

STATE OF CONNECTICUT
Community Investment Fund 2030 Board

September 26, 2023 - Tuesday
Legislative Office Building (LOB), Hearing Room 1C
300 Capitol Avenue, Hartford, CT 06106

Meeting will be carried on CT-N and YouTube live. Link will be available on the CIF2030 website at - <https://ct-n.com/Default.asp>

AGENDA

1. Roll Call
2. Comments from the Chairs
3. Approval of Minutes from June 12, 2023 Meeting
4. New Business
 - a. Approval of CIF Change Request Policy – Attachment
 - b. Approval of CIF Round 1 Technical Changes
 - c. CIF Round 3 Application Overview
 - d. CIF Round 3 Applications for Funding – Schedule A
5. Reminder of Next Round Timelines
 - a. Round 4 and Round 5
6. For the Good of the Order – Comments from Board Members
7. Adjournment

STATE OF CONNECTICUT

Community Investment Fund 2030 Board

June 13, 2023, 10 a.m.

Legislative Office Building (LOB), Hearing Room 1D/Hybrid with Zoom

300 Capitol Avenue, Hartford, CT 06106

Recording can be viewed at ct-n.com.

MINUTES:

1. Welcome and Roll Call

A meeting of the Community Investment Fund 2030 Board was held at the Legislative Office Building, Hartford, CT, on June 13, 2023, at 10 AM and via Zoom. Chair and Speaker of the House Matthew Ritter called the meeting to order at 10:09 AM.

Members in Attendance at LOB:

Speaker Ritter

House Minority Leader Candelora

Senator McCrory

Representative Napoli

Secretary Beckham

Comptroller Sean Scanlon

Commissioner Alexandra Daum

Eileen Meskill, Attorney General Designee

Jonathan Dach, Chief of Staff, Office of the Governor

Eleanor Michael, Department of Administrative Services Designee

Astread Ferron-Poole, Department of Social Services Designee

Members in Attendance Online:

Senate President Looney

Senate Majority Leader Duff

Senate Minority Leader Kelly

House Majority Leader Rojas

Senator Moore

Representative Felipe

Kevin Alvarez, Office of the Treasurer Designee

Others in Attendance at the LOB:

Robert Hotaling, Deputy Commissioner, DECD

Matthew Pugliese, Director, Community Investment Fund

Melinda Wilson, Assistant Director, Community Investment Fund

Yukshan Li, Project Manager, Community Investment Fund

Others in Attendance Online:

Charlotte Moller, Office of the State Comptroller

Kyle Abercrombie, DECD

Avery Gaddis

Rob Blanchard

Panagiota Capaldi, Administrative Assistant, Community Investment Fund
Jess Reed, Accountant, Community Investment Fund

2. Comments from the Co-Chairs

Senator Looney expressed that Community Investment Fund (CIF) Round 1 and Round 2 went very well. He commended the Department of Economic and Community Development (DECD) for their vetting of over \$900 million in Round 1 applications and over \$1 billion in Round 2 applications for this very popular program. Applications have been able to move through to the Bond Commission in a timely fashion, for which he thanked the Governor. Speaker Ritter echoed Senator Looney's comments, saying that the program has exceeded expectations, and he is hopeful that we will continue to see a great deal of progress as municipalities now have a better understanding of the program. Speaker Ritter proposed moving the September 12 meeting to September 26. There were no objections to the change in meeting date.

3. Approval of Minutes from March 14, 2023, Meeting

On a motion by Comptroller Scanlon, seconded by Secretary Beckham, the CIF Board unanimously approved the minutes of their March 14, 2023, meeting, as presented, with no discussion.

4. Implementation Report and Measurement

Commissioner Daum remarked that CIF has been operational for one year. She introduced CIF Director Matthew Pugliese to provide the CIF Board with information on CIF awards, applicant pool and municipal participation. She asked the members for their help in bringing more towns into the fold of CIF.

