

STATE OF CONNECTICUT Community Investment Fund 2030 Board Meeting

Tuesday, March 12, 2024- 10:00 AM
Legislative Office Building (LOB), Hearing Room 1C
300 Capitol Avenue, Hartford, CT 06106

Meeting can be viewed via the CIF Website YouTube live.
<https://www.youtube.com/ctforbusiness>

AGENDA

1. Roll Call
2. Comments from the Chairs
3. Approval of Minutes from December 12, 2023 Meeting
4. CIF Project Status Report – Staff
5. CIF Round 4 Award Recommendation - Staff
6. For the Good of the Order – Comments from Board Members
7. Adjournment

STATE OF CONNECTICUT
Community Investment Fund 2030 Board
December 12, 2023, 10 a.m.
Legislative Office Building (LOB), Hearing Room 1D/Hybrid with Zoom
300 Capitol Avenue, Hartford, CT 06106
Recording can be viewed at <https://ct-n.com/ctnplayer.asp?odID=22407>

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 12, 2023, at 10 AM and via Zoom. Co-Chair and Speaker of the House Matthew Ritter called the meeting to order at 10:07 AM.

Members in Attendance at LOB:

Speaker Ritter
Senate President Looney
House Minority Leader Candelora
Senator McCrory
Senator Moore
Representative Napoli
Secretary Beckham
Commissioner Mosquera-Bruno
Comptroller Scanlon
Secretary of State Thomas
Jonathan Dach, Chief of Staff, Office of the Governor

Members Online:

Senate Minority Leader Kelly
Senator Duff
Representative Felipe
Commissioner Reeves
Eleanor Michael, Deputy Commissioner, Department of Administrative Services Designee
Kevin Alvarez, Deputy Chief of Staff and Director of Policy, Office of the Treasurer Designee
Eileen Meskill, Associate Attorney General, Office of the Attorney General Designee

Others in Attendance:

Matthew Pugliese, Executive Director of Community Development and Director,
Community Investment Fund, Department of Economic and Community Development
Melinda Wilson, Assistant 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 the Community Investment Fund (CIF), like Santa Claus, has benefited communities and nonprofits during its first several rounds and he looks forward to upcoming rounds. Speaker Ritter agreed, adding that applications that are put together well and presented with a compelling case in a community that could use such assistance could receive a gift.

3. Approval of Minutes from September 26, 2023 Meeting

On a motion by Senator Looney, seconded by Secretary Thomas, the CIF Board unanimously approved the minutes of the September 26, 2023, meeting, as presented, with no discussion.

4. New Business

4a. Approval of CIF Technical Change Request

CIF Director Matthew Pugliese updated the Board on the North Hartford Partnership award from CIF Round 1. As part of this award, the Upper Albany Neighborhood Revitalization Zone (NRZ) was awarded a \$1,000,000 Planning grant. After working on the purchase, acquisition, and planning of the vacant Salvation Army property on Homestead Avenue, the awardee and the Salvation Army have reached an impasse.

Due to the non-profit's capacity and with new intent to examine three properties for the same end use as the original request, the request is made to change the end use recipient to the City of Hartford in partnership with Upper Albany NRZ, reduce award to \$500,000, and return \$500,000 of the award back to the CIF.

Senator Moore inquired as to the use of the funds as a Planning grant with an amount greater than \$250,000. Mr. Pugliese explained the original award for Planning was \$1,000,000 due to the extent of the Planning necessary. He further explained CIF Planning grants are set at \$250,000. The approval of this change request would be at the Board's discretion.

Speaker Ritter noted the Upper Albany NRZ's award came prior to the Round 3 Planning grant change. He agreed that anyone who applied from the rule change forward would be subject to the \$250,000 amount.

On a motion by Senator Looney, and seconded by Secretary Beckham, the CIF Board unanimously passed the technical change request to change the recipient of the Upper Albany NRZ CIF Round 1 award to the City of Hartford, reduce the award to \$500,000, and return \$500,000 to the CIF.

