

## **STATE OF CONNECTICUT Community Investment Fund 2030 Board Meeting**

Tuesday, September 24, 2024, 10:00 AM  
Legislative Office Building (LOB), Hearing Room 1D  
300 Capitol Avenue, Hartford, CT 06106

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

### **AGENDA**

1. Roll Call
2. Comments from the Chairs
3. Review and Approval of Minutes from June 11, 2024, Meeting
4. New Business
  - a. CIF Annual Report
  - b. CIF Round 2 Technical Change
  - c. CIF Round 5 Award Recommendation
5. Reminder of Next Round Timelines
  - a. Round 6
  - b. Round 7
6. For the Good of the Order: Comments from Board Members
7. Adjournment

## STATE OF CONNECTICUT

Community Investment Fund 2030 Board

June 11, 2024, 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=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 June 11, 2024, at 10:00 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:

Senate President Looney

House Minority Leader Candelora

Senator McCrory

Representative Napoli

Comptroller Scanlon

Deputy Commissioner Pugliese

Chief of Staff to the Attorney General Passaro

## Members Online:

Speaker of the House Ritter

Senate Majority Leader Duff

House Majority Leader Rojas

Secretary of the State Thomas

Representative Felipe

Secretary Beckham

Deputy Commissioner Michael

Deputy Chief of Staff and Director of Policy Alvarez

## Others in Attendance:

Melinda Wilson, Director, Community Investment Fund, DECD

Panagiota Capaldi, DECD

## Others in Attendance Online:

Avery Gaddis

Franklin Perry II

Carlos Badiola, DECD

Wesley Bemus, DECD

## 2. Comments from the Chairs

Senator Looney welcomed everyone and noted the program is working as everyone had hoped. He remarked that the move toward planning grants has been helpful for many projects to prepare for future Capital Project applications.

## 3. Approval of Minutes from March 12, 2024, Meeting

On a motion by Representative Napoli, seconded by Comptroller Scanlon, the CIF Board unanimously approved the minutes of the March 12, 2024, meeting.

## 4. New Business

### 4a. CIF Project Status Report

Deputy Commissioner Matthew Pugliese reviewed the Community Investment Fund 2030 (CIF) Project Status Report. He noted during the last legislative session a change was made to the eligible project types. Small business support programs are no longer an eligible project type. This project type has represented 3% of total applications over the four rounds, and only one award has been in this category: LISC (Round 1). LISC informed CIF last week that they will not be able to move forward with the project as originally planned. The \$1M award will be deallocated. There are two other deallocations: International Hartford (Round 1), which could not come to terms with a site location, and Upper Albany NRZ (Round 2) \$1.5M award toward the acquisition of the Salvation Army on Homestead Avenue. The Salvation Army is not interested in selling the building at this time. These three projects total around \$3.5M being returned and available to re-grant in future rounds.

### 4b. CIF Round 5 Update

Melinda Wilson, Director of the Community Investment Fund, provided an update on the Rounds 1-3 projects, detailing that, since March, there are 10 more projects with closed grant contracts, 31 more projects with predevelopment, 13 more projects with construction underway, and 1 project that is complete. Ms. Wilson then updated everyone on Round 5. There are 143 applicants to date. Three members of the CIF staff are available for a total of 16 hours per week for 1:1 consultation. Senator Looney asked if more applications were coming in for Planning grants, and Ms. Wilson confirmed that planning grants are very popular. The 1:1 process is providing an opportunity to steer applicants toward Planning grants so that applicants can solidify their plans, investigate feasibility, and engage the community.

### 4c. Rounds 5 & 6 Timelines

Ms. Wilson reviewed the timelines for Rounds 5 and 6.

#### Round 5

Application deadline: 12pm NOON June 21, 2024

Materials to Board: August 5, 2024

Board communicates recommendations to Co-Chairs: September 3, 2024

CIF Board Meeting: September 10, 2024

### Round 6

NOFA Issued: October 15, 2024

Application Deadline: 12pm NOON December 13, 2024

Materials to CIF Board: February 7, 2025

Board communicates recommendations to Co-Chairs: March 3, 2024

CIF Board Meeting: March 11, 2025

Chief of Staff Dach and Senior Advisor Brokman entered at 10:16am.