Mr. Pugliese shared a PowerPoint presentation which was previously emailed to members along with the agenda. He spoke to various statistics on the first two Rounds of CIF.

Regarding program administration, Mr. Pugliese discussed the addition of four staff members to support the administrative activities of CIF. He thanked the legislature and the Governor's office for supporting these positions.

Senator Looney asked about the plans for future funding of partial awards. Commissioner Daum answered that partial awards are purposefully discreet for a particular portion of a project. While DECD understands that applicants might re-apply for funding for later stages of a partially funded project, this would be a new application and not guaranteed funding.

5. Round 3 Timeline Overview

Mr. Pugliese said that the Round 3 application deadline is Friday, June 30, 2023. It is DECD's goal to have Executive Summaries and application materials to the CIF Board by Tuesday, August 15. CIF staff will be available to answer Board questions until September 5.

On a motion by Senator Looney, seconded by Comptroller Scanlon, the CIF Board unanimously changed the date of the September 2023 meeting from September 12 to September 26, 2023.

Chief of Staff Dach asked if additional dates in the Round 3 timeline should also be pushed back to allow CIF/DECD staff more time to review and summarize applications for the CIF Board.

On a motion by Speaker Ritter, seconded by Secretary Beckham, the CIF Board unanimously pushed back the August 15 date to August 22 for the Executive Summaries and materials to be sent to the CIF Board and the September 5 date to September 12 for CIF/DECD staff availability for questions and when CIF Board members communicate their recommendations to Board Co-chairs.

Speaker Ritter requested a new timeline be sent out reflecting these changes.

6. Round 4 Timeline – Oct 1 – Dec 15

Mr. Pugliese discussed a proposed Round 4 timeline with the Notice of Funding Availability (NOFA) posted October 1 and applications due December 15, 2023. Due to the timeline changes for Round 3, he recommended changing the Round 4 NOFA posting date to October 15 with the December 15 due state standing. Executive Summaries and materials will be sent to the CIF Board members on February 9, 2024. CIF staff will be available for questions through March 5, and March 5 will be the deadline for the Board members to communicate their recommendations to the Board Co-chairs. The CIF Board meeting will be held March 12, 2024.

Senator Duff asked if the recommended timeline allows applicants enough time to prepare their materials. Commissioner Daum confirmed most applicants are familiar with the CIF application by now and two months is a standard timeframe.

On a motion by Comptroller Scanlon, seconded by Senator Duff, the CIF Board unanimously moved the Round 4 Notice of Funding Availability posting date to October 15, 2023.

Speaker Ritter requested a new timeline be sent out reflecting these changes.

7. For the Good of the Order – Comments from Board Members

Commissioner Daum raised the issue of requests for project changes from applicants after funding has been awarded. She encouraged applicants to apply when the project is ready but not prematurely. Speaker Ritter asked what an applicant should do if they believe the terms of the grant award do not fit their vision of their project. How can they go back and make changes once it's been approved and allotted? Commissioner Daum answered that CIF/DECD staff verify bond commission language with applicants prior to the State Bond Commission meeting for vote on the projects. Minor changes can be approved by CIF/DECD staff or brought to the CIF Board for approval. Significant changes to scope would lead to de-allotment of the award. A new application would be reviewed by the CIF Board. Speaker Ritter reiterated her statement for all attendees.

8. Adjournment

On a motion by Comptroller Scanlon, seconded by Senator Duff, the Community Investment Fund 2030 Board unanimously adjourned at 10:32 AM.

