Town Hall Homes building will come from state grants and private equity investments. Darien has made a contribution of \$360,000 from the town's affordable housing trust fund to help with construction costs.

C. Grant-in-aid to the Hill-Stead Museum (\$1,750,000)

The allocation will support a grant-in-aid to the Hill-Stead Museum in Farmington for renovations to the Carriage Barn building. The renovations will include a new and expanded entrance, gallery space, meeting and event space and an expanded gift shop.

Since 2001, the State Bond Commission allocated \$1,781,500 to the Hill-Stead Museum for various renovations and improvements. Additionally, Hill-Stead received appropriations of \$32,836 in FY 18 and \$41,044 in FY 19 to support operational expenses.

D. Grant-in-aid to the New Haven Parking Authority (\$5,000,000)

The allocation will support a grant-in-aid the New Haven Parking Authority for renovations, improvements and repairs to city-owned parking garages.

E. Grant-in-aid to the New Britain Museum of American Art (\$1,750,000)

The allocation will support a grant-in-aid to the New Britain Museum of American Art for renovations to the historic Landers House portion of the museum for additional event and visitor space. Renovations will include re-opening closed windows, replacement of other windows, HVAC improvements, boiler replacements, lighting upgrades and reconfiguration of

²¹ "Startup to Build Up in Borough," Citizens News, November 17, 2017.
<https://www.mycitizensnews.com/news/2017/11/startup-to-build-up-in-borough/>

spaces and related repairs and improvements. Funds will also be provided for a feasibility study for future museum expansion.

Since 2003, the State Bond Commission allocated \$9,150,000 to the New Britain Museum of American Art for the expansion of facilities, additional galleries and other improvements. Additionally, the museum received appropriations of \$32,836 in FY 18 and \$41,044 in FY 19 to support operational expenses.

IV. Capital Region Development Authority

A. Grant-in-aid to the Town of East Hartford (\$12,000,000)

The reallocation will allow for property acquisition, demolition and remediation to advance redevelopment efforts of the Silver Lane and Rentschler Field corridor. The State Bond Commission previously allocated these funds to the project at the July 2016 meeting.

The Department of Transportation and the Capitol Region Council of Governments have initiated a [study](#) to evaluate traffic and development issues along Silver Lane in the Town of East Hartford.

The study will address safety and congestion, transit system, pedestrian / bicycle mobility and assess travel demand growth and its impacts on area roadways including traffic associated with development of underutilized properties within the study Area. The study will also address intersecting side street approaches and access and egress to adjacent land uses.

In addition to this transportation corridor study, East Hartford has received a Brownfields Area-Wide Redevelopment (BAR) grant which will result in a comprehensive plan of the Silver Lane Corridor while identifying and studying the redevelopment potential of targeted brownfield sites.

V. Department of Mental Health and Addiction Services

A. Grant-in-aid to the Women's Center of Greater Danbury (\$991,056)

Funding of \$991,056 is requested to support upgrades and improvements to the Women's Center of Greater Danbury. Related improvements include roof and window replacement, masonry repairs, and HVAC upgrades.

VI. Connecticut State Library

A. Grant-in-aid to the Bridgeport Public Library (\$2,432,648)

Bridgeport Public Library is planning to renovate a former commercial building to create a new branch library on the East Side. The branch will be 14,400 square feet and ADA-compliant. It will include a modern children's area, a community room for programs, and new computers. The new branch will replace the Old Mill Green library, which was in rented space and has closed. The total project cost is approximately \$4 million. These Urban Act funds of \$2,432,648 are being supplemented by locally raised funds.

Appendix for Item #46 DECD: MAA - First Five Program Funding

First Five Program Funding

Company	Total Assistance Available	Total Assistance Available (Bond Funded Only)	Bond Funds Allocated on Previous Agendas ^{1,2}	Bond Funds on Current Agenda
CIGNA ³	71,000,000	21,000,000	21,000,000	-
NBC Sports	26,000,000	26,000,000	26,000,000	-
ESPN ³	10,000,000	-	-	-
Sustainable Building Systems	19,100,000	19,100,000	19,100,000	-
CareCentrix	24,000,000	24,000,000	21,400,000	-
Deloitte	14,500,000	14,500,000	9,000,000	-
Bridgewater Associates	52,000,000	22,000,000	22,000,000	-
Charter Communications	28,500,000	18,500,000	18,500,000	-
Navigators Group Inc.	11,500,000	11,500,000	11,500,000	-
Pitney Bowes	26,000,000	16,000,000	16,000,000	-
EDAC Technologies ⁴	48,000,000	48,000,000	48,000,000	-
Synchrony Bank	20,000,000	20,000,000	15,000,000	-
Henkel Corporation	25,000,000	20,000,000	20,000,000	-
AQR Capital Mgmt	35,000,000	35,000,000	28,000,000	-
Amazon	20,000,000	-	-	-
ASML US	20,000,000	14,000,000	14,000,000	-
Infosys	14,000,000	14,000,000	14,000,000	-
Electric Boat	83,000,000	63,000,000	-	35,000,000
Total	547,600,000	386,600,000	303,500,000	35,000,000

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

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

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

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