

STATE OF CONNECTICUT
Community Investment Fund 2030 Board

June 13, 2023, 10 a.m.
Legislative Office Building (LOB), Hearing Room 1D
300 Capitol Avenue, Hartford, CT 06106

AGENDA

1. Roll Call
2. Comments from the Chairs
3. Approval of Minutes from March 14, 2023, Meeting
4. Implementation Report and Measurement
 - a. Slides on Round 1 and Round 2 Application and Award Data, Contract Status
 - b. Outreach in Support of Round 3
 - c. Engagement with Municipalities
5. Round 3 Timeline Overview
6. Round 4 Timeline – Oct 1 – Dec 15
7. For the Good of the Order – Comments from Board Members
8. Adjournment

Reminder of CIF Round 3 Timeline (CIF Board approved 12/13/22):

Notice of Funding Issued/Portal Opens	Monday May 1, 2023
Applications Due to DECD	Friday June 30, 2023
Executive Summaries/Applications to Board	Tuesday August 15, 2023
CIF Staff Available for Board Questions	Through September 5, 2023
CIF Board Communicates Recommendations to Board Chairs	Tuesday September 5, 2023
CIF Board Meeting to Make Round 3 Recommendations	Tuesday September 12, 2023

Proposed CIF Round 4 Timeline:

Notice of Funding Issued/Portal Opens	October 1, 2023
Applications Due to DECD	December 15, 2023
Executive Summaries/Applications to Board	February 9, 2024
CIF Staff Available for Board Questions	Through March 5, 2024
CIF Board Communicates Recommendations to Board Co-Chairs	Tuesday March 5, 2024
CIF Board Meeting to Make Round 4 Recommendations	Tuesday March 12, 2024

STATE OF CONNECTICUT
Community Investment Fund 2030 Board

March 14, 2023, 10 a.m.

Legislative Office Building (LOB), Hearing Room 1E/Hybrid with Zoom
300 Capitol Avenue, Hartford, CT 06106

Recording can be viewed at <https://www.youtube.com/@Ctforbusiness>.

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 March 14, 2023, at 10 AM and via Zoom. Chair and Speaker of the House Matthew Ritter called the meeting to order at 10:00 AM.

Members in Attendance at LOB:

Commissioner Alexandra Daum

Jonathan Dach, Chief of Staff, Office of the Governor

Secretary of State Stephanie Thomas

House Minority Leader Vincent Candelora

Matthew Pugliese, Director, Community Investment Fund

Robert Hotaling, Deputy Commission, DECD

Members Online:

Speaker Matt Ritter

Senate President Martin Looney

Senate Majority Leader Bob Duff

House Majority Leader Jason Rojas

Senate Minority Leader Kevin Kelly

Senator Moore

Senator McCrory (entered at 10:07 AM)

Representative Antonio Felipe

Representative Ron Napoli, Jr

Secretary Jeff Beckham

Commissioner Andrea Barton Reeves

Commissioner Mosquera-Bruno, Housing

Comptroller Sean Scanlon

Eileen Michael, Commissioner Gilman designee

Eileen Meskill, Attorney General Designee

Kevin Alvarez, OTT designee

Others in Attendance Online:

Kyle Abercrombie, Director of Government Affairs, DECD

Ken Saccente, Senior Advisor to Senate Majority Leader

Manny Merisotis, Office of Senate President Pro Tempore

Charlotte Moller, Office of the State Comptroller

Melinda Wilson, Assistant Director, Community Investment Fund

2. Comments from the Chairs

Senator Looney commended the Department of Economic and Community Development (DECD) for their vetting of over \$1 billion in applications. Speaker Ritter encouraged applicants to meet with DECD staff prior to applying to the Community Investment Fund (CIF).

3. Approval of Minutes from December 13, 2022, Meeting

On a motion by Senator Looney, seconded by Senator Duff, the CIF Board unanimously approved the minutes of their December 13, 2022, meeting, as presented, with no discussion.

