

STATE OF CONNECTICUT Community Investment Fund 2030 Board Meeting

Tuesday, June 11, 2024, 10:00 AM
Legislative Office Building (LOB), Hearing Room 1D
300 Capitol Avenue, Hartford, CT 06106

Meeting will be carried on CT-N at [CT-N.com](https://www.ct-n.com) and can be viewed on the CTforBusiness YouTube channel.

AGENDA

1. Roll Call
2. Comments from the Chairs
3. Review and Approval of Minutes from March 12, 2024, Meeting
4. New Business
 - a. CIF Project Status Report
 - b. CIF Round 5 Update
 - c. Rounds 5 and 6 Timelines
5. For the Good of the Order: Comments from Board Members
6. Adjournment



STATE OF CONNECTICUT

Community Investment Fund 2030 Board

March 12, 2024, 10 a.m.

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

300 Capitol Avenue, Hartford, CT 06106

Recording can be viewed at <https://www.youtube.com/watch?v=ig1zfau-RqU&t=1171s>**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 12, 2024, at 10 AM and via Zoom. Co-Chair and Speaker of the House Matthew Ritter called the meeting to order at 10:08 AM.

Members in Attendance at LOB:

Speaker Ritter

Senate President Looney

Senate Majority Leader Duff

Senate Minority Leader Harding

House Minority Leader Candelora

Senator McCrory

Senator Moore

Representative Felipe

Representative Napoli

Secretary of the State Thomas

Secretary Beckham

Comptroller Scanlon

Chief of Staff Dach

Commissioner Mosquera-Bruno

Commissioner Reeves

Deputy Commissioner Michael

Deputy Commissioner Pugliese

Senior Advisor Brokman

Members Online:

House Majority Leader Rojas

Deputy Chief of Staff and Director of Policy Alvarez

Associate Attorney General Meskill

Others in Attendance:

Melinda Wilson, Director, Community Investment Fund, DECD

YukShan Li, CIF, DECD

Others in Attendance Online:

Carlos Badiola, CIF, DECD

Panagiota Capaldi, CIF, DECD
Jess Reed, CIF, DECD
Avery Gaddis

2. Comments from the Chairs

Senator Looney welcomed everyone and noted that this is the fourth round of Community Investment Fund (CIF) awards, and the program is working as everyone had hoped it would work. He remarked that today's recommendations include a good mix of municipal projects and those that benefit non-profit organizations.

3. Approval of Minutes from December 12, 2023 Meeting

Secretary of the State Thomas brought forward a title correction in the Roll Call (Secretary Thomas → Secretary of the State Thomas) and a title correction in the Closing (Secretary Scanlon → Comptroller Scanlon). On a motion by Comptroller Scanlon, seconded by Senator Duff, the CIF Board unanimously approved the minutes of the December 12, 2023, meeting, as amended.

4. New Business

4a. CIF Project Status Report

Deputy Commissioner Matthew Pugliese reviewed the Project Status Report in the Board Packet. He explained the reason many projects have zero expenditures is large capital projects often have various sources of funding. Whenever possible, CIF will be the last source of funding after other sources of funding have been drawn upon. CIF expenditures will be seen later on in the project. Deputy Commissioner Pugliese also noted that the CIF Board's choice to recommend shovel ready projects in Round 2 and Round 3 has resulted in projects moving along at a quicker pace.

Deputy Commissioner Pugliese introduced Melinda Wilson, who was promoted to Director of Community Development and Director of Community Investment Fund 2030. Melinda has been part of the Community Investment Fund since the beginning, and he remarked on how lucky the team is to have her in this new role. Melinda is now the point person for any CIF questions from Board Members or applicants. Ms. Wilson commented that she will continue in Matt's footsteps with the collaboration between the House, the Senate, and the State.

Speaker Ritter welcomed Ms. Wilson to her new role, mentioning that Deputy Commissioner Pugliese's willingness to meet with anyone was always extremely helpful. Senator Looney thanked Deputy Commissioner Pugliese for his work as the Director of CIF and welcomed Ms. Wilson into her new role. Senator Looney asked what the process is if someone applies for CIF funding with a project that is potentially meritorious but not in the CIF wheelhouse. Deputy Commissioner Pugliese confirmed that, whenever possible, CIF will engage with an applicant and encourage them to apply for funding through additional programs that might be more beneficial to them (Brownfields, DOH, etc.). He noted that Commissioner Mosquera-Bruno has been a great partner in this collaborative effort to identify sources of funding and helping CIF facilitate those

introductions. Speaker Ritter agreed with this approach, particularly as it related to building affordable housing throughout the state.

5. CIF Round 4 Award Recommendations

Deputy Commissioner Pugliese reviewed the documents in the Board Packet, noting that there are 27 projects proposed to receive funding, totaling \$74,289,926. This includes the remainder of the \$175,000,000 authorized for the year, plus \$137,564 of CIF funding deallocated from the CIF Round 1 International Hartford in September. All of the funds are captured here with no funds rolling into the next fiscal year.

Speaker Ritter noted that Matthew Brokman arrived.

