

STATE OF CONNECTICUT Community Investment Fund 2030 Board Meeting

Tuesday, March 11, 2025, 10:00 AM
Legislative Office Building (LOB), Hearing Room 1A
300 Capitol Avenue, Hartford, CT 06106

Meeting will be carried on CT-N at [CT-N.com](https://www.ct-n.com)

AGENDA

1. Roll Call
2. Comments from the Chairs
3. Review and Approval of Minutes from December 10, 2024, Meeting
4. New Business
 - a. CIF Project Statuses
 - b. CIF Round 6 Award Recommendation
5. Reminder of Next Round Timelines
 - a. Rounds 7 & 8
6. For the Good of the Order: Comments from Board Members
7. Adjournment



STATE OF CONNECTICUT

Community Investment Fund 2030 Board

December 10, 2024, 10 AM

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

300 Capitol Avenue, Hartford, CT 06106

Recording can be viewed at <https://ct-n.com/ctnplayer.asp?odID=23231>**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 December 10, 2024, at 10:00 AM and via Zoom. Co-Chair and Speaker of the House Matthew Ritter called the meeting to order at 10:09 AM.

Members in Attendance at LOB:

Senate President Looney

House Minority Leader Candelora

Senator Moore

Representative Napoli

Commissioner Barton Reeves

Deputy Commissioner Pugliese

Cara Passaro, OAG Delegate

Comptroller Scanlon

Jennifer Putetti, o/b/o Treasurer Russell

Representative Gee

Matthew Brokman, Chief of Staff, Office of the Governor

Jonathan Dach, Senior Advisor, Office of the Governor

Members Online:

Speaker of the House Ritter

Senator Duff

Secretary of the State Thomas

Eleanor Michael, DAS Delegate

Others in Attendance:

Melinda Wilson, Director, Community Investment Fund, DECD

Brie Wolf, DECD

Panagiota Capaldi, DECD

Others in Attendance Online:

Franklin Perry

2. Comments from the Chairs

Senator Looney welcomed everyone and remarked that the program is working as originally intended. He expressed interest in hearing from DECD about the pace of funded projects and their plan to set a timetable for the movement of projects.

3. Approval of Minutes from September 24, 2024, Meeting

On a motion by Comptroller Scanlon, seconded by Senator Moore, the CIF Board unanimously approved the minutes of the September 24, 2024, meeting.

4. New Business

4a. Discussion on Grant Program Efficiency and Possible Action

Director Wilson reviewed a PowerPoint presentation containing a summary of CIF grant awards and DECD recommendations for six stalled projects. Deputy Commissioner Pugliese noted there are two recommendations being made by DECD: 1) A deadline to make progress on projects and if that progress is not made by January 30, then reallocation of funds can be discussed at the March meeting, and 2) the implementation of the CIF policy that requires a six-month notification for those with funding gaps.

Speaker Ritter asked if DECD would like the CIF Board to vote on adopting a policy related to allocation. Deputy Commissioner Pugliese noted DECD's purview as CIF administrator covers these decisions; however, DECD would welcome a policy if the CIF Board preferred a policy.

Speaker Ritter noted a majority of the communities with stalled projects are represented on the CIF Board and perhaps potentially de-allocated funding could be used for other projects in the same communities. Senator Looney asked if there is a way to give a preference to other projects in the same communities. Deputy Commissioner Pugliese answered that DECD can work to highlight potential projects for reallocation within the communities facing deallocation.

Commissioner Barton Reeves suggested guidelines and open dialogue instead of a formal policy. Speaker Ritter commented that it seemed like a reasonable approach. Deputy Commissioner Pugliese confirmed that DECD is comfortable proceeding without a policy. DECD will continue to identify projects that are not progressing and highlight those to the CIF Board, with continued efforts being made to move projects forward.