4. Round 2 Application Overview

CIF Director Matthew Pugliese summarized CIF Round 2. He reported to the Board on a total of 195 applications, of which 128 were new and 67 were re-applications. Eight were ruled ineligible. One hundred eighty-seven eligible applications requested \$1,044,000. Forty of the 55 CIF-eligible communities were represented. To date, 13 of the CIF

municipalities have not been represented in the applicant pool.

5. CIF Round 2 Applications for Funding

Speaker Ritter brought the Board member's attention to Schedule A which contained a list of the projects to be considered for recommendation. He noted the list would be taken in bulk as it was Round 1. The projects total \$98,522,165.

On a motion by Senator Looney, seconded by Comptroller Sean Scanlon, the CIF Board unanimously adopted all items in Schedule A. The Schedule A projects will be recommended to the Governor.

6. CIF Policy Recommended Change

Commission Daum brought the Board members' attention to suggested policy changes to the CIF Program and Policy Guidelines. The proposed changes were designed to incentivize slightly larger projects to fulfil CIF's mission of transformative projects. The main policy recommendation would raise the minimum budget to \$1,500,000. The minimum request would remain \$250,000. The second policy recommendation would be to standardize a planning grant of \$250,000 for early-stage projects. Partial funding would still be an option with CIF funding a discretionary amount such as Phase 1 of a project. Senator Looney pointed out a typographical error.

On a motion by Senator Duff, seconded by Senator McCrory, the policy recommendations as attached were unanimously approved.

7. Reminder of Round 3 Timeline

Mr. Pugliese presented the timeline for CIF Round 3 as agreed to at the December 2022 CIF Board meeting. The Notice of Funding Availability will be released May 1 and close June 30, 2023. This will provide DECD time to review the applications and supply the executive summaries to the CIF Board in mid-August.

Speaker Ritter asked Secretary Beckham for a potential timeline for a State Bond Commission meeting to take-up the recommendations. Secretary Beckham said a bond commission meeting was being considered with the next 30 days with another in September/October.

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

Commissioner Daum encouraged legislators to recommend their constituents speak with DECD's CIF staff not only during the open period of the grant but before.

Senator Looney inquired as to the monetary size of Round 3. Commissioner Daum replied there was no set plan on the amount of funding to be requested as it depends on the quality of applications.

Speaker Ritter noted the success of the first year of CIF and looked forward to the reporting of the first-year projects at the September meeting.

9. Adjournment

On a motion by Senator McCrory, seconded by Senator Looney, the Community Investment Fund 2030 Board unanimously adjourned at 10:16 AM.

Schedule A:

Applicant	Project Name	Municipality	Request	Proposed Award
1 Borough of Naugatuck	Naugatuck Industrial Park - Phase III	Naugatuck	\$ 6,000,000	\$ 3,000,000
2 Boys & Girls Club of Hartford	Northwest Boys & Girls Club Renovation	Hartford	\$ 2,000,000	\$ 1,600,000
3 Career Resources	The Bridge on Main	Bridgeport	\$ 4,536,250	\$ 4,536,250
4 City of Bridgeport	Civic Block	Bridgeport	\$ 3,500,000	\$ 3,500,000
5 City of Bristol	Route 72 Corridor Improvement	Bristol	\$ 6,850,000	\$ 6,850,000
6 City of Hartford	Hart is Where the Home Is/Mary Shepard	Hartford	\$ 26,765,003	\$ 4,570,000
7 City of New Haven	Long Wharf Responsible Growth Plan/Long Wharf Park	New Haven	\$ 25,000,000	\$ 12,100,000
8 City of New London	Community Center	New London	\$ 7,236,237	\$ 7,236,237
9 City of Stamford	West Side Pedestrian Safety and Connectivity	Stamford	\$ 12,014,200	\$ 1,092,200
10 Climate Haven	Climate Haven	New Haven	\$ 910,744	\$ 910,744
11 Danbury Hackerspace	Danbury Hackerspace - Innovation Studios	Danbury	\$ 510,761	\$ 510,761
12 Grace Congregate Housing	Grace House Capital Improvements	Waterbury	\$ 921,564	\$ 921,564
13 Mary Wade	Boardman Residential Care Home Renovation Planning	New Haven	\$ 700,000	\$ 700,000
14 McCall Foundation, Inc.	Family Wellness Center of McCall Behavioral Health Netw	Torrington	\$ 1,421,250	\$ 1,421,250
15 Meriden New Britain Berlin YMCA	Meriden New Britain Berlin YMCA Childcare Expansion	New Britain	\$ 1,700,000	\$ 1,700,000
16 New Reach	Health, Safety and Efficiency Initiative: Phase 2	New Haven	\$ 2,213,003	\$ 2,213,003
17 Norwalk Redevelopment Agency	Oak Grove Apartments and Learning Center	Norwalk	\$ 1,800,000	\$ 1,800,000
18 Norwalk Redevelopment Agency	Redevelopment of 55 MLK, Jr. Drive	Norwalk	\$ 8,000,000	\$ 8,000,000
19 Norwich Community Development Corporation	Business Park North	Norwich	\$ 19,938,886	\$ 11,391,193
20 Pacific House	41 - 45 Stillwater Avenue	Stamford	\$ 2,450,000	\$ 2,450,000
21 Riverfront Recapture	Riverfront Recapture Regional Trail System	Windsor	\$ 522,500	\$ 522,500
22 Town of East Windsor	Park Hill and School Hill Water Line Extension	East Windsor	\$ 4,000,000	\$ 4,000,000
23 Town of Hamden	Arts & Cultural Center/Demolition & Planning	Hamden	\$ 15,000,000	\$ 5,400,000
24 Town of Manchester	Downtown for All/Streetscape	Manchester	\$ 17,000,000	\$ 7,500,000
25 Town of Plymouth	Plymouth Transformational Plan	Plymouth	\$ 250,000	\$ 250,000
26 Town of Preston	Poquetanuck Village Traffic Calming Phase 1	Preston	\$ 400,000	\$ 400,000
27 Town of Stratford	South End Community Center	Stratford	\$ 2,667,186	\$ 2,446,463
28 Upper Albany Neighborhood Revitalization Zone	Purchase of 333 Homestead Avenue	Hartford	\$ 1,500,000	\$ 1,500,000
Total			\$ 175,807,584	\$ 98,522,165

Supplement to Item 6: CIF Round 3 Policy Recommendations Proposed for March 14, 2023 Board Meeting

NEW CIF GRANT PARAMETER – MINIMUM PROJECT BUDGET OF \$1.5M

- DECD proposes to maintain minimum CIF request at \$250K, but add requirement that total project budget be at least \$1.5M
- The goal is to encourage more significant projects to apply while not disqualifying projects with a small gap
- If this policy had been in place for rounds 1 and 2, the application pool would have been 228 eligible applications (~27% decrease in applications)
- The applicant pool would have been 32% Municipal / 68% NPO&CDC with the biggest project areas remaining Housing, Construction/Expansion of Public Facility, and Brownfield Remediation

PLANNING GRANT

- DECD proposes to create a standardized award for planning grants
- The goal is to streamline review of very early-stage applications rather than have them submit all the same material as a project seeking capital funds that is much further along in the process

- The planning awards would be set at a \$250K award that can go towards specific expenses including community engagement process, feasibility studies, sustainability analysis and plan, development of project plan, conceptual drawings, construction budget development

PARTIAL FUNDING (No change)

- DECD proposes to maintain the option to partially fund capital projects
- Differs from a planning grant in that it can be used for soft costs or hard costs
- Most likely use case for partial funding is to fund a first phase of a capital project