On a motion to approve by Senator Looney, seconded by Senator Harding, the CIF Board unanimously approved the Round 4 Award Recommendations.

6. For the Good of the Order

7. Adjournment

On a motion to adjourn by Senator Duff, seconded by Representative Felipe, the CIF Board Meeting unanimously adjourned at 10:21am.

COMMUNITY INVESTMENT FUND 2030 PROJECT STATUS REPORT

Contracting Status	Round 1	Round 2	Round 3	Grand Total
Contracts in Negotiation		7	13	20
Pending Closing	7	13	6	26
Grant Closed	16	6	2	24
Stalled	1	1		2
De-Allocation	2	1		3
Grand Total	26	28	21	75

Project Phase	Round 1	Round 2	Round 3	Grand Total
Pre-development Underway	11	17	14	42
Construction Underway	8	6	2	16
Project Completed	1			1
Activities Not Underway	6	5	5	16
Grand Total	26	28	21	75

DEFINITIONS

Grant Closed: Full DECD Assistance Agreement is executed and signed by all parties.

Pending Closing: Terms have been accepted; closing agenda documentation being compiled by recipient and counsel.

Contracts in Negotiation: Terms and requirements being discussed between DECD and recipient.

Pre-development Underway: Architectural/Engineering activities on-going, RFP development, construction procurement/bidding in process

Construction Underway: Construction bidding complete, construction activities started.

ROUND 1

Awardee: Ansonia, City of
Project Name: ACB Bridge Rehabilitation

SBC Agenda Text: Redevelopment of Ansonia Copper and Brass Site at 75 Liberty Street.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant contract executed. RFP for construction will be published in Early-June. City recently acquired one parcel through tax foreclosure, with the second pending over the next 30 days. In discussion with DEEP on permits and approvals.

Grant Award \$6,500,000

Expenditures \$0

Grant Balance \$6,500,000

Awardee: **Asylum Hill Neighborhood Assoc.**

Project Name: **Aetna Diner**

BC Agenda Text: Rehab Aetna Diner on Farmington Ave; remediate the contaminated site & renovate the building. Round 4 award will complete capital stack.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Construction Underway

Project is pending CIF Round 4 funding process to complete the funding gap created by Round 1 application error.

Grant Award \$1,247,038

Expenditures \$0

Grant Balance \$1,247,038

Awardee: **Baldwin Holdings Inc.**

Project Name: **The Windward Apartments, Phase 2**

BC Agenda Text: Phase I of affordable housing development at former public housing complex site to add 50 mixed-income units.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Applicant is in negotiations with DECD Outside Counsel on exact details of Assistance Agreement. Closing date unclear.

Grant Award \$1,756,164

Expenditures \$0

Grant Balance \$1,756,164

Awardee: **Believe in Me Empowerment Corporation (BIMEC)**

Project Name: **BIMEC Housing Development**

BC Agenda Text: New building construction at 53 Shelton Ave to add new affordable units at 50% AMI.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant closing imminent. Applicant has provided DECD with their successful RFP for an Architect and a draft RFP for a Construction Mgr.

Grant Award	\$2,132,250
Expenditures	\$0
Grant Balance	\$2,132,250

Awardee: **Bloomfield, Town of**

Project Name: **Prosser and McMahon Wintonbury Libraries**

BC Agenda Text: Funding for the renovations and construction for 2 public libraries.

Contracting Status: Grant Closed

Project Phase: Construction Underway

Grant contract has been executed. Construction is underway on the Prosser Library. Roof repair has begun on the McMahon Wintonbury Library.

Grant Award	\$5,526,000
Expenditures	\$0
Grant Balance	\$5,526,000

Awardee: **CitySeed, Inc.**

Project Name: **Commercial Kitchen/Food Business Incubator**

BC Agenda Text: Funds toward a 10,000 sf. facility to launch a Commercial Kitchen & Food Business Incubator.

Contracting Status: Paid in Full

Project Phase: Project Completed

Grant has been fully expended. Acquisition complete.

Grant Award	\$1,092,500
Expenditures	\$1,092,500
Grant Balance	\$0

Awardee: **CONNCorp**

Project Name: **ConnCAT Place on Dixwell**

BC Agenda Text: Funds towards 'Dixwell Plaza Redevelopment', a 7.6 acre mixed-use development, including 150 new housing units, 20% affordable.

Contracting Status: Assistance Agreement with counsel

Project Phase: Pre-development Underway

Project is still in pre-development phase, with primary attention being paid towards the Grocery Store as this is the most mature element of the project. Ongoing communication between DECD, ConnCorp and City of New Haven.

Grant Award	\$10,000,000
Expenditures	\$0
Grant Balance	\$10,000,000

Awardee: **Downtown Evening Soup Kitchen (DESK)**

Project Name: **Downtown Drop-in and Resource Center**

BC Agenda Text: Renovations to 266 State St. to create a one-stop social services hub for people experiencing homelessness.

Contracting Status: Grant Closed

Project Phase: Construction Underway

Construction is underway. Project is expected to be completed by the end of 2024.