Proposed Process for Requested Changes to CIF 2030 Awards

August 11, 2023

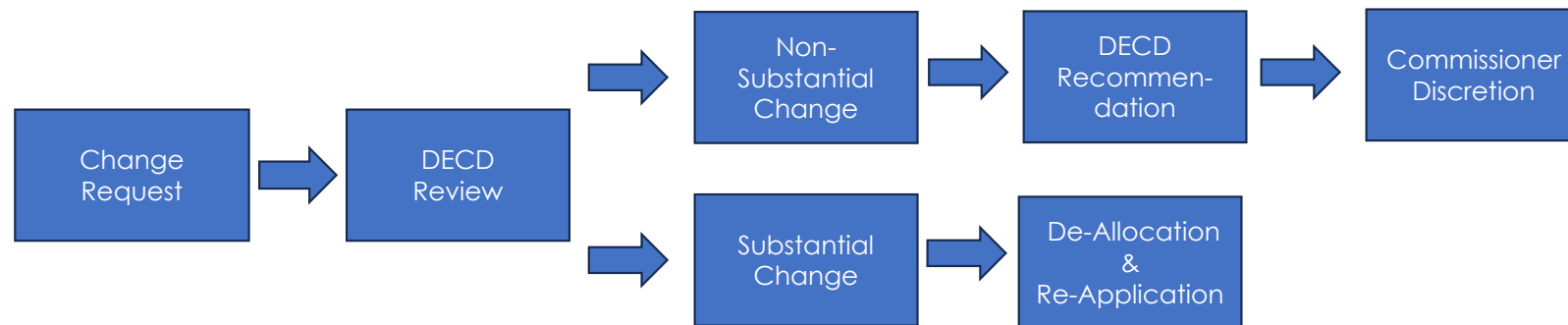
Prepared by DECD

CHANGE REQUEST OVERVIEW

Any CIF grant awardee requesting a change to their CIF Award will be asked to provide the information in writing to DECD for review. The details of these changes must include project scope, outcomes, budget and leveraged funds.

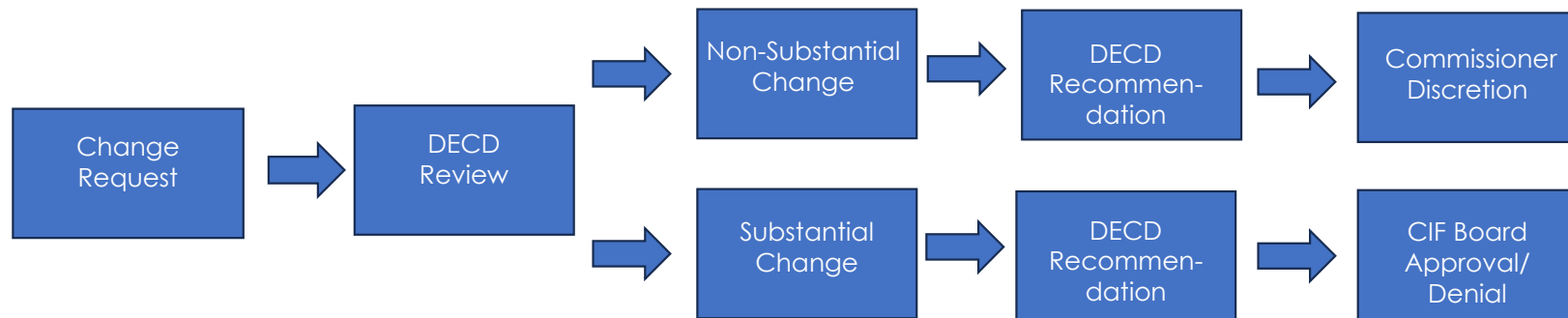
- Any request for additional CIF funds will be required to submit a new application to a future CIF competitive funding round.
- For requests that do not include additional CIF funding, DECD will either review the request internally or bring the request for CIF Board approval depending on whether the change is a Substantial Change. A Substantial Change is defined as:
 - A. A change that results in a 20% reduction any of the following:
 - i. Project Scope – i.e., location, elements, activities
 - ii. Outcomes – i.e., service capacity, units, job creation, size of facility
 - iii. Leveraged Funds - i.e., non-CIF funds committed to the project
 - OR
 - B. A change that results in a portion of the project being unfunded i.e. creating a “funding gap”
- Any change in a project that is inconsistent with the description of the project as approved by the State Bond Commission will need to go back to the CIF Board and State Bond Commission for approval regardless of whether the change is a Substantial Change.