Speaker Ritter suggested a later September meeting date to accommodate vacations. Senator Looney confirmed a later meeting date would be selected.

### 6. For the Good of the Order: Comments from Board Members

No comments

### 7. Adjournment

On a motion to adjourn by Chief of Staff Dach, seconded by Senior Advisor Brokman, the CIF Board Meeting unanimously adjourned at 10:19 AM.

**CIF PROPOSED PROJECTS- ROUND 5**  
**SEPTEMBER 24, 2024**

Number	Applicant	Project Name	Municipality	Proposed Grant
1	African American Collections, Inc.	Rehabilitation of 2225 Main Street, Stratford, CT	Stratford	\$ 2,000,000
2	City of Danbury	South Main St. Revitalization Project	Danbury	\$ 943,688
3	City of Meriden	Central Connecticut Loop Trail Design	Meriden	\$ 250,000
4	City of Meriden	Meriden Soccer Athletic Complex	Meriden	\$ 1,400,000
5	City of New Britain	Transforming East Main	New Britain	\$ 6,070,952
6	City of New Haven	ADU/Small Healthy Homes Planning Grant	New Haven	\$ 250,000
7	City of New London - Planning	Planning for Gordon Court	New London	\$ 250,000
8	City of Norwalk	South Norwalk Elementary School Area Improvements	Norwalk	\$ 2,500,000
9	City of West Haven	West Haven Downtown Revitalization Planning	West Haven	\$ 250,000
10	City Seed, Inc.	Shared Commercial Kitchen and Business Incubator	New Haven	\$ 250,000
11	Community Partners in Action	421 East Main Street Renovations	Waterbury	\$ 1,950,759
12	Cornell Scott-Hill Health Corporation (CS-HHC)	SCRC Phase 1 Renovations	New Haven	\$ 1,732,999
13	Cultural Alliance of Western Connecticut	Arts Hub: Feasibility Study for Arts Center	Danbury	\$ 250,000
14	Glendower Group, Inc and the City of New Haven	16 East Grand Ave	New Haven	\$ 3,000,000
15	Goodwill Industries of Southern New England, Inc.	Goodwill Capital Planning Grant	New Haven	\$ 250,000
16	Harriet Beecher Stowe Center	Harriet's Backyard: From Private to Public	Hartford	\$ 4,607,162
17	Mill River Collaborative Inc.	The Community Commons: Completing Mill River Park	Stamford	\$ 7,655,080
18	Mutual Housing Association of Greater Hartford, Inc.	Barbour Street Development	Hartford	\$ 2,000,000
19	Neighborhood Housing Services of Waterbury	North Main St. Corridor Redevelopment	Waterbury	\$ 250,000
20	Northern Middlesex YMCA	Northern Middlesex Y Facility Renovation	Middletown	\$ 8,000,000
21	Northwest CT Association for the Arts dba Warner	The Warner for the 21st Century	Torrington	\$ 1,500,000
22	Norwich Community Development Corporation	Capehart Mill Brownfield Remediation	Norwich	\$ 7,800,000
23	Norwich Community Development Corporation	Norwich Waterfront Improvement Project	Norwich	\$ 4,550,000
24	San Juan Center	El Pocito Dulce	Hartford	\$ 250,000
25	Southeastern Council on Alcoholism & Drug Dependence, Inc.	New London Recovery Community	New London	\$ 250,000
26	The Carver Center	Carver Community Center Accessibility and Safety	Norwalk	\$ 3,500,000
27	Town of East Hartford	Downtown East Hartford Main Street Redesign	East Hartford	\$ 1,500,000
28	Town of Hamden	Town of Hamden Town Center Master Plan	Hamden	\$ 250,000
29	Town of Montville	Route 32 Investment Plan	Montville	\$ 250,000
30	Town of Plymouth	Unlocking Plymouth's Potential	Plymouth	\$ 1,700,000
31	Town of Scotland	Town Hall Renovation	Scotland	\$ 600,000
32	Town of Thomaston	Thomaston Opera House Restoration	Thomaston	\$ 2,000,000
33	Town of Thompson	Re-Weaving the Fabric of North Grosvenordale	Thompson	\$ 4,047,484
34	Town of Windsor Locks	Windsor Locks TOD	Windsor Locks	\$ 771,312
35	Winsted Health Center, Inc.	Winsted Housing and Advanced Makerspace (WHAM)	Winchester	\$ 1,600,000
			<b>TOTAL</b>	<b>\$ 74,429,436</b>