4b. CIF Funded Projects Update

Mr. Pugliese reviewed the funded projects from Round 1 and Round 2, stating that several Round 1 awards were held up waiting on the Change Policy. There are now 17 Round 1 awards and 13 Round 2 awards pending closing by end of December or early January. He noted leveraged funds are being spent first, so it may be a while before CIF funds are being expended.

Senator Looney remarked that Round 2 seems to be progressing faster than Round 1. Mr. Pugliese confirmed and emphasized the importance of awarding shovel ready projects. There were fewer shovel ready projects in Round 1 than in Round 2. Mr. Pugliese noted the importance of shovel readiness.

Representative Candelora asked if projects can commence using local funds prior to the contracts being approved. Mr. Pugliese answered that, in general, projects can commence with local funds and CIF is working with everyone on a case-by-case basis.

Mr. Dach commented that the CIF Board is learning as they go, and the Board needs to prioritize shovel ready projects in the future. Speaker Ritter agreed with Mr. Dach's point.

5. Reminder of Next Round Timelines

5a. CIF Round 4 Application Update

Mr. Pugliese reminded everyone that the Round 4 deadline is Friday, December 15 at 12:00 NOON. Materials will be sent to the Board on Tuesday, February 6, 2024. Recommendations can be made at the CIF Board meeting on Tuesday, March 12, 2024. Final application count and dollars requested in CIF Round 4 will be provided to the Board on Friday, December 15.

Senator Looney asked if more awards have been granted to non-profit organizations or Municipal applications. Mr. Pugliese estimated that 60% have been NPOs and 40% have been Municipalities. He offered to send details to the Board.

5b. Round 5 and 6

Mr. Pugliese reviewed the Round 5 dates and the proposed Round 6 dates:

ROUND 5

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 Communicate Recommendations to Co-Chairs	By Tuesday, September 3, 2024
CIF Board Meeting for Round 5 Recommendations	Tuesday, September 10, 2024

ROUND 6

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 Communicate Recommendations to Co-Chairs	By Monday, March 3, 2025
CIF Board Meeting for Round 5 Recommendations	Tuesday, March 11, 2025

6. For the Good of the Order

On behalf of the Co-Chairs, Speaker Ritter expressed gratitude for the work DECD puts into this work. Senator Looney said that he believes this program is working the way everyone envisioned when the statute was passed. He commended DECD for their extraordinary work, attention to detail, and responsiveness to applicants.

7. Adjournment

On a motion to adjourn by Mr. Dach, seconded by Secretary Scanlon, the CIF Board Meeting unanimously adjourned at 10:24am.

COMMUNITY INVESTMENT FUND 2030

PROJECT STATUS	Round 1 (26 awards)	Round 2 (28 awards)	Round 3 (21 awards)
Grant Contracts Closed	12	2	0
Pending Closing with Counsel	11	14	7
Contracts in Negotiation	2	10	14
On Hold	1	1	0
Predevelopment Underway	3	5	9
Construction Underway	3	0	0

DEFINITIONS

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

Pending Closing with Counsel: 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.

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

Construction Underway: Construction bidding complete, construction activities started.

ROUND 1 PROJECT DETAIL

ASYLUM HILL NEIGHBORHOOD ASSOCIATION

Per the CIF Change Policy, the awardee has been notified of the 6-month cure period for a budget gap of \$1,752,962. The cure period ends Friday, June 7, 2024. The funding gap was identified prior to grant contract closing.

Grant Award \$1,247,038
Expenditures \$0
Grant Balance \$1,247,038

BALDWIN HOLDINGS

Per the CIF Change Policy, this awardee was approved to change the affordability mix of the housing units. The grant contract is pending closing with counsel.

Grant Award \$1,756,164
Expenditures \$0
Grant Balance \$1,247,038

BELIEVE IN ME EMPOWERMENT CORPORATION

The grant contract is pending closing with counsel. Predevelopment activities underway – Architectural & Engineering firm selected and RFP for construction management services underway.