Ms. Wilson reviewed the Partial and Planning grant award analysis presented via the PowerPoint presentation. Deputy Commissioner Pugliese highlighted that approximately \$245 million would be needed to fund the entire request of these projects. He offered the suggestion of DECD highlighting prior CIF funding on the Executive Summaries. Additionally, the CIF Board could consider an invitation-only round to make awards only to previously funded projects. Speaker Ritter expressed that the invitation-only round would limit the CIF Board. The CIF Board is able to make these decisions where necessary without a written rule. Senator Looney agreed.

Representative Candelora expressed concern about the completion of partially funded projects. He acknowledged DECD is trying to bring them back as a priority through these options. He asked if there was a way to keep a running list of planning grant projects and their progress, so that the Board can reference this information when considering potential new projects. Deputy Commissioner Pugliese confirmed that Planning grant awardees do need to reapply for an actual project. For the upcoming round, DECD can work with any completed Partial or Planning grants to make sure that they actively reapply. DECD can provide a list to the Board to highlight the projects, their previous funding, their requested amount, and the progress they've made. Representative Candelora understands the reservation regarding an invitation-only round but believes that a transition is needed to focus on the projects that have been approved to make sure they can come to fruition. He requested that the documents start reflecting the need to fulfill projects that have already been approved. Speaker Ritter asked if DECD could implement this method of tracking. Deputy Commissioner Pugliese confirmed that DECD will implement this method.

Senator Looney asked if there has been any problem with setting the Planning grant for \$250,000. Director Wilson responded that DECD's work with organizations, both before and after the award, has been successful in maximizing the \$250,000 Planning awards.

4b. Reminder: Round 6 & 7 Timelines

Ms. Wilson reviewed the Round 6 timeline. She then proposed the following Round 7 timeline, which changes open grant period to 6 weeks from 8 weeks. This would lighten the load on the staff. This timeline would close the round prior to the June CIF Board meeting so high-level statistics could be provided at that meeting.

Round 7

NOFA Issued: April 28, 2025

Application Deadline: 12pm NOON June 6, 2025

Materials to CIF Board: August 18, 2025

Board communicates recommendations to Co-Chairs: September 22, 2025

CIF Board Meeting: September 30, 2025

On a motion by Speaker Ritter, seconded by Secretary of the State Thomas, the CIF Board unanimously approved the amendments to the dates.

5. For the Good of the Order: Comments from Board Members

No comments

6. Adjournment

On a motion to adjourn by Senator Duff, seconded by Senator Looney, the CIF Board Meeting unanimously adjourned at 10:37 AM.

