

Analysis of State Bond Commission Agenda Items

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OFFICE OF FISCAL ANALYSIS

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The following is intended to provide legislative members of the State Bond Commission (SBC) with additional information and analysis of the items on the agenda. We have reviewed the items and provided additional information, comments or questions where it would be helpful.

I. Summary

FY 15 General Obligation Bonds¹

Allocations	FY 15 \$	FY 14 \$
May 11 Agenda (revised)	337,851,879	474,609,667
Prior Allocations	1,507,296,570	1,089,492,346
TOTAL	1,845,148,449	1,564,102,013

¹ The figures do not include reallocations.

Calendar Year 2015 General Obligation Bonds¹

Allocations	2015 \$	2014 \$
May 11 Agenda (revised)	337,851,879	474,609,667
Prior Allocations	1,047,092,235	584,264,251
TOTAL	1,384,944,114	1,058,873,918

¹ The figures do not include reallocations.

FY 15 Transportation Fund Bonds

Allocations	FY 15 \$	FY 14 \$
May 11 Agenda	0	95,900,000
Prior Allocations	659,634,587	727,405,612
TOTAL	659,634,587	823,305,612

Calendar Year 2015 Transportation Fund Bonds

Allocations	FY 15 \$	FY 14 \$
May 11 Agenda	0	95,900,000
Prior Allocations	68,294,251	67,000,000
TOTAL	68,294,251	162,900,000

Special note on job creation/retention estimates in the SBC agenda:

The Office of Policy and Management has provided an estimate for the number of jobs created or retained for each agenda item. The figures are based on the assumption that for every \$1 million of directly expended project construction costs, a total of 21 jobs are created or retained. Of the 21 job total, 9.4 are direct jobs and 11.6 are supplier jobs.

II. Agenda Items

Item #1 Office of Policy and Management: Grants-in-aid for transit-oriented development related planning (\$600,000 in new General Obligation bonds)

The funds will support the following two projects:

- Design, planning, and implementation activities related to the state's National Disaster Resilience Competition (NDRC) Phase II application (\$500,000) - Connecticut will use the funds for Phase II of its NDRC entry. In this phase, specific recovery and resiliency projects will be proposed for funding and applicants will demonstrate the feasibility and effectiveness of those projects. HUD will award funding at the end of Phase II. The state's NDRC entry is being administered by the state Department of Housing, in partnership with various other public and private organizations.

The Phase I "framing phase" of the competition required applicants to identify: (1) unmet needs for recovery from Super Storm Sandy, and (2) vulnerabilities to current and future extreme weather events and the impacts of climate change. In Phase I applicants outlined a general concept to address as many of those vulnerabilities as possible, with an eye towards ideas that would be transferable and replicable for the rest of the state.

Background: The U.S. Department of Housing and Urban Development (HUD), in collaboration with the Rockefeller Foundation is coordinating the NDRC, a two-phase process that will competitively award nearly \$1 billion in HUD Disaster Recovery funds to help communities recover from prior disasters and improve their ability to withstand and recover more quickly from future disasters. In order to participate, a state must have at least one county that experienced a Presidentially-declared major disaster in 2011, 2012, or 2013. HUD preselected Connecticut as an eligible applicant because Fairfield and New Haven counties were determined to be among the most impacted and distressed areas.

- New Britain: Planning related to the redevelopment of the former police station site on Columbus Boulevard (\$100,000) - In July 2013 the State Bond Commission allocated \$500,000 to New Britain to study whether the site of the former police headquarters on Columbus Boulevard could be redeveloped for apartments or student housing for Central Connecticut State.

Questions:

1. What was the result of the study that was funded in 2013?
2. How will the additional \$100,000 being allocated at the current meeting be used?

Item #2 Capital Region Development Authority (CRDA): Property acquisition in Hartford (\$16,000,000 in new General Obligation bonds)

The funds will be used by CRDA to purchase and make initial repairs to the Church Street parking garage in Hartford. The eight-story, 351,000 sq. ft. garage is located directly across the street from the XL Center (formerly the Hartford Civic Center) and is connected to that facility via a pedestrian bridge. Pursuant to the lease agreement with the City of Hartford, CRDA currently operates the XL Center and is responsible for the long-term planning for the upgrade or reconstruction of that facility. Acquiring the 1,300 parking space garage will allow CRDA to coordinate parking and XL Center operations and maintenance, thereby reducing operating costs and maximizing revenue for both facilities. In the long term, the garage may also provide needed space for expansion of the XL Center beyond its current limited footprint.

Background: The parking garage has been appraised at \$14.6 million. A comprehensive engineering report has identified various concrete, masonry, waterproofing and mechanical issues that need to be addressed immediately in the building. The cost of implementing the most critical repair work is estimated to be \$1.4 million, which is included in this request.

Item #3 Department of Economic and Community Development: Connecticut Manufacturing Innovation Fund (\$7,000,000 in new General Obligation bonds)

This funding will provide various grants-in-aid and loans under the Connecticut Manufacturing Innovation Fund (CMIF) and a grant-in-aid to the Connecticut Center for Advanced Technology (CCAT) for research and development of the machining of advanced composite materials. As of March 2015, the CMIF Advisory Board has approved:

- \$3.68 million for a voucher program¹;
- \$0.45 million in matching funds for \$4.5 million federal grant to Connecticut from the Department of Defense Office of Economic Adjustment for the Regional Aerospace and Defense Initiative;
- \$2.9 million grant to CCAT for the Advanced Composite Initiative;
- \$1.5 million for the Department of Economic and Community Development's (DECD) CMIF administrative costs; and
- An incumbent worker training program in collaboration with the state Department of Labor for up to \$7 million over the next two years. Program details to be finalized in the third quarter of FY 15.

The State Bond Commission allocated \$6.5 million to the program in January 2015. That funding provided (1) \$5 million for the initial round of grants-in-aid and loans under the new Connecticut Manufacturing Innovation Fund and (2) \$1.5 million to DECD for the administration of the Fund in 2014-2015.

¹ Eligible companies can apply for vouchers, ranging from \$5,000 to \$50,000, for the purchase of specialized expertise that will help improve operations, including marketing, LEAN, compliance, and other technical expertise. Participating companies must pay half of the cost.

Background: CMIF was established under PA 14-98. It provides financial assistance to support the growth, innovation and progress of the state's advanced manufacturing sector by assisting manufacturers with equipment, research and development, and training. The Fund:

- encourages company/university research efforts;
- includes a voucher program to assist with business development and technical needs;
- provides funding for access to training and educational programs that help develop the required workforce skills;
- provides matching funds for federal grants; and
- helps attract new manufacturers to the state.

Businesses, nonprofits, and other organizations may apply for the assistance, which can be in the form of grants, loans, equity, or vouchers. The fund is required to give priority to companies and organizations located in certain economic development areas.

Item #4 Department of Economic and Community Development: Grant-in-aid to the Hartford Economic Development Corporation to provide assistance to small and minority-owned businesses (\$2,500,000 in new General Obligation bonds)

This funding will support a grant-in-aid to the Hartford Economic Development Corporation (HEDCO) to finance a program to assist small and minority-owned businesses in urban areas by providing increased financing opportunities to grow and expand. The program will consist of a revolving loan fund and a grant-in-aid program.

Background: PA 12-189 created a minority business enterprise assistance program to help small and minority-owned businesses in urban areas obtain surety bonds, including bid, performance, and payment bonds, for capital projects, which may be run by a contracted nonprofit entity. The act also provided \$4.0 million for the program and the State Bond Commission allocated \$2.0 million to HEDCO in July 2013 (Bridgeport received the remaining \$2.0 million.) PA 14-98 authorized \$5 million for HEDCO grants and revolving loans under this program. The agency received a \$2.5 million allocation in July 2014 and the current agenda item allocates the remaining \$2.5 million.

Item #5 Office of Early Childhood: Grants-in-aid to school districts to develop early childhood education classrooms (\$1,587,055 in new General Obligation bonds)

The funds will be used to provide grants-in-aid to 12 towns under the Smart Start program. The table below shows the recipients, grants amounts and purposes for which the funds will be used.