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

CITY OF ANSONIA

The grant contract is closed. Predevelopment activity is underway.

Grant Award \$6,500,000
Expenditures \$0
Grant Balance \$6,500,000

CITY OF MERIDEN – 85 Tremont

The grant contract is pending closing with counsel. CHFA, DOH and CIF awards would close simultaneously at the end of March.

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

CITY OF MIDDLETOWN – Return to the Riverbend

The grant contract is pending closing with counsel. This project is expected to close by the end of April.

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

CITY OF NEW HAVEN – 596-598 George Street

Per the CIF Change Policy, the project has been approved to pivot from homeownership opportunities to Veterans Housing. The project is awaiting developer agreement.

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

CITY OF WATERBURY – Freight Street Redevelopment

The grant contract is closed. Grant funded activities are underway.

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

CITYSEED, INC.

The grant contract is closed. All funds have been expended.

Grant Award \$1,092,500

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

CONNCORP – Dixwell Plaza Redevelopment

The grant contract is pending closing with counsel. Expected closing date is 3/15. Demolition activities have begun on project parcels.

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

DOWNTOWN EVENING SOUP KITCHEN

This grant contract is closed. Construction has begun.

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

EAST MAIN STREET REVITALIZATION ASSOCIATION - Planning

The grant contract is pending closing with counsel. The awardee is proceeding with predevelopment activities and RFP development.

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

FAIR HAVEN COMMUNITY HEALTH CLINIC – Expansion

Per the CIF Change Policy, this awardee was approved to reduce the square footage of the health center. The grant contract is pending closing with counsel. Non-CIF portions of the project are underway; construction has begun.

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

INTERNATIONAL HARTFORD – Food Truck Park

Per the CIF Change Policy, a change in location has been approved. Also per the CIF Change Policy, the awardee has been notified of the 6-month cure period for a budget gap. The cure period ends Friday, June 5, 2024. Awaiting lease from Trinity College.

Grant Award \$999,950
Expenditures \$0
Grant Balance \$999,950

LOCAL INITIATIVES SUPPORT CORPORATION – Affordable Housing Gap Funding Revolving Loan Fund

The grant contract is in active negotiation.

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

MATCH, INC - \$780,000

The grant contract is closed. Machinery and Equipment have been purchased which will be reimbursed with CIF grant funding. Programmatic activities have begun.

Grant Award \$780,000
Expenditures \$0
Grant Balance \$780,000

NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION - Planning

The grant contract is closed. Planning activities are underway.

Grant Award \$155,000
Expenditures \$ 21,943
Grant Balance \$133,057

NEW REACH, INC. – Martha’s Place Upgrades

The grant contract is pending closing with counsel.

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

NORTH HARTFORD COLLABORATIVE PARTNERSHIP

The grant contract for three of the four project sub-recipients has closed. Pre-development activities are underway. The Upper Albany Neighborhood Revitalization Zone has requested a technical change per the CIF policy and pending approval will be contracted separately. First payment has been processed.

Grant Award \$3,500,000 for the three sub-recipients only.
Expenditures \$996,123
Grant Balance \$2,503,877

NORWICH COMMUNITY DEVELOPMENT CORPORATION (NCDC) – Reid & Hughes

The grant contract has closed. Grant funded activities are underway.

Grant Award \$550,000
Expenditures \$104,050
Grant Balance \$445,500

SHELDON OAK CENTRAL, INC - HARTFORD – Affordable Housing

Per the CIF Change Policy, this awardee has been approved to proceed with 100% affordable housing. The grant contract is pending closing with counsel. Project is expected to close by the end of March. Non-CIF funded portions of the project are underway.

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

TOWN OF BLOOMFIELD – Public Libraries

The grant contract is pending closing with counsel. Flood Management Certification is approved with acceptable conditions. Construction of the Prosser Library is in process. Procurement is underway for the McMahon Wintonbury Library.