CIF PROPOSED PROJECTS- ROUND 6

March 11, 2025

#	Applicant	Project	Municipality	Recommendation
1	Access Community Action Agency	Transforming 254 Broad	Killingly	\$4,928,243
2	Asylum Hill Congregational Church	Earl Exum Community Resource Ctr	Hartford	\$3,789,482
3	Barnum Museum Foundation, Inc.	Barnum Museum Revitalization	Bridgeport	\$2,000,000
4	Borough of Naugatuck	Industrial Park Phase 2	Naugatuck	\$3,000,000
5	Capital Region Education Council	River Street School	Windsor	\$1,244,152
6	City of Danbury	Downtown Revitalization	Danbury	\$5,000,000
7	City of Hartford	Homestead Acquisition	Hartford	\$1,600,000
8	City of Hartford	Talcott Plaza	Hartford	\$250,000
9	City of Meriden	One Stop HHS Building	Meriden	\$250,000
10	City of New Britain	Mount Pleasant	New Britain	\$1,796,974
11	City of New London	Mercer Community Hall	New London	\$4,000,000
12	City of Norwich	Fontaine Field & Senior Center	Norwich	\$4,899,600
13	City of Norwich	Gateway Norwich	Norwich	\$250,000
14	City of Waterbury	Phase 3 Downtown Utilities	Waterbury	\$4,000,000
15	City of West Haven	VA Neighborhood Upgrades	West Haven	\$1,800,000
16	Clay Arsenal Community Development Corporation	Beacon & Walnut Planning	Hartford	\$250,000
17	CT Humanities Council	Cultural Cohort	All CIF	\$250,000
18	Friends of the Norwalk River Valley Trail, Inc.	Glover Ave Spur	Norwalk	\$1,500,000
19	Friendship Service Center, Inc.	Emergency Shelter Expansion	New Britain	\$2,000,000
20	Greater Dwight Development Corporation, Inc.	Community Building Initiative	New Haven	\$6,121,390
21	Green Village Initiatives, Inc.	Bridgeport Regional Food Hub	Bridgeport	\$250,000
22	Housing Corporation of East Windsor	Park Hill 2 & 3	East Windsor	\$250,000
23	Mary Wade Home, Inc.	Residential Care Home Modernization	New Haven	\$700,000
24	Mercy Learning Center of Bridgeport, Inc.	Capital Improvement Planning Project	Bridgeport	\$250,000
25	Mount Hope Temple	Mount Hope Temple Renovation	New Haven	\$250,000
26	Open Door Shelter, Inc.	Campus Expansion Project	Norwalk	\$250,000
27	Planned Parenthood of Southern New England, Inc.	New London Relocation	New London	\$2,020,096
28	Rippowam Corporation	Oak Park Phase II	Stamford	\$2,000,000
29	Town of East Haven	Family Resource Center Expansion	East Haven	\$250,000
30	Town of Enfield	Enfield Marketplace Infrastructure	Enfield	\$10,000,000
31	Town of Plainfield	InterRoyal Remediation	Plainfield	\$8,000,000
32	Transcend the Trend	Hamden Arts & Learning Oasis (HALO)	Hamden	\$250,000
33	United Way of Greater New Haven	State and Chapel	New Haven	\$2,000,000
34	Windham Preservation, Inc.	Windham Inn Adaptive Re-use	Windham	\$250,000
35	YWCA Hartford Region, Inc.	Center for Racial Justice & Gender Equality	Hartford	\$1,500,000
			Total:	\$77,149,937

Community Investment Fund 2030, CIF Board Meeting, March 11, 2025
Round 6 Summaries of Projects for Recommendation

Access Community Action Agency, Killingly

\$ 4,928,243

Transforming 254 Broad

The ACCESS Agency's mission is to empower under-resourced individuals, families, and communities by improving food security, providing affordable housing, and creating pathways to economic stability. With CIF funding, ACCESS plans to renovate the St. Alban Church at 254 Broad Street to expand offices, upgrade the food pantry, offer the Killingly Community Store, improve access to the emergency shelter and repurpose space into affordable housing.

Asylum Hill Congregational Church, Hartford

\$ 3,789,482

Earl Exum Community Resource Center

Asylum Hill Congregational Church offers a range of community programs, including food assistance, youth outreach, educational programs, and resources for low-income individuals and families. AHCC plans to remediate, remodel, and re-purpose the garden level to address identified needs by providing space for existing service providers seeking to establish a more accessible presence in the Asylum Hill neighborhood.

Barnum Museum Foundation, Bridgeport

\$ 2,000,000

Barnum Museum Revitalization

The Barnum Museum, a historic cultural institution in Bridgeport since 1893, provides educational programs, community events, and accessibility initiatives for diverse audiences. It engages thousands of students, families, and seniors through partnerships with schools and local organizations. The proposed project will continue the Museum's restoration, focusing on safety, accessibility, and energy efficiency.

Borough of Naugatuck

\$ 3,000,000

Industrial Park Phase 2

Located in the Naugatuck Industrial Park III, Phase 2 will construct temporary and permanent access roads, including streetscaping and utilities in the public-right-of-way, allowing lot access for end users, as well as connection to utilities.

Capital Region Education Council, Windsor

\$ 1,244,152

River Street School

The Capitol Region Education Council is one of six Regional Educational Service Centers in Connecticut. RESC are designed to support the instructional and operational needs of Connecticut's public school. CREC will renovate the River Street School in Windsor, a specialized educational and therapeutic facility serving students with Autism Spectrum Disorder.