Smart Start Program Grants-in-Aid

Town	Amount \$	Project	# classrooms assisted	# new students
Bridgeport	164,000	Two classroom renovations; furniture and equipment for four classrooms	4	60
Clinton	75,000	Playground equipment and surfacing; storage shed; classroom furniture; technology equipment	1	15
Coventry	150,000	Design and renovation of two classrooms and bathrooms; lighting; playground fencing and site work	2	30
East Hartford	150,000	Design and renovation of two classrooms	2	30
East Haven	148,055	Playground equipment and surfacing; security equipment, smart boards, technology equipment; storage shed and fencing	2	30
Enfield	150,000	Renovation of two classrooms; playground fencing and equipment; classroom equipment, smart board, technology equipment and listening center	2	26
Killingly	75,000	Installation of bathroom; classroom furniture and instructional equipment; playground equipment	1	15
Norwich	75,000	Classroom furniture for one classroom; installation of bathroom; playground equipment	1	15
Plainfield	75,000	Bathroom renovations; technology equipment, smart board; classroom furniture and equipment; HVAC upgrades; playground fencing and equipment	1	15
Stamford	75,000	Bathroom installation; HVAC upgrades; classroom furniture, instructional equipment; playground equipment	1	15
Wallingford	150,000	Classroom furniture, instructional equipment; technology equipment; playground equipment	2	30
Windsor	300,000	Installation of bathrooms; HVAC upgrades; classroom renovations and furniture; security equipment; playground equipment	4	60
TOTAL	1,587,055		23	341

Item #6 Department of Administrative Services: Accessibility improvement projects at state facilities (\$1,500,000 in new General Obligation bonds)

The funds will be used for accessibility improvement projects at state facilities to comply with the Americans with Disabilities Act.

Background: DAS worked with state agencies to survey accessibility needs at their facilities. The report summarizing the results of the survey is available at:

<http://das.ct.gov/images/1090/CTDASADARreport.pdf>

See Appendix A for a list of ADA projects identified by DAS. This list was provided to the General Bonding Subcommittee in March 2015.

Item #7 Department of Administrative Services: Renovation and improvement projects at state facilities (\$1,809,000 in new General Obligation bonds)

The funds will be used for alteration and improvement projects at state-owned buildings listed in the table below.

Renovation and Improvement Projects at State Facilities

Location	Amount \$	Description
39 Woodland Street	217,000	Chimney Repairs and Boiler Replacement
410 Capitol Avenue	140,000	Rooftop Air Unit Replacement
55 Farmington Avenue	1,362,000	Boiler and Chiller Replacement
55 Farmington Avenue	90,000	Design HVAC and Fire Protection System
TOTAL	1,809,000	

Item #8 Department of Emergency Services and Public Protection: Replacement and upgrade of the agency's radio communications system (\$5,788,577 in new General Obligation bonds)

The funds will be used for Phase 3 of a project to upgrade and replace obsolete communications equipment that is no longer supported by the manufacturer. The agency will purchase: (1) 1,241 portable radios for use by state police troopers, (2) 203 control station desktop radio units and (3) furniture for 9 dispatch consoles at state and municipal public safety answering points. Also included in this purchase is 3 years of radio maintenance and support by the vendor.

Including the current allocation, a total of \$19.5 million has been provided for this project. Previous State Bond Commission allocations were \$7.2 million in May 2014 for Phase 1 and \$6.5 million in January 2015 for Phase 2.

Item #9 Department of Energy and Environmental Protection: Dam repair project at Savin Lake in Lebanon (\$881,572 new General Obligation bonds)

The funds will be used for repairs to the deteriorated spillway at Savin Lake Dam in Lebanon. This allocation is necessary because the \$2.986 million prior allocation for the project in May 2014 was insufficient to meet the lowest responsible bid for the project. In addition to the spillway repairs, the work includes providing parking areas at the lake, which will improve public access.

Background: There are more than 260 state-owned dams directly under DEEP's care and control. The agency is also responsible for major repairs on dams located on land under the care and control of the Department of Corrections, the Department of Agriculture and Connecticut Valley Hospital (CVH).

Item #10 Capital Region Development Authority: Improvements at the XL Center in Hartford (\$500,000 in new General Obligation bonds)

This funding will support improvements at the XL Center in Hartford, including: (1) \$300,000 for repairs and improvements to exterior stairs, handicapped ramps and elevators and (2) \$200,000 for renovation and reconstruction planning.

Background: The XL Center, formerly known as the Hartford Civic Center, is a multi-purpose arena and convention center located in downtown Hartford. It is owned by the City of Hartford and was leased by the Connecticut Development Authority. The facility is now leased and managed by the Capital Regional Development Authority. It is actively operated by Global Spectrum. The table below shows previous allocations made by the State Bond Commission for this facility.

State Bond Commission Allocations for the XL Center

SBC Date	Amount \$	Description
12/13/13	1,800,000	CRDA: Planning and design for capital improvements to the XL Center in Hartford
2/28/14	31,200,000	CRDA: Improvements to the XL Center in Hartford
TOTAL	33,000,000	

Item #11 Department of Correction: Alteration and renovation projects at departmental facilities (\$790,000 in new General Obligation bonds)

The funds will be used for the following two purposes:

- Parking lot repairs and paving at Willard-Cybulski and MacDougall Walker Correctional Institutes (\$490,000) - The improvements are necessary due the effects of: (1) age and weather and (2) 24-hour per day usage of the parking and paving structures. Willard-Cybulski originally opened in 1990 and MacDougall-Walker opened in 1992.
- Emergency and minor capital repairs (\$300,000) - Emergency and minor capital projects funds are used to deal with: (1) unanticipated and or emergency projects

that need to be addressed immediately and (2) minor projects that are too small to require their own State Bond Commission allocation. Typical emergency repairs include boilers, hot water heaters, and other mechanical, electrical or plumbing systems. All of DOC's facilities are over 20 years old, with the exception of one wing of the Bridgeport facility.

Item #12 Office of Policy and Management: Grants-in-aid to Newtown for a new Sandy Hook School (\$36,000,000 in new General Obligation bonds)

The funds will provide a grant-in-aid to Newtown for the construction of a new Sandy Hook Elementary School. The Department of Administrative Services will administer the funds. The town has previously received \$11.7 million for this project.

Items #13, #17 & #23 Department of Transportation: Dredging and navigational direction projects (a total of \$9,500,000 in new General Obligation bonds)

The funds will be used for the following three projects:

- North Cove (\$7,500,000) - The project will dredge an 11-foot-deep entrance channel, 11-foot outer anchorage and six foot inner anchorage from the Federal Navigation Project North Cove in Old Saybrook in the Connecticut River. It is anticipated that approximately 300,000 cubic yards of predominantly silt-clay will be removed. The project is expected to start in October 2015. The North Cove was last dredged in 2009.
- Cos Cob Harbor (\$1,000,000) - The project will dredge 60,000 cubic yards of sediment from the Mianus River Federal Navigation Project in Cos Cob Harbor on the north shore of Long Island Sound. The US Army Corps of Engineers' original estimate was that approximately 45,000 cubic yards of sediment would be removed. However the Corps increased the estimate to 60,000 cubic yards due to the effects of Super Storm Sandy. The project is expected to start in October 2015. This area was last dredged in 1985.
- Mystic River (\$1,000,000) - The project will dredge the Mystic River Auxiliary Channel from the Mystic River Federal Navigation Project planned by the US Army Corps of Engineers. It is expected to start in October 2015. This area was last dredged in 1985.

Items #14 & #18 Department of Education: Reimbursement of the Capitol Region Education Council for cost overruns associated with Two Rivers Magnet High School in Hartford (a total \$1,600,214 in previously allocated General Obligation bonds)

These funds will be used to reimburse the Capitol Region Education Council for cost overruns associated with a project to fit out and equip Two Rivers Magnet High School space during the summer of 2013. The total project budget is approximately \$9.1

million and the State Bond Commission previously allocated approximately \$7.5 million for the project. The additional funds will be used to complete the remaining renovations and improvements to the facility. It is anticipated that no additional resources will be required to complete the project.

Background: The Two Rivers High School is located in the Colt Building in Hartford, and has a current enrollment of 307 students.