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

TOWN OF EAST HARTFORD – Church Corners

The grant contract is closed. Church Corners Inn has been purchased by the Town of East Hartford. The Developer has been selected. The project is underway. Applicant is working on submitting first payment request.

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

TOWN OF HAMDEN – Drainage Planning

The grant contract is closed. An engineering firm has been selected. Planning is occurring.

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

TOWN OF STRATFORD – Bruce Brook Flood Mitigation

The grant contract is closed, pending recording documents. Project design is underway.

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

WINSTED HEALTH CENTER - Planning

The grant contract is closed. Planning activities are underway.

Grant Award \$438,750
Expenditures \$0
Grant Balance \$438,750

ROUND 2 PROJECT DETAIL

BOROUGH OF NAUGATUCK - Naugatuck Industrial Park Phase III

The grant contract has closed. Pre-development activities are underway.

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

BOYS & GIRLS CLUB OF HARTFORD - Northwest Boys & Girls Renovation

The grant contract is pending closing with counsel. The Urban Act funded portions of the project are underway. Non-CIF portion of renovations has begun, and CIF portion is currently out to bid.

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

CAREER RESOURCES - The Bridge on Main

Per the CIF Change Policy, the awardee has been notified of the 6-month cure period to address a budget gap. The cure period ends Friday, June 7, 2024. Significant progress has been made towards closing the gap.

Grant Award \$4,536,250
Expenditures \$0
Grant Balance \$4,536,250

CITY OF BRIDGEPORT - Civic Block

The grant contract is pending closing with counsel. Non-CIF funded portions of the project are underway.

Grant Award \$3,500,000
Expenditures \$0
Grant Balance \$3,500,000

CITY OF BRISTOL - Route 72 Corridor Improvement

The grant contract is pending closing with counsel. Project design is underway.

Grant Award \$6,850,000
Expenditures \$0
Grant Balance \$6,850,000

CITY OF HARTFORD - Hart Is Where the Home Is

The grant contract is in active negotiation. Pre-development activities underway.

Grant Award \$4,570,000
Expenditures \$0
Grant Balance \$4,570,000

CITY OF NEW HAVEN - Long Wharf Park

The grant contract is in active negotiation. The City of New Haven provided leveraged funding. Planning activities are underway.

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

CITY OF NEW LONDON - Community Center

The grant contract is pending closing with counsel. CEPA scoping complete. Non-CIF funded portions of the project are underway. Site mobilization has occurred.

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

CITY OF STAMFORD - West Side Pedestrian Safety and Connectivity

The grant contract is pending closing with counsel. Pre-development activity is underway.

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

CLIMATEHAVEN

The grant contract is pending closing with counsel. Construction build-out near completion.

Grant Award \$910,744
Expenditures \$0
Grant Balance \$910,744

DANBURY HACKERSPACE - Innovation Studios

The grant contract is in active negotiation. The awardee is awaiting a signed lease and Planning & Zoning approval.

Grant Award \$510,761
Expenditures \$0
Grant Balance \$510,761

GRACE CONGREGATE HOUSING - Grace House Capital Improvements

The grant contract is in active negotiation.

Grant Award \$921,564
Expenditures \$0
Grant Balance \$921,564

MARY WADE HOME - Boardman Residential Care Home Renovation Planning

The grant contract is pending closing with counsel. Design planning is underway.

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

MCCALL FOUNDATION, INC. - Family Wellness Center of the McCall Behavioral Health Network

The grant contract is closed.

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

MERIDEN-NEW BRITAIN-BERLIN YMCA - Meriden New Britain Berlin YMCA Childcare Expansion

A potential change in scope may be requested to increase the area available for the YMCA's activities with no effect on CIF budget. The grant contract is in active negotiation.

Grant Award \$1,700,000
Expenditures \$0
Grant Balance \$1,700,000

NEW REACH, INC. - Health, Safety and Efficiency Initiative: Phase 2 - LifeHaven

The grant contract is pending closing with counsel. Awaiting landlord agreement to terms of Financial Assistance Proposal.