PROCESS BEFORE GRANT CONTRACT EXECUTED



- Any increase in budget without a corresponding increase in funding sources will be directed to fill the gap before proceeding to contract. These will be provided a six-month cure period.
- Any decrease to leveraged funds that creates a gap in the budget will not be approved.
- Requests for additional CIF funds towards a gap in the project budget will go through a normal competitive application and award process.
- Grant recipients unable to meet budget gaps within the six months will be de-allocated. The de-allocated bond funds roll over and are available to grant in a subsequent competitive round by the CIF Board.

PROCESS AFTER GRANT CONTRACT EXECUTED



- Any changes that create a gap in the project budget will need to demonstrate availability of funds to meet the gap. Gaps in the capital stack will be allowed a six-month cure period.
- Requests for additional CIF funds towards a gap in the project budget will go through a normal CIF competitive application and award process.

ITEM 4b. CIF Round 1 Technical Changes

Recipient Name/Project	Original SBC Agenda Language	Change	Proposed New Language
City of New Haven – 596-598 George St Project	Rehabilitation of 596 & 598 George St. into two owner-occupied, 3- family units.	Move from owner-occupied to rental units for low-income veterans.	Rehabilitation of 596 & 598 George St into 5-8 affordable housing rental units.
International Hartford	Renovations to 681 Wethersfield Ave. for the construction of a year-round public food truck court.	Abandoned location due to contamination and cleanup costs; new location selected. Funding requested to be reduced to \$999,950 (returning \$137,564 to CIF)	Development of a year-round public food truck court and food entrepreneur support facility.

Reminder of CIF Round 4 Timeline (CIF Board approved 06/13/22):

Notice of Funding Issued/Portal Opens	Monday, October 16, 2023
Applications Due to DECD	Friday, December 15, 2023
Executive Summaries/Applications to Board	Friday, February 9, 2024
CIF Staff Available for Board Questions	Through Tuesday, March 5, 2024
CIF Board Communicates Recommendations to Board Chairs	No later than Tuesday, March 5, 2024
CIF Board Meeting to Make Round 4 Recommendations	Tuesday, March 12, 2024

Proposed CIF Round 5 Timeline:

Notice of Funding Issued/Portal Opens	Monday, April 29, 2024
Applications Due to DECD	Friday, June 21, 2024
Executive Summaries/Applications to Board	Monday, August 5, 2024
CIF Staff Available for Board Questions	Through Friday, August 30, 2024
CIF Board Communicates Recommendations to Board Co-Chairs	No later than Tuesday, September 3, 2024
CIF Board Meeting to Make Round 5 Recommendations	Tuesday, September 10, 2024