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Round 6 Summaries of Projects for Recommendation

City of Danbury **\$ 5,000,000**

Downtown Revitalization: Streetscapes for the Future

The City of Danbury proposes to complete Phase II of the Downtown Danbury's Revitalization: Streetscapes for the Future Project. The project would enhance pedestrian and streetscape features along key streets: Main Street (Route 53) from Boughton Street to Crosby Street, Liberty Street from Main Street to Patriot Drive, Independence Way, White Street from Ives Street to Main Street, a portion of Elm Street, Post Office Walk, and Kennedy Avenue.

City of Hartford **\$ 1,600,000**

Homestead Acquisition

The City of Hartford proposes to acquire three properties within the Homestead Redevelopment Corridor between Sigourney and Garden Streets. The City is currently developing a Redevelopment Plan for the Homestead Corridor. The Homestead Avenue Redevelopment Plan aims to employ a mix of land use strategies to transform this key thoroughfare in the Upper Albany neighborhood.

City of Hartford **\$ 250,000**

Talcott Plaza

The City of Hartford will plan a major redevelopment project to revitalize Downtown Hartford at the Talcott Street Plaza to include mixed-use development that will include the opportunity for a large commercial tenant and expansion to include residential units.

City of Meriden **\$ 250,000**

One Stop HHS Building

The City of Meriden proposes to perform planning for the renovation and modernization of the Stoddard Municipal Building at 165 Miller Street, transforming it into a "One Stop" facility for human services.

City of New Britain **\$ 1,796,974**

Mount Pleasant – Myrtle Street Corridor

The City of New Britain proposes a multi-phased project that will replace 251 obsolete public housing units with approximately 330 mixed-income housing of choice units and appurtenant community space. The project will contain new roads and infrastructure that will connect the isolated community back to the broader neighborhood, as well as fostering connectivity to the greater metropolitan area.

City of New London **\$ 4,000,000**

Mercer Community Hall

The City of New London, in partnership with the Garde Arts Center, Inc., seeks to enhance community engagement and accessibility through the arts. The project includes renovation and expansion of the Mercer Community Hall, located at a downtown intersection near New London's transit hub, to offer affordable event space, support arts and workforce opportunities, and retain activities within the city.

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Round 6 Summaries of Projects for Recommendation

City of Norwich **\$ 4,899,600**

Fontaine Field & Senior Center

The City of Norwich will reconstruct Fontaine Field including replacing the existing field with a synthetic turf option, adding spectator stands, enlarging the parking area, and improving accessibility from the Rose City Senior Center.

City of Norwich **\$ 250,000**

Gateway Norwich

The City of Norwich proposes to reimagine the city's portion of the former Norwich State Hospital, which is listed on the National Register of Historic Places. As a gateway to the City from the south, the potential exists to create a community-driven place that works in synergy with the proposed Preston Riverwalk development to be constructed by the Mohegan Tribe on the Preston section of the NSH.

City of Waterbury **\$ 4,000,000**

Phase 3 Downtown Utilities

The City of Waterbury proposes to further the Downtown Streetscape and Utility Improvements Project on West Main Street. This project aims to address Waterbury's aging infrastructure, fostering long-term economic growth and promoting energy and environmental justice.

City of West Haven **\$ 1,800,000**

VA Neighborhood Upgrades

The City of West Haven proposes to revitalize the neighborhood surrounding the Veteran Affairs Medical Center. Upgrades will be transit-oriented and include traffic calming, pedestrian safety and accessibility, and paving several roads/sidewalks in disrepair.