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

NORWALK REDEVELOPMENT AGENCY - Re-development of 55 Dr. Martin Luther King, Jr. Drive

The grant contract is pending closing with counsel.

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

NORWALK REDEVELOPMENT AGENCY - Oak Grove Apartments and Learning Center

The grant contract is pending closing with counsel. Non-CIF funded portions of the project are underway. Construction has begun.

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

NORWICH COMMUNITY DEVELOPMENT CORPORATION - Occum Industrial Center

The grant contract is pending closing with counsel. Urban Act funds have been utilized to begin Planning. CEPA scoping complete. Non-CIF portions of the project are underway.

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

PACIFIC HOUSE - 41 – 45 Stillwater Avenue

The grant contract is in active negotiation. Predevelopment activities are underway.

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

RIVERFRONT RECAPTURE - Riverfront Recapture Regional Trail System

The grant contract is in active negotiation. Remediation must be completed before the CIF construction can begin.

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

TOWN OF EAST WINDSOR - Park Hill and School Hill Water Line Extension

The grant contract is in active negotiation. Predevelopment activities are underway.

Grant Award \$4,000,000
Expenditures \$0
Grant Balance \$4,000,000

TOWN OF HAMDEN - Middle School Demolition

The grant contract is in active negotiation.

Grant Award \$5,400,000
Expenditures \$0
Grant Balance \$5,400,000

TOWN OF MANCHESTER - Downtown for All – Streetscape

The grant contract is in active negotiation.

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

TOWN OF PLYMOUTH - Plymouth Transformational Plan

The grant contract is pending closing with counsel. A consultant has been selected. Planning activities are underway.

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

TOWN OF PRESTON - Poquetanuck Village Traffic Calming Phase 1

The grant contract is pending closing with counsel. A Change in Scope was approved to increase scope with no effect on CIF budget. An engineering firm has been selected.

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

TOWN OF STRATFORD - South End Community Center

The grant contract is pending closing with counsel. Project design is underway.

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

UPPER ALBANY NEIGHBORHOOD REVITALIZATION ZONE - Purchase of 333 Homestead Avenue

Project is on-hold.

Grant Award \$1,500,000

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

ROUND 3 PROJECT DETAIL

ADVOCACY TO LEGACY, INC. – Home Roots Resource Center – One Stop Shop

The grant contract is pending closing with counsel. An architectural firm is in place.

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

ALBERTUS MAGNUS COLLEGE – Enhancing Celentano Field & Ralph Walker Rink

The grant contract is in active negotiation. Pre-development activities are underway.

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

BRASS CITY RESIDENCES - West Grove Street Redevelopment

The grant contract is in active negotiation.

Grant Award \$7,728,995
Expenditures \$0
Grant Balance \$7,728,995

CITY OF BRIDGEPORT – PSEG Demolition

The grant contract is in active negotiation.

Grant Award \$22,500,000
Expenditures \$0
Grant Balance \$22,500,000

CITY OF NEW HAVEN – Long Wharf Gateway District Redevelopment

The grant contract is being negotiated.

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

CITY OF NEW HAVEN – Whalley Avenue Revitalization

The grant contract is being negotiated.

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

CITY OF NORWALK - Lockwood and Heather Lane Drainage Improvements

The grant contract is in active negotiation. Applicant has completed the bidding process and is working on the budget.

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

CITY OF STAMFORD - Stamford Tech Hub TOD Project

The grant contract is in active negotiation.

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

LYMAN ALLEN ART MUSEUM – Lyman Allen Park Project

The grant contract is under active negotiation.

Grant Award \$1,117,970
Expenditures \$0
Grant Balance \$1,117,970

REAL ART WAYS – Real Art Ways Expansion

The grant contract is in active negotiation. Pre-development activities are underway.

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

THE SHUBERT THEATRE, NEW HAVEN – Shubert Theatre Sustainability

The grant contract is pending closing with counsel.