Items #15 & #25 Department of Energy and Environmental Protection: Energy efficiency projects at state-owned buildings (a total of \$38,000,000 in new General Obligation bonds)

The funds will be used for energy efficiency projects at Connecticut Valley Hospital in Middletown (\$33 million) and at the Department of Motor Vehicles facilities statewide (\$5 million). The Lead by Example projects are being implemented under the energy saving performance contract structure. The energy savings are guaranteed to offset their cost over a 15-year period.

Background: Under performance contracting, a private party makes energy efficiency improvements and is paid based on the savings achieved by the improvements.

Item #16 Department of Economic and Community Development: Small Business Express Program (\$5,000,000 in new General Obligation bonds)

The funds will be used to recapitalize the Small Business Express Program, which was created by PA 11-1 of the October Special Session. The State Bond Commission allocated \$195 million in total to the program since 2011.

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

Small businesses are eligible if they meet the following criteria:

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

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

The following table and chart provide an update on the Small Business Express program, as reported by DECD on December 31, 2014.

Small Business Express Data (as reported by DECD on December 31, 2014)

Activity	Impact
Applications received to date	2,794
Businesses receiving assistance	1232
Applications in process	358
Minority/ women owned businesses	243
Denied/Withdrawn	1204
Private Investment (approximate)	\$80,000,00
Payments to Date	
Grants	\$66,715,928
Loans	\$109,574,796
In Final Review	
Number of businesses in final review	109
Amount to be funded	\$21,086,076
TOTAL	\$197,376,800
Jobs to be created	4,572
Jobs to be retained	12,922
Total Jobs Impact	17,494

Questions:

1. On average, how much assistance does DECD approve per month through the Express Program?
2. Does the agency anticipate the demand for assistance to grow (or decrease) over the next two years?

Item #17 Department of Transportation: Dredging and navigational direction projects (a total of \$9,500,000 in new General Obligation bonds)

See Item #13

Item #18 Department of Education: Reimbursement of the Capitol Region Education Council for cost overruns associated with Two Rivers Magnet High School in Hartford (a total \$1,600,214 in previously allocated General Obligation bonds)

See Item #14

Item #19 Department of Mental Health and Addiction Services: Grants-in-aid to private non-profit community-based service providers (\$570,675 in new General Obligation bonds)

The funds will be used to provide grants-in-aid to two community-based service providers for the projects described below.

- Perception Programs will receive \$61,966 for renovations to second floor office space at Perception House to create three private offices for three clinicians. The funds will also support the installation of a new perimeter fence around the backyard and driveway to increase privacy. This nonprofit organization, which is based in Willimantic, provides outpatient, residential, recovery, community justice, and supportive housing services. Treatment was provided to 73 clients at Perception House in FY 14.
- InterCommunity, Inc will receive \$508,709 to renovate the basement at its 281 Main Street location in East Hartford. The funds will be used for demolition, construction, electrical and mechanical updates, and furniture for the creation of seven exam rooms for the provision of primary care services, as well as behavioral health services. This non-profit agency contracts with DMHAS to provide mental health, substance abuse, and primary care services. It is the local mental health authority for East Hartford, Glastonbury, Marlborough, Newington, Rocky Hill and Wethersfield.

Item #20 Department of Children and Families: Grant-in-aid to Connecticut Junior Republic Association, Inc. for renovations to a facility (\$400,000 in new General Obligation bonds)

The funds will be used to provide a grant-in-aid to Connecticut Junior Republic (CJR) to renovate an existing building into a new eight-bed secure residential facility on its campus Litchfield. Renovations will add space, increase the kitchen capacity, and make the rooms suicide-resistant. The agency plans to complete the work in six to eight months and has received bids from three contractors for the project. The new facility will be used for 15 to 18 year-old male adolescents who are committed to DCF as delinquent and experience substance abuse problems.

Background: CJR provides care, treatment, education and family support services for at-risk, special needs and troubled young people.

Items #21 & #26 Department of Administrative Services: Renovation and improvement projects at state facilities (\$53,042,000 in new General Obligation bonds and \$2,065,778 in previously allocated General Obligation bonds)

The funds will be used for ongoing renovation and improvements to 450 Columbus Boulevard in Hartford for occupancy by various state agencies. Improvements include roof replacement, HVAC improvements, plaza repairs, plumbing improvements and design services. The Capital Region Development Authority expects between 2,000 and 2,300 state employees to move to the complex by 2016. The Department of Revenue Services and the Commission on Human Rights and Opportunities will be among the agencies moving to the location.

Background: This property, also known as Connecticut River Plaza, is a 575,000 sq. ft., is a two-building complex built in 1984. The two office towers (11 & 15 stories, respectively) sit above a 5-level 850-spot parking garage. The state purchased the Class A office space complex for \$34.5 million in August of 2013. The building was unoccupied because its major tenant, United Healthcare, moved its downtown Hartford headquarters to CityPlace. DAS has identified approximately \$33 million to \$48 million of base building repairs which need to be completed prior to occupancy.

Item #22 Department of Economic and Community Development: Brownfield Redevelopment Initiative (\$10,000,000 in new General Obligation bonds)

The funding will support Rounds 5 and 6 (remediation and historic grants), plus a few additional loans that were recently approved for Hartford and Bridgeport.

Background: The program provides low interest loans and grants for brownfield remediation and redevelopment projects. In calendar year 2014, DECD awarded \$38.1 million to 55 projects across the state, bringing the total funding awarded since FY 12 to more than \$110 million.

Item #23 Department of Transportation: Dredging and navigational direction projects (a total of \$9,500,000 in new General Obligation bonds)

See Item #13

Item #24 University of Connecticut: Building construction at the UConn Technology Park (\$131,500,000 in new General Obligation bonds)

Please see Appendix B (provided separately) for information on this project.

Item #25 Department of Energy and Environmental Protection: Energy efficiency projects at state-owned buildings (\$13,000,000 in new General Obligation bonds)

See Item #15

Item #26 Department of Administrative Services: Renovation and improvement projects at state facilities (\$53,042,000 in new General Obligation bonds and \$2,065,778 in previously allocated General Obligation bonds)

See Item #21

Item #27 Department of Economic and Community Development: Manufacturing Assistance Act (\$3,283,000 in new General Obligation bonds and \$500,000 in previously allocated General Obligation bonds)

A. American Woolen Company, Inc. (\$500,000) – This funding will provide a loan to the American Woolen Company, Inc. in Stafford Springs for: (1) the purchase of

machinery and equipment, (2) development of a new product line and (3) employee training. The terms of the loan are an interest rate of 2% for a term of ten years. The company will be eligible for loan forgiveness of \$200,000 if it retains thirty-three jobs and creates eight new jobs within one year.

Background: The American Woolen Company was originally established in 1899. The business was re-launched through the June 2014 purchase of Warren Mills in Stafford Springs, which became the company's manufacturing headquarters.

Warren Mills was founded in 1853. At one time it was America's most prominent manufacturer of fine camel hair and cashmere woolen fabrics. This facility is the only domestic mill currently capable of producing the highest qualities of both worsted and woolen cloth.



The Finishing Mill at the American Woolen Company in Stafford Springs

- B. Lime Rock Park, LLC (\$1,000,000) - This funding will support a loan to renovate and expand Lime Rock Park's facility in the Lakeville section of Salisbury. The company intends to retain 161 jobs and create 64 new jobs within three years. The loan terms are an interest rate of 2% for term of ten years. The company will be eligible for loan forgiveness of \$250,000 if it creates and retains the 225 jobs within three years.

Background: Lime Rock Park is a motorsport racing venue that first opened in 1956. In 2008, the track was re-paved and two new corner complexes were built, giving Lime Rock the ability to be run in four different configurations.

- C. United States Navy (\$2,283,000) – This funding will support a grant-in-aid to the United States Navy to finance infrastructure improvements at the United States Navy Submarine Base-New London located in Groton. The project will enhance the military value of the facility through: (1) encroachment mitigation, (2) the installation of electronic virtual gates, (3) upgrade of fencing along the railroad right-of-way, and (4) design of an energy microgrid for the base.