ROUND 3

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CIF Data: Rounds 1 & 2

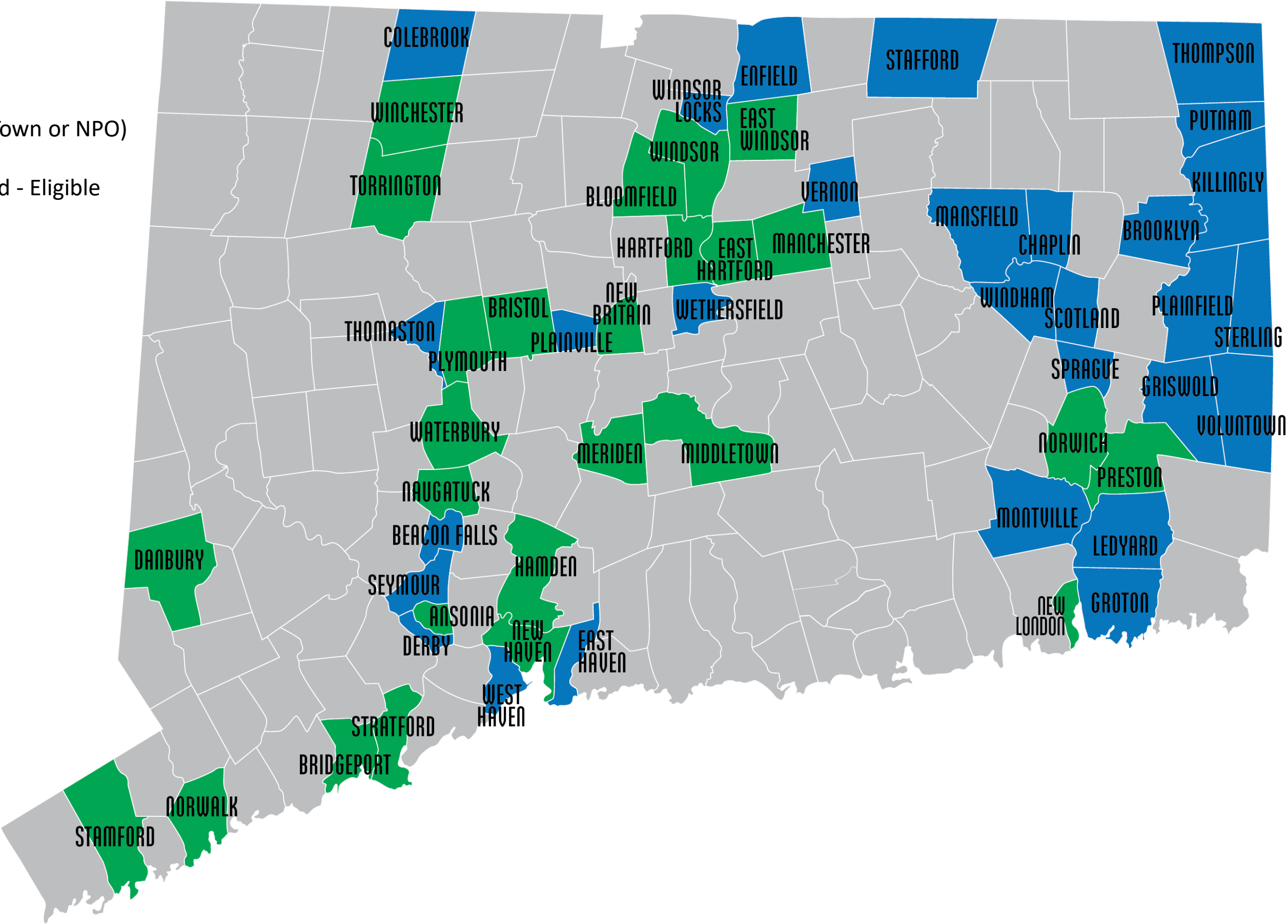
June 13, 2023
Board Meeting