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

TOBACCO VALLEY DEVELOPMENT CORPORATION - Enfield Manor & Extension

The grant contract is in active negotiation. Predevelopment activities are underway. Applicant is preparing bid documents for review.

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

TOWN OF BLOOMFIELD – Centered and Strong: Town Center Master Plan

The grant contract is pending closing with counsel.

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

TOWN OF EAST HARTFORD – East Hartford Affordable Homes/ NOW

The grant contract is in active negotiation. Pre-development activities are underway.

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

TOWN OF GRISWOLD – Route 164 Infrastructure Project

The grant contract is being negotiated. Construction bidding will be repeated in the spring.

Grant Award \$8,707,755
Expenditures \$0
Grant Balance \$8,707,755

TOWN OF SCOTLAND – Town Hall Renovation

The grant contract is in active negotiation. Pre-development activities are underway.

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

TOWN OF VOLUNTOWN – Community Water Systems Study

The grant contract is pending closing with counsel.

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

TOWN OF WINDHAM – Mill 4 Planning Grant

The grant contract is pending closing with counsel.

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

TOWN OF WINDSOR - Wilson Park

The grant contract is pending closing with counsel. Project design is underway.

Grant Award \$4,000,000
Expenditures \$0
Grant Balance \$4,00,000

TOWN OF WINDSOR LOCKS - Transit Oriented Development – Historic Station Renovation

The grant contract is pending closing with counsel. Property acquisition underway.

Grant Award \$4,848,500
Expenditures \$0
Grant Balance \$4,848,500

YWCA OF THE HARTFORD REGION - The Center for Racial Justice and Gender Equality

The grant contract is in active negotiation.

Grant Award \$4,200,000
Expenditures \$0
Grant Balance \$4,200,000

**CIF Projects Round 4 - Proposed
3/12/2024**

Applicant	Project Name	Municipality	Proposed Award
1 Asylum Hill Neighborhood Association	Aetna Diner	Hartford	\$ 3,092,721
2 Borough of Naugatuck	Rubber Avenue Corridor Revitalization	Naugatuck	\$ 5,754,493
3 Boys and Girls Club of New Britain	Building Brighter Futures Together	New Britain	\$ 250,000
4 Bridgeport Economic Development Corp	Connecticut Sports & Community Infrastructure	Bridgeport	\$ 8,000,000
5 Charter Oak Cultural Center	Renovation/Restoration of 21 Charter Oak Avenue	Hartford	\$ 6,500,000
6 City of Danbury	South Main St Revitalization	Danbury	\$ 1,325,000
7 City of New Britain	Mount Pleasant-Myrtle Street Corridor	New Britain	\$ 250,000
8 City of Norwich	Waterfront Revitalization	Norwich	\$ 2,000,000
9 CLiCK	Promoting Equity by Regional Food Hub Expansion	Windham	\$ 2,799,222
10 Community Health Center, Inc	The Urban Garden Greenhouse	Middletown	\$ 2,130,500
11 Connecticut Trust for Historic Preservation	Washington Park Community Preservation	Bridgeport	\$ 5,156,141
12 Continuum of Care	Ella-Blake Project	New Haven	\$ 2,750,000
13 Friends Center for Children	Flint Street Family Campus	New Haven	\$ 250,000
14 Haven's Harvest	Haven's Harvest Phase 2 Planning	New Haven	\$ 250,000
15 Lyman Allyn Museum	Lyman Allyn Park	New London	\$ 1,620,357
16 New Haven Museum	Planning for Lighthouse Road and Whitney Avenue	New Haven	\$ 350,000
17 Northeast Neighborhood Partners	Hartford Workforce Hub	Hartford	\$ 900,000
18 Norwalk Housing Authority	45 Meadow Project	Norwalk	\$ 3,444,751
19 Norwalk Redevelopment Agency	South Norwalk Streetscape Improvements	Norwalk	\$ 3,000,000
20 Overlook Development	Willow Creek	Hartford	\$ 5,527,250
21 Thames Valley Council for Community Action, Inc.	Groton Early Childhood Education Center	Groton	\$ 2,000,000
22 Town of Bloomfield	Rockwell Park	Bloomfield	\$ 4,000,000
23 Town of Hamden	Hamden Affordable Housing Development	Hamden	\$ 8,689,491
24 Town of Manchester	Downtown for All - 21st Century Library	Manchester	\$ 3,500,000
25 Town of Mansfield	Mansfield Municipal Services Campus Master Plan	Mansfield	\$ 250,000
26 Town of Plainfield	Plainfield Recreation Facility Master Plan	Plainfield	\$ 250,000
27 University of New Haven	Expanding Dental & Health Care Services	West Haven	\$ 250,000
Total			\$ 74,289,926