Item #28 Office of Policy and Management: Urban Action Program (\$11,600,000)

I. Department of Economic and Community Development

- A. Middletown: Grant-in-aid for predevelopment work for a riverfront redevelopment project (\$2,600,000) – These funds will support Phase I of the redevelopment of the riverfront project, which includes:
- \$310,000 for final design of the boathouse/event facility;
 - \$300,000 for full environmental assessment and site characterization of properties; and
 - Up to \$2 million for environmental remediation and clean-up.

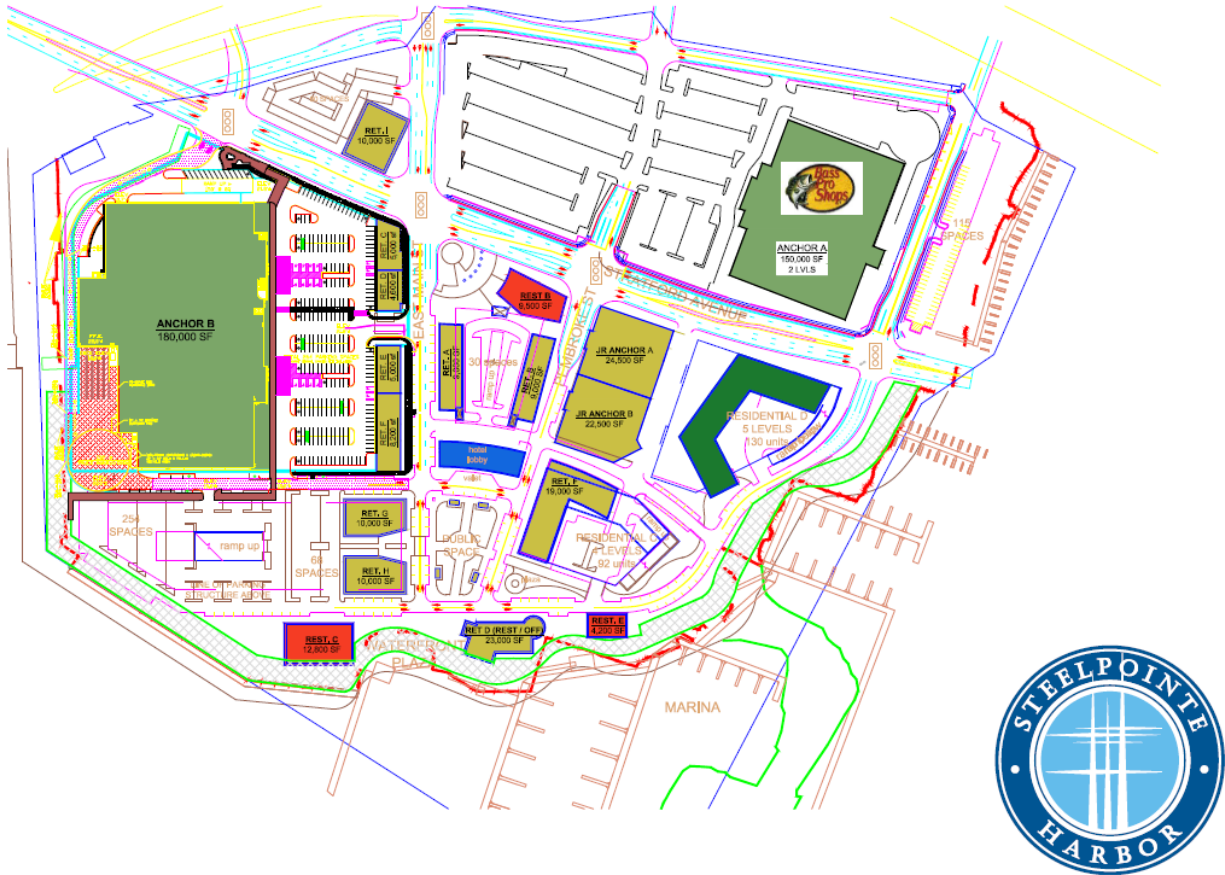
Background: The goal of this project is to develop unused municipal property along the Connecticut River into a park with a boathouse/event facility.

- B. Bridgeport: Grant-in-aid to Bridgeport Landing Development, LLC for Phase I of the Steelpointe Harbor Development (\$9,000,000) – This funding will be used for Phase 1 of shoreline improvements associated with the Steelpointe Harbor project. This phase consists of rebuilding and raising the elevation of the bulkhead around the peninsula in accordance with federal and state requirements, construction of the public access walkway and associated dredging and environmental remediation.

Description of the project - The Steel Point site is 68.5 acres. The City of Bridgeport's current plan is to use 50.6 acres for a 2.8 million sq. ft. mixed-use development. When completed, the project would include: (1) approximately 800,000 sq. ft. of retail space, (2) 200,000 sq. ft. of commercial/office space, (3) a 300,000 sq. ft. hotel/meeting area, (4) several restaurants, (5) a parking deck and several surface parking lots, (6) a 200-slip marina with shore-side support, and (7) 1,000 to 1,500 residential units. The developer estimates that it will take between 10 and 18 years to complete the entire project. The timing will depend on economic conditions.

As the map of the proposed development shows (see below), the retail component would include: (1) two main anchor tenants with 140,000 sq. ft. and 180,000 sq. ft. of space, respectively; (2) two junior (secondary) anchors, with 22,500 sq. ft. to 24,500 sq. ft. each; and (3) 11 smaller retailers with 4,600 sq. ft. to 19,000 sq. ft. of space each.

Map of the Steelpointe Harbor Project



Initial phase of the project – The initial phase of the project includes the construction of facilities for the two anchor tenants, the two junior tenants, some of the smaller retailers, the marina and a retailer that provides support to the marina. This phase will be financed with a total of \$334.33 million raised jointly by the City of Bridgeport through an autonomous special taxing district, the Steel Point Infrastructure Improvement District, set up by the city, and the developer chosen by the city, Bridgeport Landing Development Corporation LLC, which is based in Florida. The table below shows the amounts and sources of funds from these two sources.

Steel Point Project: Funding for the Initial Phase (in millions)

Source of Funding/Type of Funding	Amount \$
<i>Bridgeport Landing Development Corporation LLC (developer)</i>	
• Equity	53.1
• Construction Loan	50.0
TOTAL Developer	103.1
<i>Steel Point Infrastructure Improvement District (special taxing district)</i>	
• TIGER II federal grant to the City of Bridgeport	11.2

Source of Funding/Type of Funding	Amount \$
• Revenue bonds (funded with parking and fees)	30.0
• Special taxing district TIF bonds or EB-5 Immigrant Investor Program	190.0
TOTAL Special taxing district	231.2
TOTAL	334.3

Tax Incremental Financing (TIF): The State Bond Commission allocated \$22 million in state TIF bonds in September 2013 to finance the construction of an approximately 140,000 sq. ft. retail facility for Bass Pro Shops in Bridgeport. The facility is part of the Steelpointe Harbor project.

The developer requested \$30 million in state assistance to develop the Bass Pro Shops facility. However, based on an independent feasibility study of the project, Connecticut Innovations, Inc. revised the funding plan to \$22 million in TIF bonds (approximate \$30 million debt service cost), with the remaining \$8 million coming from the Urban Action Program. In addition, \$1 million from the Urban Action Program was used for TIF bond issuance costs.

II. Department of Public Health **This allocation was withdrawn.**

- A. Waterbury: Grant-in-aid to Waterbury Hospital to purchase medical and diagnostic equipment (\$2,750,000) - The funds will be used to purchase medical and diagnostic equipment for the Greater Waterbury Health Network. The equipment includes digital x-ray, ultrasound, C-Scan, EKG and EEG.

Question: How is the status of this request affected by the recent announcement that the Greater Waterbury Health Network has reached an agreement to sell Waterbury Hospital to Los-Angeles-based, Prospect Medical Holding Inc.?

Item #29 Authorization for the Office of the State Treasurer to issue up to \$750,000,000 in Special Tax Obligation (STO) bonds and \$200,000,000 in refunding STO bonds

The Office of the State Treasurer requires approval from the State Bond Commission to issue bonds.