Grant Award	\$500,000
Expenditures	\$0
Grant Balance	\$500,000

Awardee: **East Hartford, Town of**

Project Name: **Church Corner's Inn**

BC Agenda Text: Funds toward the purchase and redevelopment of the Church Corners Inn and the top of Main Street and Route 44; the property will be converted into 30 housing units and 6,000 square feet of commercial space.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

As of 6/6/24: Closing is imminent and applicant has been sent an invoice for DECD Outside Counsel reimbursement. Anticipated Closing June 2024. Initial RFP Bids have been compiled for review and selection.

Grant Award	\$2,500,000
Expenditures	\$0
Grant Balance	\$2,500,000

Awardee: **East Main Street Rev. Assoc.**

Project Name: **East Main Street Rev. Assoc. Planning**

BC Agenda Text: Planning grant for streetscape program to elevate the potential of small businesses along East Main Street.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Activities not underway

Grant contract with counsel.

Grant Award	\$750,000
Expenditures	\$0
Grant Balance	\$750,000

Awardee: **EDC of New Haven**

Project Name: **MATCH**

BC Agenda Text: Funds towards outfitting a manufacturing training facility with specialized manufacturing equipment.

Contracting Status: Grant Closed

Project Phase: Underway – Purchase of Equipment

Grant contract executed. Payments made for workforce development machinery.

Grant Award	\$780,000
Expenditures	\$92,778
Grant Balance	\$687,222

Awardee: **Fair Haven Community Health Clinic**

Project Name: **Fair Haven Community Health Center**

BC Agenda Text: Funds toward the construction of an expanded facility at 382-394 Grand Ave. to increase medical services capacity.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Construction Underway

Grant contract with counsel and should close in June 2024; CIF will be used towards final phase of project. Construction underway.

Grant Award	\$3,000,000
Expenditures	\$0
Grant Balance	\$3,000,000

Awardee: **Hamden, Town of**

Project Name: Newhall Drainage

BC Agenda Text: Planning grant to further the development of repairing and upgrading the existing stormwater infrastructure to alleviate chronic flooding in Newhall neighborhood.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant contract executed. Engineering underway.

Grant Award \$750,000

Expenditures \$0

Grant Balance \$750,000

Awardee: International Hartford Ltd.

Project Name: One World Market

BC Agenda Text: Development of a year-round public food truck court and food entrepreneur support facility and the adjusted award amount of \$999,950.

Contracting Status:

Project Phase: Cancelled

Grant Award \$999,950

Expenditures \$0

Grant Balance \$999,950

Awardee: Local Initiatives Support Corp (LISC)

Project Name: CIF Revolving Loan Fund

BC Agenda Text: Funds for a revolving loan fund to support a range of capital projects including affordable and mixed income housing and other forms of community development.

Contracting Status: Will not move forward

Project Phase: Cancelled

Awardee declined award; unable to meet requirements.

Grant Award \$1,000,000

Expenditures \$0

Grant Balance \$1,000,000

Awardee: Meriden, City of

Project Name: 85 Tremont Street/Locust Street

BC Agenda Text: Renovation and reuse of historic mill complex to create a mixed-income development with 82 units of housing.

Contracting Status: Grant Closed
Project Phase: Pre-development Underway

Grant contract executed April 2024.

Grant Award \$3,000,000
Expenditures \$0
Grant Balance \$3,000,000

Awardee: Middletown, City of
Project Name: Return to the Riverbend

BC Agenda Text: Phase I of 'Return to the Riverbend' project to remediate brownfield sites along River Road & Connecticut River.

Contracting Status: Grant Closed
Project Phase: Pre-development Underway

The grant contract is executed. The City of Middletown prepared the site for environmental assessment funded by EPA.

Grant Award \$12,000,000
Expenditures \$0
Grant Balance \$12,000,000

Awardee: New Haven Jewish Community Counsel Housing Corporation
Project Name: Towers Planning

BC Agenda Text: Planning grant to explore expanding services.

Contracting Status: Grant Closed
Project Phase: Pre-development Underway

The grant contract is closed. Planning activities are underway and 2nd payment requisition is being reviewed.

Grant Award \$155,000
Expenditures \$27,882
Grant Balance \$127,118

Awardee: New Haven, City of
Project Name: George Street

BC Agenda Text: Rehab 596 & 598 George St into two owner-occupied, 3-family units. Revised to 6 – 8 units of veterans housing.

Project held up by deed restriction change. Budget gap currently exists.

Grant Award	\$1,500,000
Expenditures	\$0
Grant Balance	\$1,500,000

Awardee: **New Reach Inc.**

Project Name: **Martha's Place**

BC Agenda Text: Funds to renovate facilities for greater safety and energy efficiency.

Contracting Status: Grant Closed

Project Phase: Activities not yet started.

Grant contract executed.

Grant Award	\$312,619
Expenditures	\$0
Grant Balance	\$312,619

Awardee: **Norwich Community Development Corporation (NCDC)**

Project Name: **Reid & Hughes**

BC Agenda Text: Re-development of the Reid & Hughes building to create space for two minority-owned businesses and market rate housing.