Clay Arsenal Community Development Corporation, Hartford **\$ 250,000**

Beacon & Walnut Planning

The Clay Arsenal Community Development Corporation focuses on economic development and poverty reduction in Hartford's Clay Arsenal neighborhood. Its mission is to improve the economic and social conditions of low- and moderate-income residents through sustainable initiatives. The CIF Planning Grant will fund predevelopment activities towards transforming two blighted sites into sustainable, mixed-use, transit-oriented developments.

CT Humanities Council, All CIF Communities **\$ 250,000**

Cultural Cohort

Connecticut Humanities has a mission to champion the enduring value of public humanities in our lives and civil society. This planning grant will allow CTH to assess the needs of 560 cultural organizations in the 55 CIF communities.

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Round 6 Summaries of Projects for Recommendation

Friends of the Norwalk River Valley Trail, Norwalk **\$ 1,500,000**

Glover Ave Spur

The Norwalk River Valley Trail is a recreational and transportation amenity in Norwalk and once completed will run from Danbury to Norwalk. This project proposes the completion of the Norwalk section of the NRV.

Friendship Service Center, New Britain **\$ 2,000,000**

Emergency Shelter Expansion

Friendship Service Center provides services to individuals and families at risk of or experiencing homelessness in Central Connecticut. FSC seeks funding to renovate its facility including reconfiguring bedrooms to increase emergency shelter capacity from 5 to 16 rooms, upgrading the community kitchen and dining room, and expanding the parking lot.

Greater Dwight Development, New Haven **\$ 6,121,390**

Community Building Initiative

Greater Dwight Development Corporation works to lead projects that address drugs, gang violence, economic development, employment, housing, and education. GDDC will use CIF funds to implement Phase 2 of its Greater Dwight Community Building Initiative, creating 11 units of affordable housing and community space for the local nonprofit and community-based organizations across two properties in the Dwight neighborhood.

Green Village Initiatives Inc, Bridgeport **\$ 250,000**

Bridgeport Regional Food Hub

Green Village Initiative is a nonprofit organization serving Bridgeport focused on addressing systemic inequities in the local food system through urban agriculture, education, and community empowerment. The Bridgeport Regional Food Hub & Community Empowerment Initiative is a planning project to develop a county-wide food hub in Bridgeport.

Housing Corporation of East Windsor **\$ 250,000**

Park Hill 2 & 3

The Housing Corporation of East Windsor, a non-profit dedicated to expanding quality affordable housing for low- and moderate-income individuals in the East Windsor area, plans to develop two vacant parcels adjacent to Park Hill, a senior and disabled apartment community. This project seeks to advance the planning process to prepare the 13-acre site for complimentary development.

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Round 6 Summaries of Projects for Recommendation

Mary Wade Foundation, New Haven **\$ 700,000**

Residential Care Home Modernization

The Mary Wade Home is a senior care organization serving low-income seniors (65+) in Greater New Haven, providing a full continuum of medical and social support. Mary Wade Home will utilize CIF funding to further plans for a major renovation and expansion of the Boardman Residential Care Home to address safety concerns and improve living conditions.

Mercy Learning Center, Bridgeport **\$ 250,000**

Capital Improvement Planning

Mercy Learning Center provides basic literacy and life skills training to women with low income using a holistic approach within a compassionate, supportive environment. CIF funding would finance specific assessments and plans to address elements that arise from the Organizational Strategic Plan and process prioritizing capital renovations and expansion.

Mount Hope Temple, New Haven **\$ 250,000**

Mount Hope Temple Renovation Planning

The Mount Hope Temple Church currently operates the Mount Hope Recovery Center Food Pantry. The grant will allow the church/food pantry to take steps towards increasing the number of families it serves per month, expanding to more of Greater New Haven, and operating a cooling/warming shelter for the homeless.

Open Door Shelter, Inc., Norwalk **\$ 250,000**

Campus Expansion Project

Open Doors' mission is to end homelessness in the greater Norwalk region by guiding every person in the cycle of homelessness toward housing stability. Open Doors intends to develop a plan to expand its operations within the South Norwalk neighborhood by assessing its existing housing portfolio and exploring the acquisition of abutting properties.