**Community Investment Fund 2030, CIF Board Meeting, 9/24/24  
Round 5 Summaries of Projects for Recommendation**

**African American Collections, Inc., Stratford, \$2,000,000**

“Rehabilitation of 2225 Main Street, Stratford, CT”

Rehabilitation of the Sterling Homestead for relocation of the Ruby & Calvin Fletcher African American History Museum

**City of Danbury, Danbury, \$943,688**

“South Main St. Revitalization Project”

Roof and HVAC improvements to the Danbury Community Center

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

“Connecticut Loop Trail Design”

Design of the Central Connecticut Loop Trail from Brookside Park to Giuffrida Park in Meriden

**City of Meriden, Meriden, \$1,400,000**

“Meriden Soccer Athletic Complex”

New soccer field at Columbus Park in Meriden

**City of New Britain, New Britain, \$6,070,952**

“Transforming East Main”

Supports Phase 1 of the Transforming East Main Street project including predevelopment, remediation and demolition

**City of New Haven, New Haven, \$250,000**

“ADU/Small Healthy Homes Planning Grant”

Research and planning for Accessory Dwelling Units in New Haven

**City of New London – Planning, New London, \$250,000**

“Planning for Gordon Court”

Planning for the redevelopment of Gordon Court senior housing

**Community Investment Fund 2030, CIF Board Meeting, 9/24/24  
Round 5 Summaries of Projects for Recommendation**

**City of Norwalk, Norwalk, \$2,500,000**

“South Norwalk Elementary School Area Improvements”

Construction of a roundabout at the South Norwalk Elementary School

**City of West Haven, West Haven, \$250,000**

“West Haven Downtown Revitalization Planning”

Development planning for the West Haven Village Improvement District

**City Seed, Inc., New Haven, \$250,000**

“Shared Commercial Kitchen and Business Incubator”

Planning for a commercial kitchen and food business incubator

**Community Partners in Action, Waterbury, \$1,950,759**

“421 East Main Street Renovations”

Capital improvements to the “Waterbury Alternative In the Community” and transitional housing programs

**Cornell Scott-Hill Health Corporation (CS-HHC), New Haven, \$1,732,999**

“SCRC Phase 1 Renovations”

Renovation of the South-Central Rehabilitation Center

**Cultural Alliance of Western Connecticut & City of Danbury, Danbury, \$250,000**

“Arts Hub: Feasibility Study for Arts Center”

Feasibility study to establish an Arts Hub in Danbury

**Glendower Group, Inc and the City of New Haven, New Haven, \$3,000,000**

“16 East Grand Ave”

Support the Grand-er Grand Avenue roadway and streetscape project to Quinnipiac Avenue

**Community Investment Fund 2030, CIF Board Meeting, 9/24/24  
Round 5 Summaries of Projects for Recommendation**

**Goodwill Industries of Southern New England, Inc., New Haven, \$250,000**

“Goodwill Capital Planning Grant”

Planning to research the feasibility of a capital project in New Haven to create “Goodwill Excel Center”

**Harriet Beecher Stowe Center, Hartford, \$4,607,162**

“Harriet's Backyard: From Private to Public”

Upgrades to improve access to all buildings, repair of the envelopes of two buildings and creation of a public urban green

**Mill River Collaborative Inc., Stamford, \$7,655,080**

“The Community Commons: Completing Mill River Park”

Transformation of Mill River Park into public green space with performance space, outdoor classroom and a dog park

**Mutual Housing Association of Greater Hartford, Inc., Hartford, \$2,000,000**

“Barbour Street Development”

Pre-development activities for the Barbour Street development

**Neighborhood Housing Services of Waterbury, Waterbury, \$250,000**

“North Main St. Corridor Redevelopment”

Planning for Waterbury’s Crownbrook neighborhood focused on affordable housing

**Northern Middlesex YMCA, Middletown, \$8,000,000**

“Northern Middlesex Y Facility Renovation”

Facility renovation and expansion to add ADA access, create gender-neutral and multi-generational spaces, and increase childcare/preschool care