Community Investment Fund 2030, CIF Board Meeting, 3/12/24

Round 4 Summaries of Projects for Recommendation

ASYLUM HILL NEIGHBORHOOD ASSOCIATION, Hartford, \$3,092,721

“Aetna/Comet Diner”

CIF funds will be used to complete remediation, renovate and reactivate the historic diner, and provide a local community meeting space.

BOROUGH OF NAUGATUCK, Naugatuck, \$5,754,493

“Rubber Avenue Corridor Revitalization”

CIF funds will transform the Rubber Avenue Corridor by investing in infrastructure to promote private investment while enabling connectivity and increasing resiliency through stormwater drainage upgrades in the Nettleton Avenue area.

BOYS AND GIRLS CLUB OF NEW BRITAIN, New Britain, \$250,000

“Building Brighter Futures Together”

CIF funding will support the renovations and updating of Camp Schade to be more accessible and provide a safe and modern summer camp.

BRIDGEPORT ECONOMIC DEVELOPMENT CORPORATION, Bridgeport, \$8,000,000

“Connecticut Sports & Community Infrastructure”

CIF Funds will be used towards remediation of 20-acres of brownfield sites including portions of 255 and 363 Kossuth Street, 83 - 153 Howe Street, and 141 – 173 Stratford Avenue, and an area of land between 141 Stratford Avenue and 255 Kossuth Street, and establishment of sustainable waterfront location through coastal resiliency and flood mitigation infrastructure. The CIF Funds will support the public greenspace and park aspects of the project.

CHARTER OAK CULTURAL CENTER, Hartford, \$6,500,000

“Renovation and Restoration of 21 Charter Oak Avenue”

CIF grants funds will renovate Connecticut’s first synagogue at 21 Charter Oak Avenue and historic 25 Charter Oak Avenue. The Charter Oak Cultural Center City School for the Arts will add 8 classrooms and update ADA compliance.

CITY OF DANBURY, Danbury, \$1,325,000

“South Main Street Revitalization”

CIF grant funds will improve sidewalks at the intersection of Park & Main, renovate Elmwood Park and provide for a neighborhood drainage study.

CITY OF NEW BRITAIN, New Britain, \$250,000

“Mount Pleasant - Myrtle Street Corridor”

CIF funds will assist with the community engagement and Master Planning of transformation of 20 acres of distressed area into a sustainable community by outlining the project’s scope, goals and design.

CITY OF NORWICH, Norwich, \$2,000,000

“Waterfront Revitalization”

CIF funds will provide for public improvements at Howard T. Brown Park.

CLICK, INC., Windham, \$2,799,222

“Promoting Equity by Regional Food Hub Expansion”

With CIF funds, CLICK will renovate its current kitchen to create a processing and cold storage facility, add a second-floor mezzanine space for offices and build-out a community training space.

COMMUNITY HEALTH CENTER, INC., Middletown, \$2,130,500

“The Urban Garden Greenhouse”

CIF funds will build a four-season glass greenhouse on the CHCI campus. The multi-purpose greenhouse will provide opportunities for community educational programming, community meeting space and growing starter trees for transplantation in partnership with the City of Middletown and local organizations to create a tree canopy.