Contracting Status: Grant Closed

Project Phase: Construction underway

Grant Award	\$550,000
Expenditures	\$294,867
Grant Balance	\$255,133

Awardee: **Prosperity Foundation**

Project Name: **North Hartford Collaborative Partnership**

BC Agenda Text: The North Hartford Collaborative Partnership is a diverse group of non-profit, CDC and private businesses that are working to make transformative change in the North Hartford Promise Zone.

Contracting Status: Grant Closed

Project Phase: Construction Underway

"Rebuilding Together Hartford" is moving forward and actively contracting/working on sites. "Blue Hills Civic Assoc." and "Hartford Renaissance District" are in pre-development, pending collaboration with the new mayor of Hartford.

Grant Award	\$3,500,000
Expenditures	\$996,123
Grant Balance	\$2,503,877

Awardee: Sheldon Oak Central, Inc.

Project Name: MLK Apartments

BC Agenda Text: Demolition and redevelopment of the MLK Apartment public housing development in Sheldon Charter Oak Neighborhood Buildings, to be replaced by 155 units of affordable and market-rate housing.

Contracting Status: Grant Closed

Project Phase: Construction Underway

Project Closed in April 2024. Construction started May 28th. Remediation and demolition are underway in phases. The construction schedule is in 18 months.

Grant Award	\$3,750,000
Expenditures	\$0
Grant Balance	\$3,750,000

Awardee: Stratford, Town of

Project Name: Bruce Brook Flood Mitigation

BC Agenda Text: Funds towards the Bruce Brook Flood Mitigation project to reduce the frequency and severity of rainwater flooding.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant Award	\$1,600,000
Expenditures	\$0
Grant Balance	\$1,600,000

Awardee: Waterbury, City of

Project Name: Freight Street Demo and Remediation

BC Agenda Text: Demolition & remediation of land at 130 and 170 Freight St. & 000 W Main St.

Contracting Status: Grant Closed
Project Phase: Construction Underway

Grant contract executed. The City of Waterbury completed a competitive bid for a remediation contractor and executed a contract in June 2023. No payment reimbursements have been processed for this project.

Grant Award	\$10,000,000
Expenditures	\$0
Grant Balance	\$10,000,000

Awardee: **Winsted Health Center, Inc**

Project Name: **Liberty Square, Phase 1 Planning**

BC Agenda Text: Planning grant to re-develop 70,000 sf. campus into a live/work/wellness space.

Contracting Status: Grant Closed
Project Phase: Pre-development Underway

Grant contract executed. Planning activities are well underway.

Grant Award	\$438,750
Expenditures	\$305,007
Grant Balance	\$133,743

Awardee: **Boys & Girls Club of Hartford**

Project Name: **Joseph D. Lapenta Northwest Boys & Girls Club Capital Improvements & Renovation**

BC Agenda Text: Renovation of 18,000 sq. ft. facility featuring amenities designed to provide Hartford youth with services including classroom space, makerspace/technology lab, learning center, gymnasium, art space, and indoor hydroponic garden.

Contracting Status: Legal Assigned/AA in Progress
Project Phase: Construction Underway

Grant contract is with counsel.

Grant Award	\$1,600,000
Expenditures	\$0
Grant Balance	\$1,600,000

Awardee: **Bridgeport, City of**

Project Name: Civic Block

BC Agenda Text: Funds will be used to complete construction to create 35,000 sq ft of retail space, including a grocery store in a neighborhood that is currently a food desert.

Contracting Status: Grant Closed

Project Phase: Construction Underway

Grant contract executed.

Grant Award \$3,500,000

Expenditures \$0

Grant Balance \$3,500,000

Awardee: Bristol, City of

Project Name: Route 72 Corridor Improvement

BC Agenda Text: Funds for one element of the City's Route 72 Corridor Improvement Plan, focused on pedestrian safety enhancements, traffic calming and streetscape improvements.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant contract with with counsel.

Grant Award \$6,850,000

Expenditures \$0

Grant Balance \$6,850,000

Awardee: Career Resources, Inc

Project Name: The Bridge on Main

BC Agenda Text: Assist the renovation of 1085-1095 Main Street, a 42,500 sq ft building, to facilitate a suite of programs for job training, job placement, case management, referrals to support services, and onsite social enterprises.

Contracting Status: Proposal innegotiation

Project Phase:

Budget gap was cured.

Grant Award \$4,536,250

Expenditures \$0

Grant Balance \$4,536,250

Awardee: **ClimateHaven Inc**

Project Name: **ClimateHaven**

BC Agenda Text: Funding to build-out ClimateHaven's 16,000 sq ft climate-tech business incubator.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Construction Underway

Grant contract is very close to being executed. Construction is well underway.

Grant Award \$910,744

Expenditures \$0

Grant Balance \$910,744

Awardee: **Danbury Hackerspace, Inc**

Project Name: **Innovation Studios**

BC Agenda Text: Fund the construction and buildout of the Danbury Hackerspace location in the former Crown Plaza Hotel in Danbury.

Project is stalled due to local permitting.