COMMUNITY INVESTMENT FUND 2030

Key

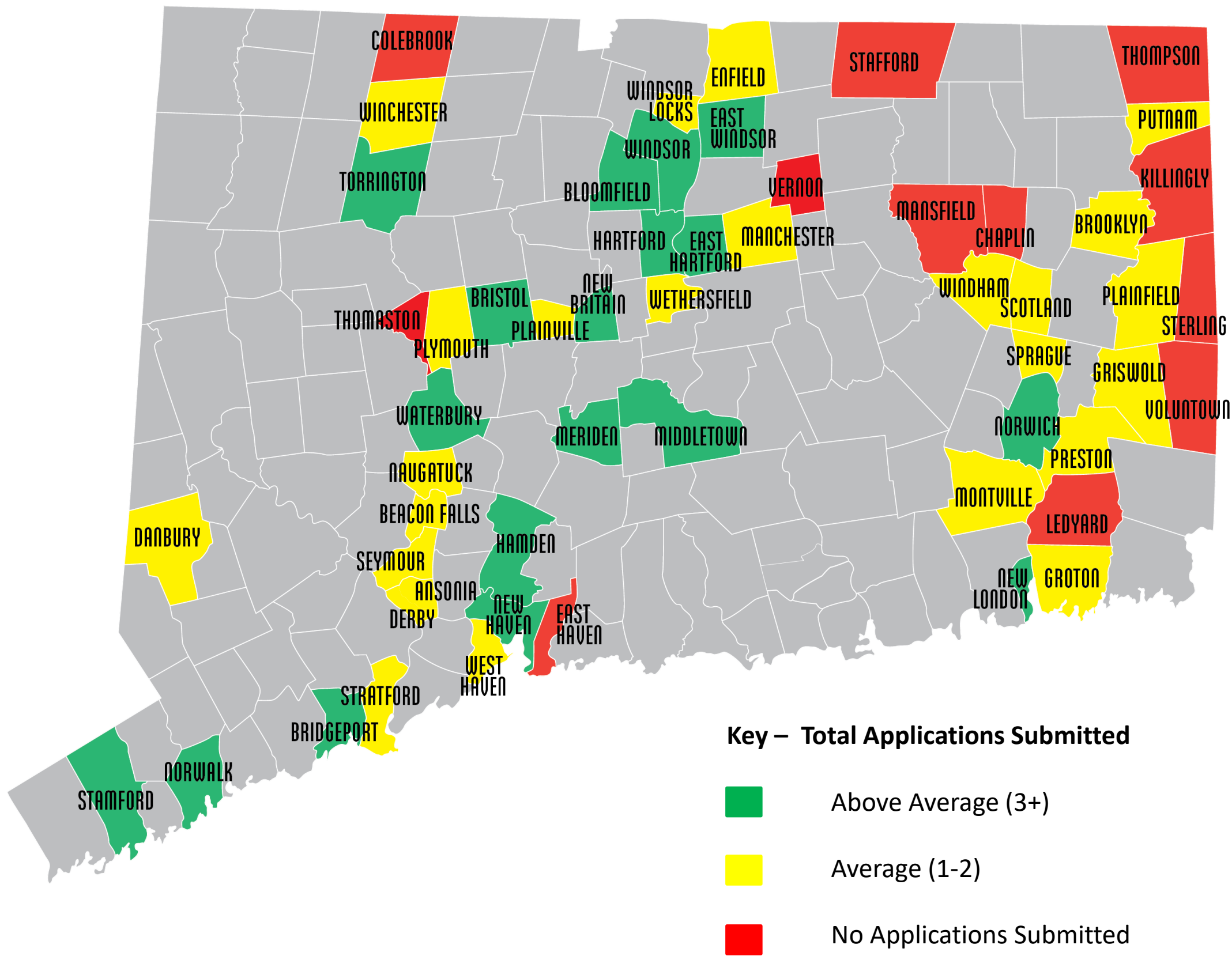
- Award Received (Town or NPO)
- No Award Received - Eligible