Item #30 Authorization for the Office of the State Treasurer to issue up to \$800,000,000 in nontaxable General Obligation (GO) bonds

The Office of the State Treasurer requires approval from the State Bond Commission to issue bonds.

Item #31 Approval of the State Treasurer's Certificate of State Indebtedness

This resolution satisfies statutory requirements for approval of documents related to State Bond Commission meetings.

Appendix A

ADA Projects at State-owned Facilities Identified by DAS

Project Name	Design Cost \$	Design Date	Construction Cost \$
55 West Main Street, Waterbury; ADA Water Fountains	NA	NA	14,800
395 West Main Street, Waterbury; ADA Toilet Room	8,500	ADA Funds	30,000
50-55 Farmington Ave, Hartford; Various Building/Site ADA Improvements	NA	NA	66,573
410-470 Capitol Avenue Complex, Hartford; ADA Signage	NA	NA	15,000
410-470 Capitol Avenue Complex, Hartford; ADA Compliant Emergency Call Towers	NA	NA	2,450
410-470 Capitol Avenue Complex, Hartford; ADA Compliant Door Hardware	NA	NA	10,000
410 Capitol Avenue Complex, Hartford; Toilet Room Renovations	TBD	ADA Funds	250,000
410/450 Capitol Avenue Complex, Hartford; ADA Elevator Cab Phones (4) Elev @ 410 Capitol; (2) Elev @ 450 Capitol	NA	NA	18,950
470 Capitol Avenue Complex, Hartford; Renovate Existing Ramp/Entrance	TBD	ADA Funds	25,000
505 Hudson Street, Hartford; Elevators: Audible Indicators	NA	NA	TBD
61 Woodland Street, Hartford: ADA Parking Improvements	40,000	9/12/14	300,000
Various State Facilities; ADA Improvements to Toilet Rooms	50,000	9/10/14	500,000
TOTAL	98,500		1,232,773



Technology Park

In collaboration with industry partners and entrepreneurs, UConn is developing a Technology Park at the Storrs campus. As a result of PA 11-57 & 14-98, \$169.5 million of funds have been authorized. To date, the Bond Commission has allocated \$38 million of this authorization, which has been used to both complete the design of the Innovation Partnership Building (IPB) and to purchase state-of-the-art scientific equipment for use in the IPB. This equipment money has also been used to leverage strategic partnerships with key industry partners including a \$25M collaboration with FEI, the foremost electron microscopy company worldwide. The balance of the authorization, \$131.5 million, is pending allocation by the Bond Commission. With the State's financial support, UConn has designed and publicly bid the Park's inaugural building, the Innovation Partnership Building (IPB) and is ready to begin construction upon approval of the remaining funds. This 113,000 square foot building will comprise agile and flexible-use laboratories. When completed in 2017, the IPB will feature highly specialized laboratories, core facilities and equipment to support collaborative research and development activities among university, industrial and entrepreneurial partners. The primary emphasis of the Tech Park is to translate key research and development advances into commercial products that will benefit high-technology manufacturers and entrepreneurs. During the IPB building's design phase, a number of partnerships have already been developed with key industries, and we anticipate that the seven centers listed below will be located in the IPB, including:

- \$10M UTC Institute of Advanced Systems Engineering
- \$7.5M General Electric Center of Excellence for Advanced Materials and Manufacturing
- \$7.5M Pratt & Whitney Additive Manufacturing Innovation Center
- \$7.2M Fraunhofer/DEEP Center for Energy Innovation
- \$6M Comcast Center for Computer Security (In association with the UConn Center for Hardware Assurance, Security and Engineering [CHASE])
- \$7.5M DOD MURI for Nanoelectronics Security (CHASE)
- \$25M Partnership with FEI, the foremost electron microscopy manufacturer worldwide, to establish a state-of-the art center for microscopy and materials characterization

Work in progress: UConn is in discussions with an additional five potential industry partners involving multi-million dollar partnerships. We are also engaged with eight different companies considering tenancy agreements, but no leases have been signed.

The direct and attendant activities of the UConn Tech Park are expected to create new, high-paying jobs in Connecticut, secure UConn's position as a leader in high-tech innovation and serve as a vital research and development partner to key industries. The Tech Park will enhance Connecticut's global competitiveness and become a critical component of the State's future economic growth.

The emphasis of the IPB will be to broadly serve the 5,000 companies located within a 65 mile radius of Hartford, CT, that are closely aligned with the following core competencies; additive manufacturing, advanced materials, biomedical engineering and devices, hardware security, advanced systems engineering, clean energy alternatives, genetics/genomics and personalized medicine. In this new environment of a rapidly expanding portfolio of partners and technologies, the principal objectives of the IPB are to provide Connecticut companies with a high-tech, well-trained workforce, and access to an “innovation ecosystem” where discovery, product development and design, and manufacturing can commence in partnership with our world renowned faculty and excellent students.

With our partners at Battelle Memorial Institute, Connecticut Innovations, and Nerac, we have developed a model for aligning industry-friendly faculty with companies in the region that will address these core competencies. Through leveraging programs and resources, we will simultaneously increase research productivity and tech commercialization at the University while boosting economic development for the State. We will also continue to build partnerships and collaborations with high-tech industries throughout the region by aggressively marketing our world-class faculty, state-of-the-art equipment and facilities, top-notch students, and business-friendly State programs including those offered through Connecticut Innovations and DECD. This approach has already begun to yield fruit as evidenced by the recently announced collaboration in stem cell research between UConn Professor David Goldhamer and CT-based pharmaceutical company Alexion.

The IPB (shown below) will be located on North Hillside Road, which is currently being extended to link the campus to Route 44. This roadway will evolve into a high-tech corridor as the Tech Park is built-out. Approving the Bond funding for the IPB is a critical first step in launching this new venture.



Technology Park Status

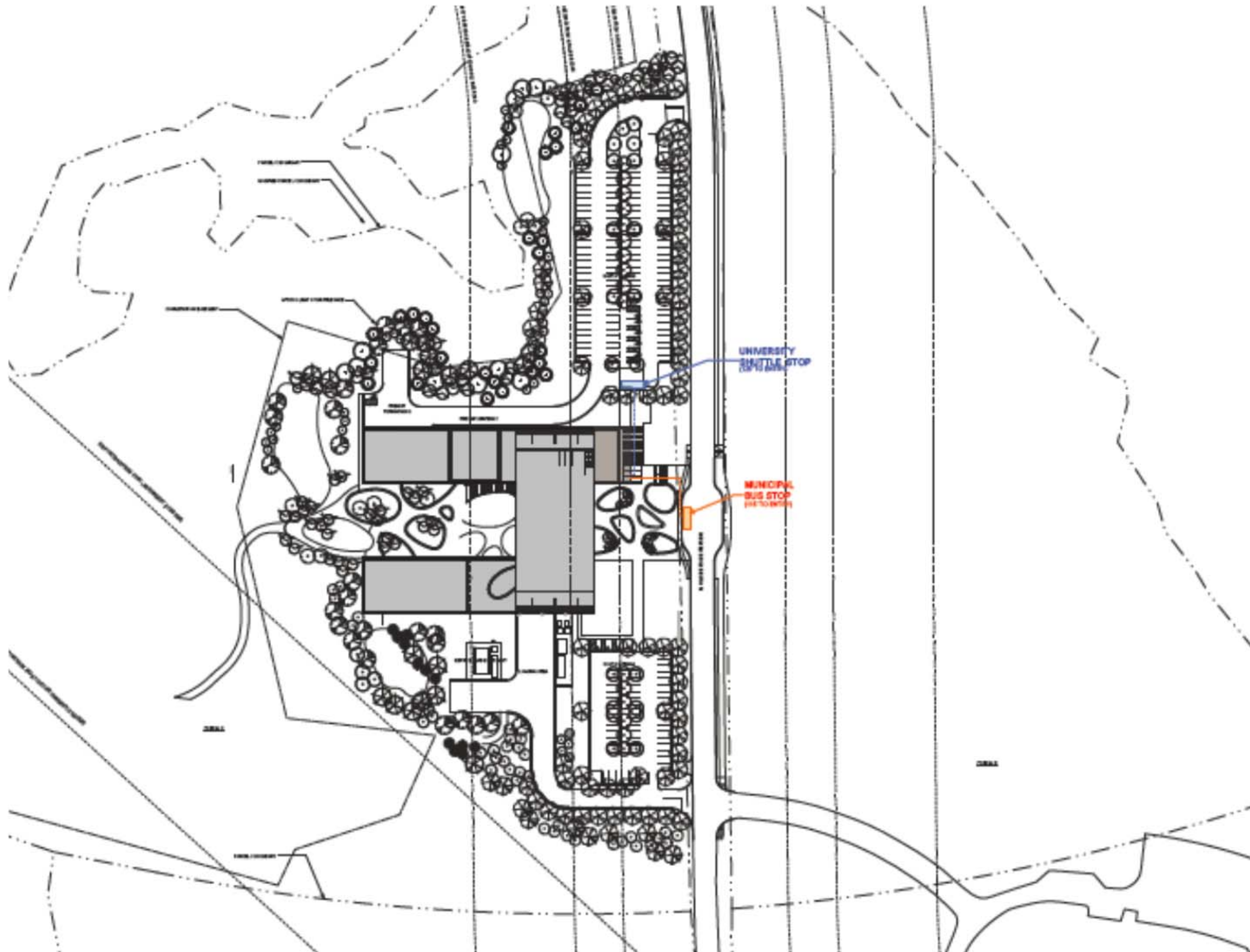
- \$169.5M of funds authorized per PA 11-57 & 14-98 for the purpose of the development of a technology park & related buildings including planning, design, construction & improvements, land acquisition, purchase of equipment, on-site and off-site utilities and infrastructure improvements
- 3 projects underway:
 - Innovation Partnership Building
 - North Hillside Road Completion
 - Water Supply Planning
- \$131.5M of funds are pending allocation by Bond Commission