Grant Award \$510,761

Expenditures \$0

Grant Balance \$510,761

Awardee: **East Windsor, Town of**

Project Name: **Park Hill and School Hill Water Line Extension**

BC Agenda Text: Funds to extend the public water lines along Windsorville and Old Ellington Rd to provide safe and reliable drinking water to 31 residences with contaminated wells, as well as the East Windsor Housing Authority's Park Hill complex of 84 units and provide

Contracting Status: FAP in Progress, with Applicant

Project Phase: Pre-development Underway

Applicant pre-development meetings are ongoing and has received a Categorical Exemption from the U.S. EPA for their project.

Grant Award \$4,000,000

Expenditures \$0

Grant Balance \$4,000,000

Awardee: **Grace Congregate Housing**

Project Name: Grace House Capital Improvements

BC Agenda Text: Funding for renovation and retention of 40 units of low-to-moderate income elderly housing. Renovations include roof replacement, exterior masonry work, energy efficient windows, and remodeled kitchens.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

The grant contract is in active negotiation with materials being reviewed by awardee.

Grant Award \$921,564

Expenditures \$0

Grant Balance \$921,564

Awardee: Hamden, Town of

Project Name: Demolition of Hamden Middle School

BC Agenda Text: Funds for the redevelopment of the former Hamden middle school buildings; CIF grant funds will go towards demolition and abatement of the structures, and community planning activities for the creation of a Community Campus on the site.

Contracting Status: FAP in Progress

Project Phase: Pre-development underway

Grant contracting is underway.

Grant Award \$5,400,000

Expenditures \$0

Grant Balance \$5,400,000

Awardee: Hartford, City of

Project Name: Mary Shepard

BC Agenda Text: Pre-development and design of homeownership units for income-eligible buyers at Mary Shepard Place in the Clay Arsenal neighborhood.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant contract with counsel. Applicant published an RFQ for a General Contractor in April 2024.

Grant Award \$4,570,000

Expenditures \$0

Grant Balance \$4,570,000

Awardee: Manchester, Town of
Project Name: Downtown for All/Streetscape

BC Agenda Text: Funding for a portion of the Downtown Streetscape project, which includes streetscape redesign, road diet, cycle track, and public space improvements.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Applicant is seeking to cure a funding gap via an application to the Safe Streets and Roads for All Program. Performing public engagement in parallel in order to complete the design process.

Grant Award	\$7,500,000
Expenditures	\$0
Grant Balance	\$7,500,000

Awardee: Mary Wade Home, Inc.
Project Name: Boardman Residential Care Home Renovation

BC Agenda Text: Finalize renovation plans for the Boardman Residential Care Home, which houses 45 seniors living at or below the federal poverty level.

Contracting Status: Grant closed

Project Phase: Pre-development Underway

The grant contract is closed. Design planning is underway. First requisition for payment has been received and is being reviewed.

Grant Award	\$700,000
Expenditures	\$0
Grant Balance	\$700,000

Awardee: McCall Foundation, Inc.
Project Name: Family Wellness Center

BC Agenda Text: Restoration and renovation of a 7,000 sq ft vacant historic property in the Torrington Historic District.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant contract executed. Planning underway.

Grant Award	\$1,421,250
Expenditures	\$0
Grant Balance	\$1,421,250

Awardee: Meriden–New Britain–Berlin Young Men's Christian Association

Project Name: MNBB–YMCA Childcare Expansion

BC Agenda Text: Renovation of unused racquetball courts, repurposing them to create six additional childcare classrooms within the NAEYC accredited center. This expansion will allow increased childcare capacity for 72 children.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Activities not yet underway

Grant contract is in review by awardee's counsel. The YMCA is currently utilizing Urban Act funds for renovation in other parts of the building.

Grant Award \$1,700,000

Expenditures \$0

Grant Balance \$1,700,000

Awardee: Naugatuck, Borough of

Project Name: Naugatuck Industrial Park – Phase III

BC Agenda Text: Redevelopment of 86-acre site formerly known as the Uniroyal Chemical/United States Rubber Company in Naugatuck.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Applicant held a public hearing on the project in April and is continuing to make progress. They are spending down Naugatuck TIF Funding prior to CIF Funding and anticipate returning to CIF for future funding on other areas.

Grant Award \$3,000,000

Expenditures \$0

Grant Balance \$3,000,000

Awardee: New Haven, City of

Project Name: Long Wharf Park

BC Agenda Text: Grant activity will focus on the revitalization of Long Wharf Park; features in the park include public site furniture, lighting, playground, bike paths, outdoor fitness, upgraded walkways, and Food Truck pavilion.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Contracting in active negotiation. Predevelopment complete.

Grant Award	\$12,100,000
Expenditures	\$0
Grant Balance	\$12,100,000

Awardee: **New London, City of**

Project Name: **Community and Recreation Center**

BC Agenda Text: Final construction costs of the new Community and Recreation Center in New London.

Contracting Status: Grant Closed

Project Phase: Construction Underway

Construction is underway @ ~15%. Downes is the CM onsite.

Grant Award	\$7,236,237
Expenditures	\$0
Grant Balance	\$7,236,237

Awardee: **New Reach Inc.**

Project Name: **LifeHaven**

BC Agenda Text: Capital improvements to Life Haven, a homeless shelter for women and children with a capacity to serve 20 families. Facility improvements include a complete roof replacement, electrical service upgrade to support the installation of minisplit heating/cool

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Activities not yet underway

Grant contract very close to being executed.