CIF Projects Round 3 - Proposed
9/26/2023

Applicant	Project Name	Municipality	Proposed Award
1 Town of Bloomfield	Centered and Strong: Town Center Plan	Bloomfield	\$ 250,000
2 City of Bridgeport	PSEG Demolition	Bridgeport	\$ 22,500,000
3 East Hartford Affordable HOMES/NOW	Veterans Terrace III	East Hartford	\$ 3,000,000
4 Tobacco Valley Development Corporation	Enfield Manor & Extention	Enfield	\$ 11,269,365
5 Town of Griswold	Route 164 Infrastrcuture Project	Griswold	\$ 8,707,755
6 Real Art Ways	Real Art Ways Expansion	Hartford	\$ 9,100,000
7 YWCA of the Hartford Region	The Center for Racial Justice and Gender Equity	Hartford	\$ 4,200,000
8 Advocacy to Legacy	Home Roots Resource Center - One Stop Shop	Hartford	\$ 250,000
9 City of New Haven	Long Wharf Gateway District Redevelopment Phase 1	New Haven	\$ 1,000,000
10 City of New Haven	Whalley Avenue Revitalization	New Haven	\$ 7,000,000
11 The Shubert Theatre	Shubert Theatre Sustainability	New Haven	\$ 4,993,489
12 Albertus Magnus College	Enhancing Celetano Field and Ralph Walker Ring	New Haven	\$ 3,111,324
13 Lyman Allyn Art Museum	Lyman Allyn Park Project	New London	\$ 1,117,970
14 City of Norwalk	Lockwood and Heather Lane Drainage Improvements	Norwalk	\$ 5,139,240
15 Town of Scotland	Town Hall Renovation	Scotland	\$ 581,000
16 City of Stamford	Stamford Tech Hub TOD Project	Stamford	\$ 2,500,000
17 Town of Voluntown	Community Water Systems Study	Voluntown	\$ 250,000
18 Brass City Residences	West Grove Street Redevelopment	Waterbury	\$ 7,278,995
19 Town of Windham	Mill #4 Planning Grant	Windham	\$ 250,000
20 Town of Windsor	Wilson Park	Windsor	\$ 4,000,000
21 Town of Windsor Locks	TOD -Historic Train Station Restoration and Mixed Use	Windsor Locks	\$ 4,848,500
Total			\$ 101,347,638

**COMMUNITY INVESTMENT FUND 2030
ROUND 3 BOARD RECOMMENDED PROJECT SUMMARIES****ADVOCACY TO LEGACY, INC - \$250,000**

“Home Roots Resource Center – One Stop Shop”

CIF Planning grant towards the “Home Roots Resource Center – One Stop Shop” project, renovations and improvements to a facility that serves to house minority-owned small businesses in Bloomfield.

ALBERTUS MAGNUS COLLEGE – \$3,111,324

“Enhancing Celentano Field & Ralph Walker Rink”

CIF funding will facilitate renovations and improvements to the Celentano Field, including turf, ADA compliant bleachers and sidewalks, bike racks and public restrooms, as well as an expansion of 1,500 square feet at Ralph Walker Skating Ring to complete a comprehensive renovation of the space.

BRASS CITY RESIDENCES - \$7,728,995

“West Grove Street Redevelopment”

The CIF grant will go towards the West Grove Street Redevelopment, and construction of 46 townhouses, community room and full reconstruction of street and sidewalks of West Grove Street. 46 new affordable units will be built, including 10 supportive units.

CITY OF BRIDGEPORT \$22,500,000

“PSEG Demolition”

The CIF grant will fund the demolition of the PSEG decommissioned coal plant in Bridgeport. Taking down the plant removes the blighting influence it has on the neighborhood and re-connects the city to the harbor.

CITY OF NEW HAVEN – \$1,000,000

“Long Wharf Gateway District Redevelopment Phase 1”

The CIF grant will aid the pre-development activities and demolition of the former Gateway Community College in support of the implementation of the City’s Gateway District on Sargent Drive.

CITY OF NEW HAVEN – \$7,000,000

“Whalley Avenue Revitalization”

The CIF grant will support three components of projects in the Whalley Avenue corridor. The project will transform Whalley Avenue from a car-oriented avenue into a walkable, bikeable and livable mixed-use community. Funds will also provide gap financing to complete the development of 55 housing units (49 affordable) in the neighborhood.

CITY OF NORWALK - \$5,139,240

“Lockwood and Heather Lane Drainage Improvements”

The CIF grant will fund a new wastewater infrastructure project to address continuous and erratic flooding in the neighborhood. The project will separate the combined sanitary and storm system into a separate new storm draining infrastructure.

CITY OF STAMFORD - \$2,500,000

“Stamford Tech Hub TOD Project”

The CIF grant funds elements of the pedestrian and transit-oriented development project focused on Lower Atlantic Street.