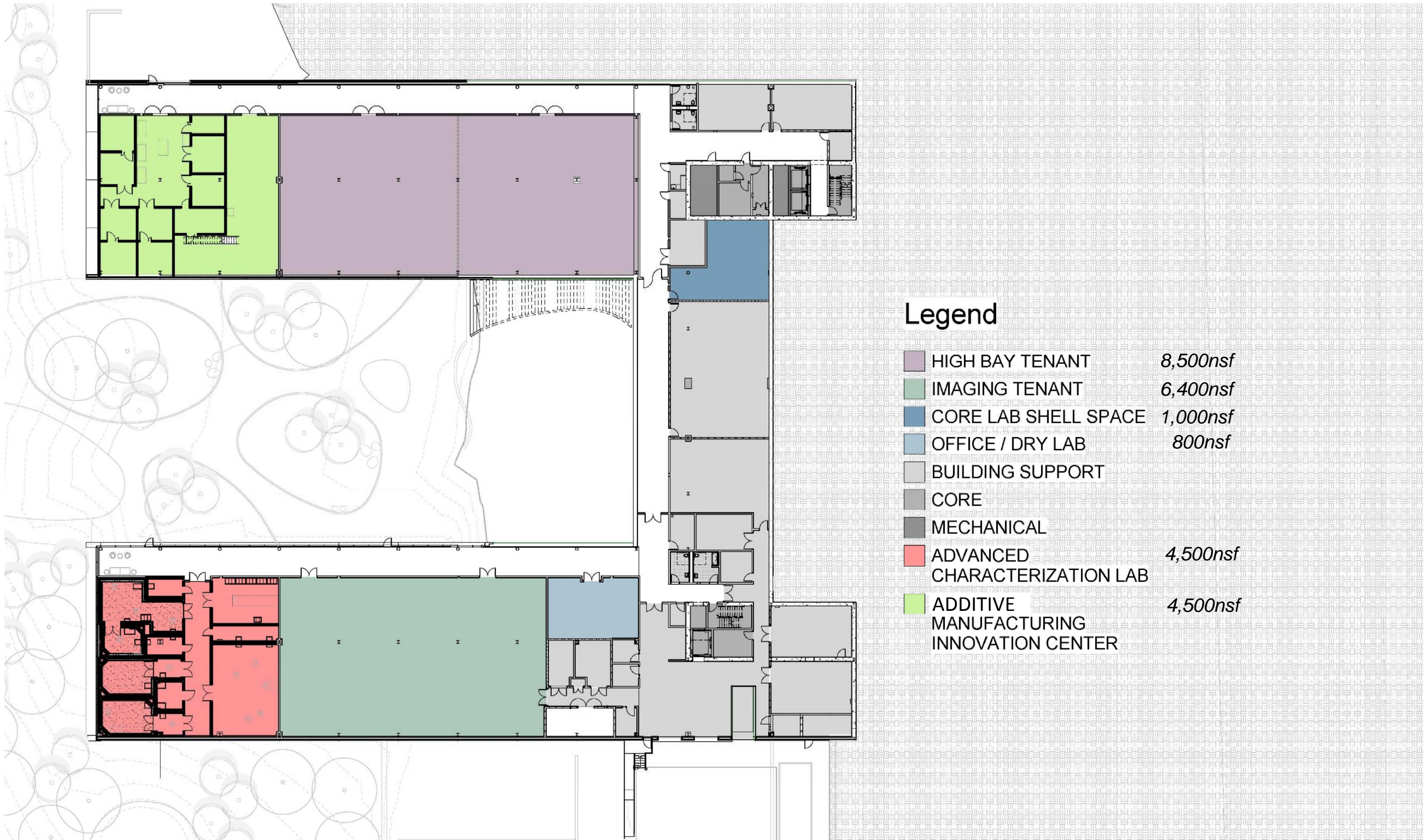
Authorization	Unallocated	Allocated
\$169.5M	\$131.5M	\$38M

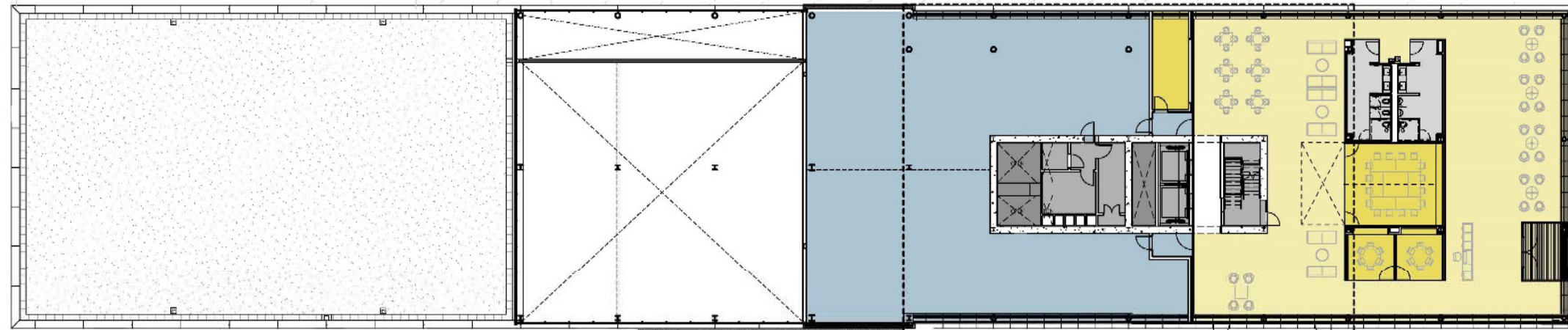
Technology Park: Innovation Partnership Building

- Scope: 114,000 GSF, 3 floors + penthouse
 - Includes 25,000 SF shelled tenant lab space
 - Core Additive Manufacturing and Advanced Characterization (Imaging)
 - HPBC, anticipate LEED Silver
- Budget: \$162.3M
- Schedule: delay due to funding
 - Start construction Spring 2015
 - Complete construction Spring 2017