Grant Award	\$2,213,003
Expenditures	\$0
Grant Balance	\$2,213,003

Awardee: **Norwalk Redevelopment Agency**

Project Name: **Webster Lot Infrastructure**

BC Agenda Text: Site infrastructure to replace a 5-acre city-owned parking lot with a mixed-income, mixed-use, transit oriented development. The development is slated for approximately 472 units of new housing, 40,000 sq. ft. of commercial space, a public space including

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Final Assistance Agreement document reviews completed on 6/3/24 and will be routed for signature. Formal closing and finalization are anticipated in June 2024.

Grant Award	\$8,000,000
Expenditures	\$0
Grant Balance	\$8,000,000

Awardee: Norwalk Redevelopment Agency

Project Name: Oak Grove Apartments and Learning Center

BC Agenda Text: Funds to facilitate the development of a 7.6-acre site into Oak Grove, a 69-unit affordable housing development. The development will also feature a 5,000 sq ft learning center.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Construction Underway

Project is in final negotiations on Assistance Agreement language. Closing anticipated June/July 2024. Construction is ongoing and applicant provides comprehensive meeting minutes/notes on progress.

Grant Award	\$1,800,000
Expenditures	\$0
Grant Balance	\$1,800,000

Awardee: Norwich Community Development Corporation (NCDC)

Project Name: Occum Industrial Center

BC Agenda Text: Funds to construct an arterial roadway, pedestrian/bike lane, bus stops and stormwater management, as well as utility installation and upgrades to facilitate construction of 12 sites for warehouse, manufacturing, distribution, office space, and research and development.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant contract in negotiation with counsel.

Grant Award	\$11,391,193
Expenditures	\$0
Grant Balance	\$11,391,193

Awardee: Pacific House
Project Name: 41-45 Stillwater Avenue

BC Agenda Text: Construction of 39 new affordable, supportive housing units in a 4-story, 38,833 sq. ft. structure. Ground floor office space in the building will house Pacific House headquarters and case management services for tenants.

Contracting Status: Legal Assigned/AA in Progress
Project Phase: Pre-development Underway

Grant contract with counsel. DECD Closing will be subsequent to closing with DOH/CHFA funding on the project to avoid subordination issues. Anticipated closing in late summer 2024.

Grant Award	\$2,450,000
Expenditures	\$0
Grant Balance	\$2,450,000

Awardee: Plymouth, Town of
Project Name: Transformational Plan

BC Agenda Text: Funds to conduct a three-part community-wide survey to collect data towards the development of a prioritized plan for community and economic growth in the town.
Contracting Status: Grant Closed
Project Phase: Pre-development Underway

Grant contracted executed. Final Master Transformation Plan is under review by the town and stakeholders.

Grant Award	\$250,000
Expenditures	\$0
Grant Balance	\$250,000

Awardee: Preston, Town of
Project Name: Poquetanuck Village Traffic Calming Planning

BC Agenda Text: Funds to complete the engineering for Phase I and II of the Poquetanuck Village Traffic Calming Master Plan; the project includes traffic calming, pedestrian safety and aesthetic improvements, sidewalks, streetlights, safety and directional signage, cross
Contracting Status: Legal Assigned/AA in Progress
Project Phase: Pre-development underway

Grant contract in negotiation with counsel.

Grant Award	\$400,000
Expenditures	\$0
Grant Balance	\$400,000

Awardee: **Prosperity Foundation**

Project Name: **Purchase and Planning for the Salvation Army Property**

BC Agenda Text: Funds to be used by Upper Albany NRZ towards the acquisition of the Salvation Army facility at 333 Homestead Avenue. The agency is exploring several potential uses for the final development including senior housing, intergenerational programming.

Acquisition will not be moving forward.

Grant Award	\$1,500,000
Expenditures	\$0
Grant Balance	\$1,500,000

Awardee: **Riverfront Recapture, Inc**

Project Name: **Windsor Meadow State Park Riverwalk Extension**

BC Agenda Text: Funds to complete a 825 ft trail section and build a bridge spanning Decker's Brook, closing the gap in the trail system between Hartford and Windsor's Riverwalks.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Grant proposal in negotiation.

Grant Award	\$522,500
Expenditures	\$0
Grant Balance	\$522,500

Awardee: **Stamford, City of**

Project Name: **West Side Streetscape Planning**

BC Agenda Text: To complete design and engineering for the City's pedestrian infrastructure plan for pedestrian safety and mobility on the side streets of the West Side neighborhood.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

City of Stamford Counsel is finalizing comments on their final Assistance Agreement and project is on track to Close once those are completed.