CONNECTICUT TRUST FOR HISTORIC PRESERVATION, INC., Bridgeport, \$5,156,141

“Washington Park Community Preservation”

CIF funds will allow Preservation CT and the Washington Park Revitalization Committee to conduct studies and perform critical renovations to seven locally and nationally significant places located within 5 city blocks. Funds will support state and national Register documentations of buildings throughout the neighborhood.

CONTINUUM OF CARE, INC., New Haven, \$2,750,000

“Ella-Blake Project”

CIF funding will enable Continuum of Care to purchase its two facilities at 977 Ella Grasso Boulevard and 163 Blake Street. Funds will preserve 58 units of affordable housing.

FRIENDS CENTER FOR CHILDREN, New Haven, \$250,000

“Flint Street Family Campus”

CIF will provide a planning grant for community engagement and design of the Flint Street Family Campus.

HAVEN’S HARVEST, New Haven, \$250,000

“Phase 2 Planning”

CIF funds will allow for planning towards community engagement and a feasibility study of the intersection of its work and the needs of the community in the Fair Haven neighborhood.

LYMAN ALLYN ART MUSEUM, New London, \$1,620,357

“Lyman Allyn Park”

CIF funds will allow the museum to complete the Lyman Allyn Park, a 12-acre urban park with lighted walkways, sculpture gardens, an event stage, a water feature and green spaces.

NEW HAVEN MUSEUM, New Haven, \$350,000

“Planning for 325 Lighthouse Road and 114 Whitney Avenue”

CIF Planning funds will allow for community engagement, a Master Plan and designs for renovations and upgrades for the museum’s two sites.

NORTHEAST NEIGHBORHOOD PARTNERS, INC., Hartford, \$900,000

“Hartford Workforce Hub”

CIF funds will support the development of the Hartford Workforce Hub in the Swift Factory.

NORWALK REDEVELOPMENT AGENCY, Norwalk, \$3,000,000

“South Norwalk Streetscape Improvements”

CIF funding will make significant capital improvements to public infrastructure to support pedestrian infrastructure and align with completed mobility study.

OVERLOOK DEVELOPMENT CORPORATION, Hartford, \$5,527,250

“Willow Creek”

CIF funds will provide pre-development, site improvements and infrastructure for connectivity of the streets, utilities and sidewalks for Willow Creek.

SOUND COMMUNITIES, INC., (NORWALK HOUSING AUTHORITY), Norwalk, \$3,444,751

“45 Meadow”

CIF funds will support replacement of 54 units of obsolete affordable housing with 55 modern, energy efficient, affordable housing units and amenities.

THAMES VALLEY COUNCIL FOR COMMUNITY ACTION (TVCCA), Groton, \$2,000,000

“Groton Early Childhood Education Center”

CIF will fund predevelopment for a new building resulting in an expansion of childcare.

TOWN OF BLOOMFIELD, Bloomfield, \$4,000,000

“Rockwell Park Improvements”

CIF will fund improvements at Rockwell Park.

TOWN OF HAMDEN, Hamden, \$8,689,491

“Affordable Housing Development”

CIF funds will support 64 new affordable housing units, a Community Hub facility, and pedestrian and streetscape improvements around 2980 State Street.

TOWN OF MANCHESTER, Manchester, \$3,500,000

“Downtown for All – 21st Century Library”

With the aid of CIF funds, Manchester will build a modern, accessible, downtown library surrounded by Complete Streets enhancements to safety.

TOWN OF MANSFIELD, Mansfield, \$250,000

“Municipal Services Campus Master Plan”

CIF planning grant funds will support community engagement and the creation of a Master Plan for the town’s municipal facilities.

TOWN OF PLAINFIELD, Plainfield, \$250,000

“Recreation Facility Master Plan”

CIF will fund community engagement and a town-wide planning study for the Parks and Recreation Department.

UNIVERSITY OF NEW HAVEN, West Haven, \$250,000

“Expanding Dental & Health Services for West Haven”

CIF planning funds will assist in community engagement and identifying a site in West Haven for the university’s proposed dental and healthcare clinic.