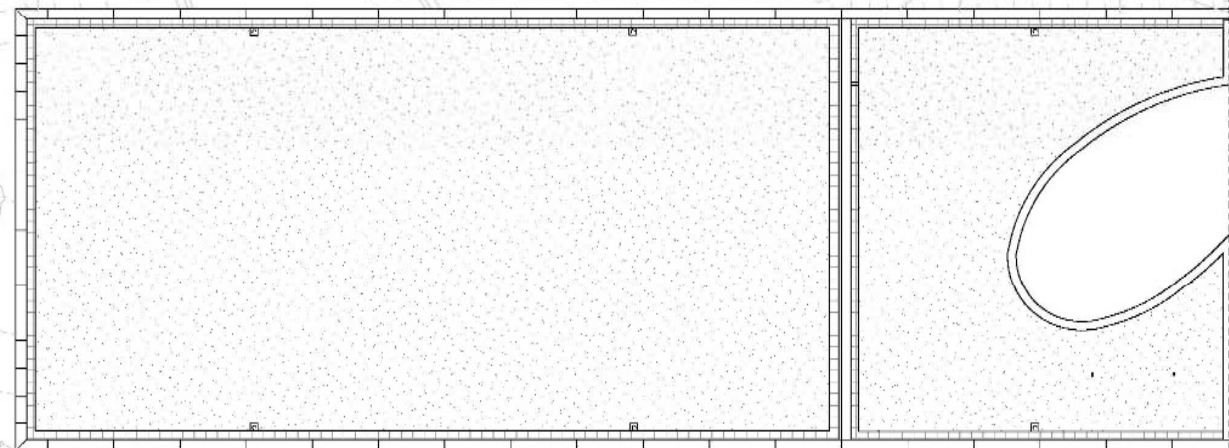




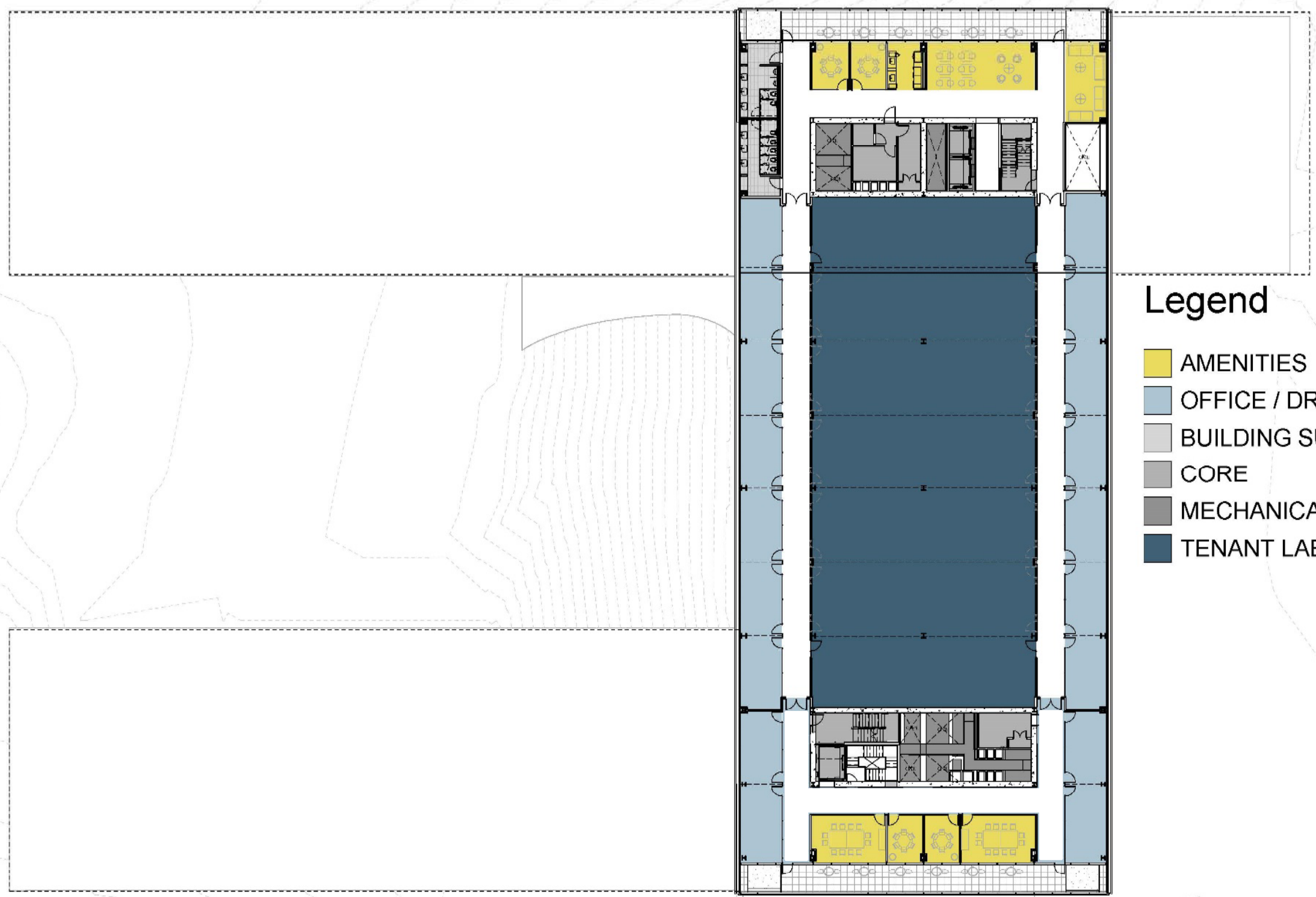


Legend







AMENITIES	1,500nsf
LOBBY	5,000nsf
IMAGING TENANT	
OFFICE / DRY LAB	5,300nsf
BUILDING SUPPORT	
CORE	
MECHANICAL	

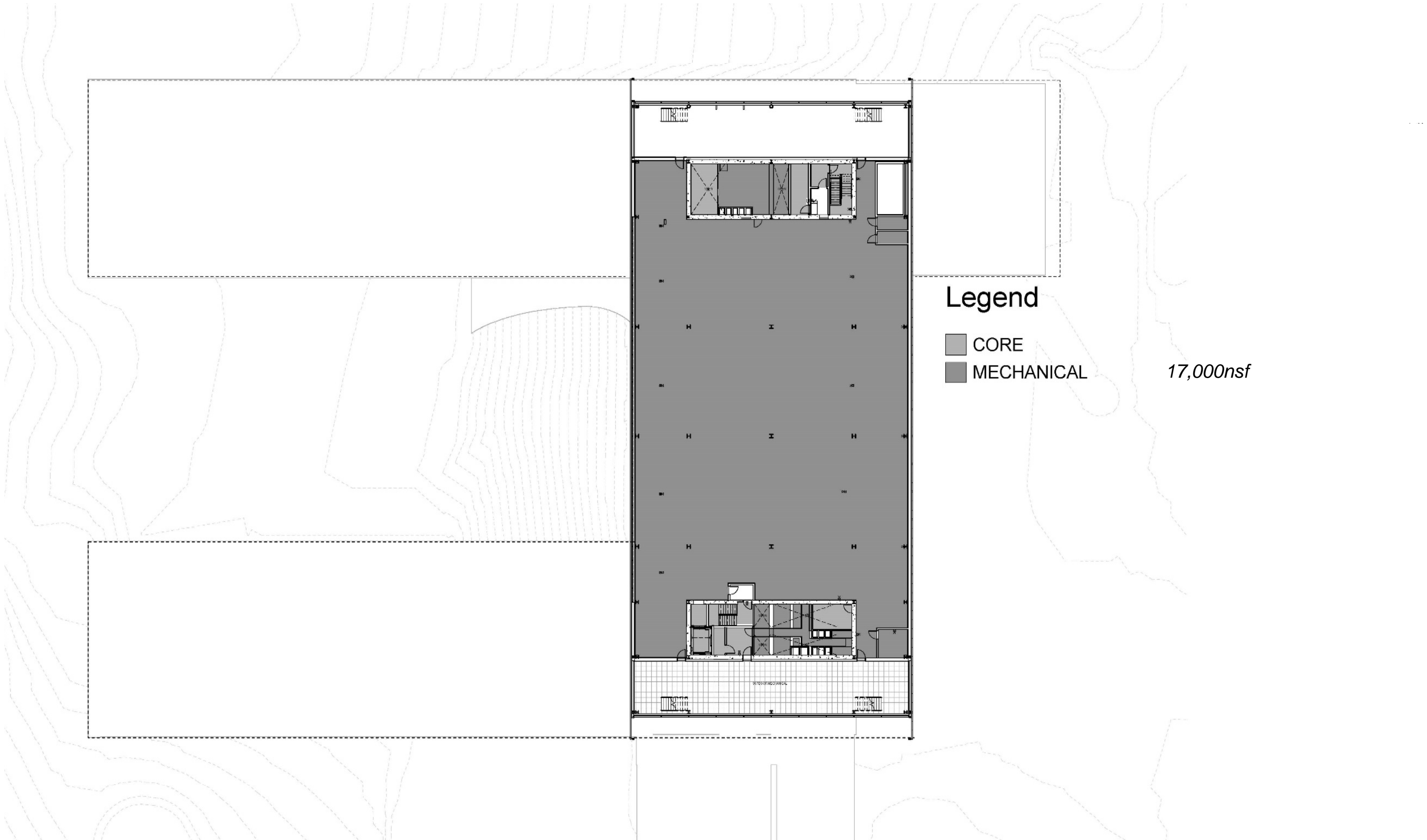


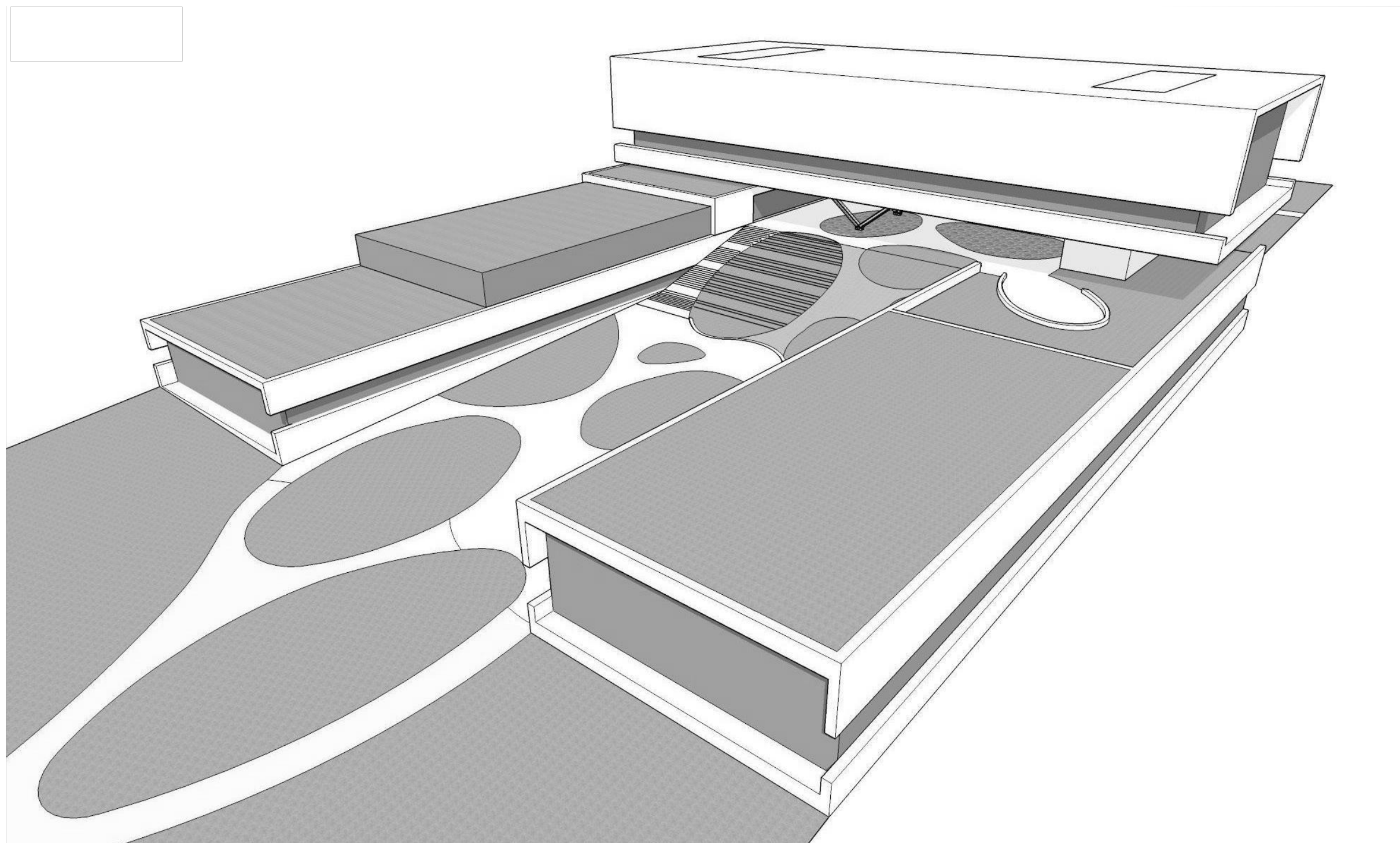
LEVEL 2