Grant Award	\$1,092,200
Expenditures	\$0
Grant Balance	\$1,092,200

Awardee: **Stratford, Town of**

Project Name: **South End Community Center Renovation**

BC Agenda Text: Interior and exterior renovation of the South End Community Center. The improvements will result in expanded in after school program capacity, additional office space, expansion of community food pantry, expanded capacity for daycare enrollment.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant Award	\$2,446,463
Expenditures	\$0
Grant Balance	\$2,446,463

Awardee: **Advocacy to Legacy, Inc**

Project Name: **Home Roots Resource Center – One Stop Shop**

BC Agenda Text: 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.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

The grant contract is pending closing with awardee counsel review on-going. An architectural firm is in place.

Grant Award	\$250,000
Expenditures	\$0
Grant Balance	\$250,000

Awardee: **Albertus Magnus College**

Project Name: **Enhancing Celentano Field & Ralph Walker Rink**

BC Agenda Text: Renovations and improvements to Celentano Field, including turf, ADA compliant bleachers and sidewalks, bike racks and public restrooms as well as an expansion at Ralph Walker Skating Rink.

Contracting Status: FAP in Progress
Project Phase: Pre-development Underway

Applicant is preparing their budget document and initial RFP for professional services on the project to then inform components of the proposal.

Grant Award	\$3,111,324
Expenditures	\$0
Grant Balance	\$3,111,324

Awardee: **Bloomfield, Town of**

Project Name: **Centered and Strong: Town Center Plan**

BC Agenda Text: Planning grant for the redevelopment of Bloomfield Center. Specific activities will include a conditions assessment, community outreach and engagement, and establishing an implementation plan.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant contract executed.

Grant Award	\$250,000
Expenditures	\$0
Grant Balance	\$250,000

Awardee: **Brass City Residences Inc**

Project Name: **West Grove Street Redevelopment**

BC Agenda Text: Construction of new affordable and supportive townhouses, community room, and full reconstruction of street and sidewalks of West Grove Street.

Contracting Status:

Project Phase: Pre-development Underway

Applicant is submitting additional documentation to DOH & CHFA for participation in their funding streams to support the project. Applicant published an RFQ for a General Contractor in April 2024.

Grant Award	\$7,278,995
Expenditures	\$0
Grant Balance	\$7,278,995

Awardee: **Bridgeport, City of**

Project Name: **PSEG Demolition**

BC Agenda Text: 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.

Contracting Status: Legal Assigned/AA in negotiation

Project Phase: Activities not yet underway

Grant Award \$22,500,000

Expenditures \$0

Grant Balance \$22,500,000

Awardee: **East Hartford Affordable HOMES/NOW**

Project Name: **Veterans Terrace III**

BC Agenda Text: Construction of a community facility that will serve as an amenity for the 150-unit Veterans Terrace multi-family housing development.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Proposal under development.

Grant Award \$3,000,000

Expenditures \$0

Grant Balance \$3,000,000

Awardee: **Griswold, Town of**

Project Name: **Route 164 Infrastructure Project**

BC Agenda Text: Municipal water infrastructure project that will support more than 325 acres of commercial land along Route 164 and facilitate the Heritage River Village development, which will consist of affordable and age-restricted housing, new public facilities.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Community engagement is underway.

Grant Award \$8,707,755

Expenditures \$0

Grant Balance \$8,707,755

Awardee: Harriet Allyn Trust / Lyman Allyn Museum

Project Name: Lyman Allyn Park Project

BC Agenda Text: Supports the Lyman Allyn Park Project, a multi-year transformation and revitalization of the museum's campus, specifically the pedestrian entrance, pond, walkways, pollinator garden, and bus stop.

Project has multiple Phases. The Construction Manager has been contracted and has gone out for advertisement for one phase. Project also waiting CIF funding round 4.

Contracting Status: FAP in Progress

Project Phase: Pre-development Underway

Grant Award \$1,117,970

Expenditures \$0

Grant Balance \$1,117,970

Awardee: New Haven, City of

Project Name: Long Wharf Gateway District Redevelopment Phase 1

BC Agenda Text: 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.

Contracting Status: FAP in Progress

Project Phase: Activities not yet underway

Contract in active negotiation. Urban Act award will be contracted with the CIF award.

Grant Award \$1,000,000

Expenditures \$0

Grant Balance \$1,000,000

Awardee: New Haven, City of

Project Name: Whalley Avenue Revitalization

BC Agenda Text: Grant to support components of projects for the Whalley Ave corridor, transforming Whalley Ave from a car-oriented avenue into a walkable, bikeable, and livable mixed-use community. A portion of the funds will be passed through to Glendower and St. Luke's.

Contracting Status:

Project Phase:

St. Luke's affordable housing will be contracted by Department of Housing. Streetscape will be contracted and managed by DECD.

Grant Award	\$7,000,000
Expenditures	\$0
Grant Balance	\$7,000,000

Awardee: **Norwalk, City of**

Project Name: **Lockwood and Heather Lane Drainage Improvements**

BC Agenda Text: New wastewater infrastructure project to address flooding in the neighborhood. Project will separate the combined sanitary and storm system into a separate storm draining infrastructure.

Contracting Status: FAP Accepted/Legal Requested

Project Phase: Construction Underway

Grantee began construction on the project on 6/3/24 using Applicant funds. All documents required to assign outside counsel have been completed, Assistance Agreement drafting is pending outside counsel assignment.