**Northwest CT Association for the Arts dba Warner, Torrington, \$1,500,000**

“The Warner for the 21st Century”

Renovation of the Warner Theater including ADA access

**Community Investment Fund 2030, CIF Board Meeting, 9/24/24  
Round 5 Summaries of Projects for Recommendation**

**Norwich Community Development Corporation, Norwich, \$7,800,000**

“Capehart Mill Brownfield Remediation”

Remediation and demolition of the Capehart Mill in the Greeneville section of Norwich

**Norwich Community Development Corporation, Norwich, \$4,550,000**

“Norwich Waterfront Improvement Project”

Improvements to Howard T. Brown Park, improvement and extension of Heritage Walk from Brown Park to Yantic Falls, environmental site assessment at 46 Main Street, and Marina Towers planning and development

**San Juan Center, Hartford, \$250,000**

“El Pocito Dulce”

Planning for the El Pocito Dulce mixed-use development

**Southeastern Council on Alcoholism & Drug Dependence, Inc., New London, \$250,000**

“New London Recovery Community”

Planning for a community for individuals in recovery on Coit and Reed Streets in New London

**The Carver Center, Norwalk, \$3,500,000**

“Carver Community Center Accessibility and Safety”

Renovation and expansion of the center including ADA access and security upgrades

**Town of East Hartford, East Hartford, \$1,500,000**

“Downtown East Hartford Main Street Redesign”

Design and site acquisition for Bissel and Main Street improvements

**Town of Hamden, Hamden, \$250,000**

“Town of Hamden Town Center Master Plan”

Planning for the Hamden Town Center Master Plan

**Community Investment Fund 2030, CIF Board Meeting, 9/24/24  
Round 5 Summaries of Projects for Recommendation**

**Town of Montville, Montville, \$250,000**

“Route 32 Investment Plan”

Planning for the revitalization of the Palmertown and Uncasville areas of Montville

**Town of Plymouth, Plymouth, \$1,700,000**

“Unlocking Plymouth's Potential”

Pre-development planning to support the Downtown Transformational Plan

**Town of Scotland, Scotland, \$600,000**

“Town Hall Renovation”

Towards renovation of the Scotland Town Hall

**Town of Thomaston, Thomaston, \$2,000,000**

“Thomaston Opera House Restoration”

Support for renovation and restoration of the Thomaston Opera House

**Town of Thompson, Thompson, \$4,047,484**

“Re-Weaving the Fabric of North Grosvenordale”

Reconstruction of Main Street streetscape, 65 Main Street renovation, and Veterans Memorial Parks improvements

**Town of Windsor Locks, Windsor Locks, \$771,312**

“Windsor Locks TOD”

Remediation and demolition relating to the Windsor Locks Transit Oriented Development project

**Winsted Health Center, Inc., Winchester, \$1,600,000**

“Winsted Housing and Advanced Makerspace (WHAM)”

Predevelopment for the Winsted Housing and Advanced Makerspace project

# CONNECTICUT

Technical Change:

Round	Awardee & Project	Amount
2	<p>City of Hartford: Mary Shepard Place</p> <p>Bond Agenda Language: Pre-development and design of homeownership units for income-eligible buyers at Mary Shepard Place in the Clay Arsenal neighborhood</p> <p>Proposed Technical Change: Pre-development and design of Mary Shepard Place in the Clay Arsenal neighborhood</p>	\$4,570,000

## Reminder of CIF Round 6 Timeline:

Notice of Funding Availability Issued/Portal Opens	Tuesday, October 15, 2024
Applications Due to DECD	Friday, December 13, 2024, Noon
Executive Summaries/Applications to Board	Friday, February 7, 2025
CIF Board Communicates to Board Co-Chairs	Monday, March 3, 2025
CIF Board Meeting: Round 6 Recommendations	Tuesday, March 11, 2025

## Proposed Round 7 Timeline:

Notice of Funding Availability Issued/Portal Opens	Monday, April 21, 2025
Applications Due to DECD	Friday, June 13, 2025, Noon
Executive Summaries/Applications to Board	Monday, August 18, 2025
CIF Board Communicates to Board Chairs	Monday, September 15, 2025
CIF Board Meeting: Round 7 Recommendations	Tuesday, September 23, 2025