Planned Parenthood of Southern New England, New London **\$ 2,020,096**

New London Relocation

PPSNE health centers promote the availability of high-quality family planning and reproductive services. PPSNE proposes to use CIF funds to renovate and expand the property at 467 Ocean Avenue in New London to become the new home of PPSNE's New London health center.

Rippowam Corporation, Stamford **\$ 2,000,000**

Oak Park Phase II

Rippowam Corporation is the non-profit development and asset management affiliate of the Housing Authority of the City of Stamford. Rippowam Corporation is requesting funding for the second of three planned phases to redevelop Oak Park, located on the East Side of Stamford, to rebuild to avoid areas of chronic flooding and to ensure accessibility for residents.

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Town of East Haven **\$ 250,000**

Family Resource Center Expansion

The Town of East Haven proposes to plan for the renovation and expansion of the Family Resource Center to transform it into a comprehensive community hub, including a dynamic recreational area, designed to support local youth and families.

Town of Enfield **\$10,000,000**

Enfield Marketplace Infrastructure

The Town of Enfield, in partnership with Woodsonia Acquisitions LLC, will utilize CIF funding to install critical new infrastructure necessary to create a mixed-use development called the Enfield Marketplace.

Town of Plainfield **\$ 8,000,000**

InterRoyal Remediation

The Town of Plainfield proposes remediation of the former InterRoyal mill site, an abandoned brownfield site. The project will be approached in phases, including selective building demolition, abatement, and remediation. The town and partners plan to redevelop the site into a mixed-use community.

Transcend the Trend, Inc., Hamden **\$ 250,000**

Hamden Arts & Learning Oasis (HALO)

Transcend The Trend (TTT) has a mission to achieve equity in the local education system in and through the arts. The planning grant request is community engagement and a feasibility study to inform architectural and design plans to renovate space on the former Paier College of Art campus into an arts and cultural hub.

United Way of Greater New Haven, New Haven **\$ 2,000,000**

State and Chapel

United Way of Greater New Haven works to address pressing local challenges in education, safe housing, food security, career development, financial education, and other essential services. UWGNH, in partnership with Beacon Communities and Columbus House, will utilize CIF support State & Chapel, a mixed-income, mixed-use, transit-oriented housing project in downtown New Haven.

Windham Preservation, Inc., Windham **\$ 250,000**

Windham Inn Adaptive Re-use

The Windham Preservation Initiative is focused on restoring and repurposing the historic Windham Inn as housing with potential first-floor community flex space, addressing Connecticut's housing shortage while preserving a cultural landmark. CIF funding will support pre-construction planning.

YWCA Hartford Region, Inc., Hartford **\$ 1,500,000**

Center for Racial Justice & Gender Equity

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YWCA is committed to eliminating racism, empowering women, and promoting justice, freedom, and dignity for all. YWCA proposes HVAC system enhancements as part of renovating its 50-year-old Hartford building to establish The Center for Racial Justice and Gender Equity.

CONNECTICUT

Reminder of CIF Round 7 Timeline:

Notice of Funding Issued/Portal Opens	Monday, April 28, 2025
Applications Due to DECD	Friday, June 6, 2025 12pm NOON
Executive Summaries/Applications to Board	Monday, August 18, 2025
CIF Board Communicates Recommendations to Board Co-Chairs	No later than Monday, September 22, 2025
CIF Board Meeting to Make Round 7 Recommendations	Tuesday, September 30, 2025

Proposed Round 8 Timeline:

Notice of Funding Issued/Portal Opens	Monday, October 27, 2025
Applications Due to DECD	Friday, December 5, 2025 12pm NOON
Executive Summaries/Applications to Board	Monday, February 2, 2026
CIF Board Communicates Recommendations to Board Chairs	No later than Monday, March 2, 2026
CIF Board Meeting to Make Round 8 Recommendations	Tuesday, March 20, 2026