Grant Award	\$5,139,240
Expenditures	\$0
Grant Balance	\$5,139,240

Awardee: **Real Art Ways**

Project Name: **Real Art Ways Expansion**

BC Agenda Text: Facility expansion, including additional cinema screens, live arts and educational spaces, renovated galleries, elevator and roof repair.

Contracting Status: Legal Assigned/AA in negotiation

Project Phase: Pre-development underway

Grant Award	\$9,100,000
Expenditures	\$0
Grant Balance	\$9,100,000

Awardee: **Scotland, Town of**

Project Name: **Town Hall Renovation**

BC Agenda Text: Renovation and rehabilitation of the town's historic town hall. Project includes ADA accessibility and energy efficient upgrades.

Contracting Status: FAP in process
Project Phase: Pre-development Underway

The grant contract is in active negotiation. Meeting set for June 10, 2024. The Town has started pre-construction work.

Grant Award \$581,000
Expenditures \$0
Grant Balance \$581,000

Awardee: Shubert Performing Arts
Project Name: Renovations & Upgrades

BC Agenda Text: Upgrades to the theatrical systems, HVAC, and elevator. Project will support the creation of new performance space within the existing facility to provide a stage for local artists and community activity.

Grant Award \$4,993,489
Expenditures \$0
Grant Balance \$4,993,489

Awardee: Stamford, City of
Project Name: Stamford Tech Hub TOD Project

BC Agenda Text: Elements of the Stamford Tech Hub TOD Project, a pedestrian and transit-oriented development project focused on Lower Atlantic Street.

Contracting Status: FAP in process
Project Phase: Activities not yet underway

Grant Award \$2,500,000
Expenditures \$0
Grant Balance \$2,500,000

Awardee: Tobacco Valley Development Corporation
Project Name: Enfield Manor & Extension

BC Agenda Text: Demolition of existing Enfield Manor and Extension and construction of new one- bedroom apartments and community space for elderly and disabled households.

Contracting Status:
Project Phase: Pre-development Underway

Grant Award	\$11,269,365
Expenditures	\$0
Grant Balance	\$11,269,365

Awardee: Voluntown, Town of

Project Name: Community Water Systems Study

BC Agenda Text: Planning grant for a water infrastructure project. Specific activities include public engagement, design, and engineering.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

Grant is closed. Voluntown has selected a contractor. Pre-development activities are imminent.

Grant Award	\$250,000
Expenditures	\$0
Grant Balance	\$250,000

Awardee: Windham, Town of

Project Name: Mill 4 Planning Grant

BC Agenda Text: Planning grant to assess the abandoned Mill #4 21-acre property for economic development, including environmental Phase I, II, & III assessments and remediation plans and to determine the best use for the property.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Pre-development Underway

The grant contract is pending closing with counsel.

Grant Award	\$250,000
Expenditures	\$0
Grant Balance	\$250,000

Awardee: Windsor Locks, Town of

Project Name: Transit Oriented Development – Historic Station Renovation

BC Agenda Text: Restoration of the historic train station, including

public restrooms for Hartford line riders and those connecting to Bradley Airport. Project will support the acquisition of 255 Main Street adjacent to the train platform to provide a path for redevelopment.

Contracting Status: Grant Closed

Project Phase: Pre-development Underway

Grant Award \$4,848,500

Expenditures \$2,500,000

Grant Balance \$2,348,500

Awardee: Windsor, Town of

Project Name: Wilson Park

BC Agenda Text: Conversion of a long vacant parcel into a multi- dimensional park to provide an array of amenities including sidewalks and trails, a rain garden, habitat improvements, public art, and other public spaces.

Contracting Status: Legal Assigned/AA in Progress

Project Phase: Construction Underway

Grant contracted executed. Groundbreaking on 5/21/24.

Grant Award \$4,000,000

Expenditures \$0

Grant Balance \$4,000,000

Awardee: YWCA Hartford Region, Inc.

Project Name: The Center for Racial Justice and Gender Equality

BC Agenda Text: Renovation of the existing facility to create a new Racial Justice and Gender Equity Center to prepare women for careers in tech industries, youth development programming for girls, as well as entrepreneurship, financial literacy, and other educational programming.

Contracting Status: FAP in process

Project Phase: Activities not yet underway

Grant Award \$4,200,000

Expenditures \$0

Grant Balance \$4,200,000

De-allocation:

Round	Awardee & Project	Amount
1	International Hartford: World Market	\$ 999,950
1	LISC: CIF 2030 Loan Fund	\$1,000,000
2	Prosperity Foundation: UANRZ Purchase of 333 Homestead Ave	\$1,500,000

Reminder of 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

Proposed Round 6 Timeline:

Notice of Funding Issued/Portal Opens	Monday, October 14, 2024
Applications Due to DECD	Friday, December 13, 2024
Executive Summaries/Applications to Board	Friday, February 7, 2025
CIF Staff Available for Board Questions	Through Friday February 28, 2025
CIF Board Communicates Recommendations to Board Chairs	No later than Monday March 3, 2025
CIF Board Meeting to Make Round 4 Recommendations	Tuesday March 11, 2025