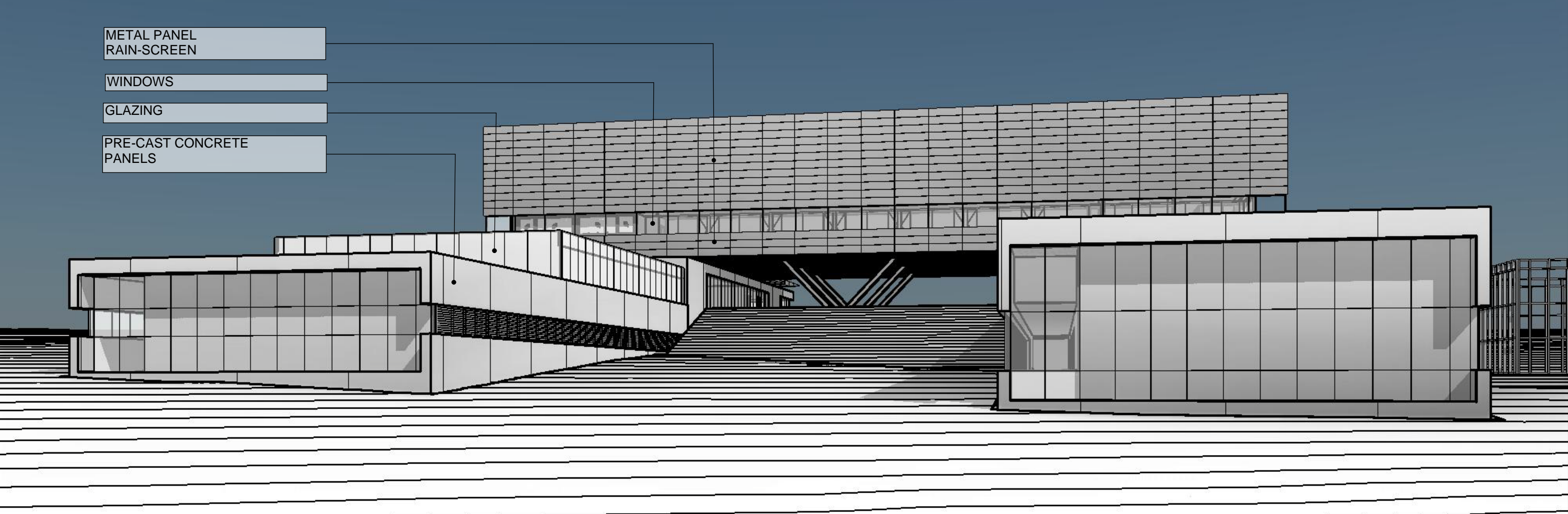
Legend

	AMENITIES	2,300nsf
	OFFICE / DRY LAB	4,700nsf
	BUILDING SUPPORT	
	CORE	
	MECHANICAL	
	TENANT LAB	9,700nsf





- METAL PANEL
RAIN-SCREEN
- WINDOWS
- GLAZING
- PRE-CAST CONCRETE
PANELS



- GLAZING
- PRE-CAST CONCRETE PANELS
- WINDOWS
- METAL PANEL RAIN-SCREEN