CIF Outreach Data

	Round 1	Round 2	Round 3 To Date
Webinar Registration	844	382	418
Webinar Attendees	555	168	362
Webinar Recording Views	738	166	215
One-on-One Meetings	204	178	190
On-Site Event Attendees	23	10	28

CIF Round 3 Strategic Outreach



Town	Webinar Attendance	In-Person Meeting	1:1 Call
Chaplin		X	X
Colebrook			
Danbury	X		X
East Haven	X		X
Killingly	X	X	
Ledyard			
Mansfield	X		X
Plainfield	X	X	
Seymour	X		
Stafford	X		X
Sterling		X	
Thomaston	X		X
Thompson	X	X	X
Vernon	X		X
Voluntown		X	
Windham	X	X	X

CIF Application Data

APPLICATION	ROUND 1	ROUND 2	CHANGE
New Applications	183	128	-30.1%
Re-Applications	---	68	N/A
Total Applications	183	196	+7%
Ineligible Applications	56	7	-87.5%
Eligible Applications	127	189	+48.8%
Eligible Applications – Requested \$	\$902,102,288	\$1,052,470,647	+\$150,368,359
Municipal Applications	40	51	+27.5%
NPO/CDC Applications	91	145	+59.3%
Municipalities Represented	26 (48%)	34 (61%)	+30.8%



CIF Award Data

APPLICATION	ROUND 1	ROUND 2
Amount Awarded	\$76M 26 Awards	\$99M 28 Awards
Municipality Represented (out of 55)	16 (29%)	20 (36%)
Municipal Award	9 (35%)	11 (39%)
NPO/CDC Award	17 (63%)	17 (61%)
Full Award	18 (69%)	15 (54%)
Average Full Award	\$2,866,144	\$2,268,355
Partial Award	8 (31%)	13 (46%)
Average Partial Award	\$2,642,156	\$4,961,295
Awards in Distressed Municipalities	12	12
Non-State Leverage	\$166.2M (\$1 : \$2.2)	\$436.2M (\$1 : \$4.4)



CIF Award Data – Combined R1 & R2

PROJECT CATEGORY	APPLICATIONS	REQUESTED AMOUNT	NUMBER AWARDED	AWARDED AMOUNT	OUTCOME
Brownfield Remediation	19	\$129,721,672	5	\$40,413,693	39.6 acres
Construction of New Public Facility	39	\$250,759,221	10	\$39,892,251	268,502 sf
Rehabilitation of a Public Facility	159	\$604,497,794	14	\$31,873,548	218,447 sf
Housing*	45	\$296,239,405	10	\$24,278,814	760 units
Streetscape/Pedestrian/Traffic Calming	19	\$137,477,538	4	\$16,592,200	15,705 ft
Water & Sewer Infrastructure	14	\$102,803,496	4	\$15,400,000	338 acres
Planning	18	\$37,677,300	5	\$3,138,750	n/a
Land Acquisition	6	\$231,025,380	1	\$1,500,000	1 facility
Small Business Support Program	16	\$139,665,658	1	\$1,000,000	Est. 30 loans
Energy Resiliency	5	\$3,953,147	1	\$910,744	

*Housing Units includes – Affordable Units (464), Market Rate (296), Senior Housing (40), Supportive Housing (11)

Program Administration

- Staffing
 - Four staff members hired
- Round 1
 - 23/26 Financial Assistance Agreements out for signature
- Round 2
 - June 30, 2023 – 100% Goal

DISCLAIMER: The information provided herein is a summary of publicly available documents regarding the Community Investment Fund (CIF) and should not be relied upon in lieu of the formal Notice of Funding Availability and Program and Policy Guidelines documents which can be found on the CIF website.