EAST HARTFORD AFFORDABLE HOMES/NOW - \$3,000,000

“Veterans Terrace III”

CIF grant funds will go towards the construction of the community facility that is an amenity for the 150-unit Veterans Terrace multi-family housing development. The project consists of a mix of affordable, workforce and market-rate units.

LYMAN ALLYN ART MUSEUM - \$1,117,970

“Lyman Allyn Park Project”

CIF grant funds will go towards elements of the multi-year transformation and revitalization of the museum’s campus, specifically the pedestrian entrance, pond, walkways, pollinator garden and bus stop.

REAL ART WAYS- \$9,100,000

“Real Art Ways Expansion”

CIF grant funds will facilitate the expansion of Real Art Ways including additional cinema screens, live arts and educational spaces, renovated galleries, elevator and roof repair, allowing for the increase of public programming for youth and adults.

TOBACCO VALLEY DEVELOPMENT CORPORATION - \$11,269,365

“Enfield Manor & Extension”

CIF grant funds will facilitate the demolition of the existing Enfield Manor & Extension, and construction of 99 new one-bedroom apartments and community space for elderly and disabled households.

TOWN OF BLOOMFIELD - \$250,000

“Centered and Strong: Town Center Plan”

The CIF planning grant will aid the town in planning for the redevelopment of Bloomfield Center. Specific activities will include a conditions assessments, community outreach and engagement, and establishing an implementation plan.

TOWN OF GRISWOLD - \$8,707,755

“Route 164 Infrastructure Project”

The CIF grant will fund a municipal water infrastructure project that will help to unlock more than 325 acres of commercial land along Route 164 and facilitate the Heritage River Village development, a 216 - mixed-income housing units and 210 units of age-restricted housing, as well as new public facilities and a regional YMCA and child development center.

TOWN OF SCOTLAND – \$581,000

“Town Hall Renovation”

The CIF grant will complete the funding for the Town of Scotland’s renovation and rehabilitation of its historic town hall, which also serves as its only public community space. The project includes ADA accessibility and energy efficiency upgrades.

TOWN OF WINDHAM - \$250,000

“Mill 4 Planning Grant”

The CIF Planning Grant will allow the town to assess the abandoned Mill #4 21-acre property for its economic development potential, including environmental Phase I, II, III assessments and remediation plans and to determine the highest and best use for the property.

TOWN OF WINDSOR - \$4,000,000

“Wilson Park”

The CIF grant will help activate a long vacant parcel into a multi-dimensional park that provides an array of amenities to the neighborhood including sidewalks and trails, rain garden, habitat improvements, public art and other public spaces.

TOWN OF WINDSOR LOCKS - \$4,848,500

“Transit Oriented Development – Historic Station Renovation”

The CIF grant will fund Phase 1a and 1b of the town’s project. Phase 1a will complete a restoration of the historic train station including public restrooms for Hartford line riders and those connecting to Bradley airport. Phase 1b will be the acquisition of 255 Main St, adjacent to the train platform to provide a path for redevelopment into 75 units of transit-oriented, mixed-income housing.

TOWN OF VOLUNTOWN - \$250,000

“Community Water Systems Study”

The CIF planning grant will fund a water infrastructure planning project to create a shovel-ready proposal. Specific activities will include public engagement, design and engineering.

THE SHUBERT THEATRE, NEW HAVEN - \$4,993,489

“Shubert Theatre Sustainability”

The CIF grant will fund critical upgrades to the theatrical systems, HVAC and elevator. This grant will create a new performance space within the existing facility that will serve to provide a stage for local artists and community activity.

YWCA OF THE HARTFORD REGION - \$4,200,000

“The Center for Racial Justice and Gender Equality”

The CIF grant will fund a renovation of the existing facility to create a new Racial Justice and Gender Equity Center which will help prepare women for careers in high-demand tech industries, and youth development programming for girls, as well as entrepreneurship, financial literacy and other educational programming.