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AGENDA ITEMS FOR THE STATE BOND COMMISSION  
DECEMBER 13, 2004  
ROOM 1D LEGISLATIVE OFFICE BUILDING  
10:30 A.M.

<u>SOURCE OF FUNDS</u>	<u>ITEM NO.</u>	<u>GENERAL OBLIGATION ALLOCATIONS</u>	<u>REVENUE BONDS/OTHER TRANSACTIONS</u>
MEETING DATES FOR 2005	1		
SECTION 32-142, CGS AS AMENDED	2	=====	\$111,468,000 =====
SECTION 10-287d CONNECTICUT GENERAL STATUTES	3	\$50,000,000 =====	=====
SPECIAL ACT #2, 2004 MAY SPECIAL SESSION AS AMENDED SEC. 1-7	4-11	\$12,198,755 =====	=====
PUBLIC ACT #3, 2004 AS AMENDED SEC. 1-7	12	\$666,245 =====	=====
SPECIAL ACT #2, 2004 MAY SPECIAL SESSION AS AMENDED SEC. 1-7	13-14	\$1,461,500 =====	=====
SPECIAL ACT #2, 2001 JUNE SPECIAL SESSION AS AMENDED SEC. 1-7	15-17	\$909,345 =====	=====
PUBLIC ACT #242, 1999 AS AMENDED SEC. 20-26	18	\$510,024 =====	=====
SPECIAL ACT #2, 2001 JUNE SPECIAL SESSION AS AMENDED SEC. 1-7	19	\$348,340 =====	=====

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SPECIAL ACT #2, 2001 JUNE SPECIAL SESSION AS AMENDED SEC. 16-22	20-21	\$2,837,610 =====	=====
SPECIAL ACT #3, 1992 AS AMENDED SEC. 1-7	22	=====	\$960,000 =====
PUBLIC ACT #3, 2004 AS AMENDED SEC. 1-7	23-25	\$5,905,000 =====	=====
PUBLIC ACT #3, 2004 AS AMENDED SEC. 9-15	26	\$51,500 =====	=====
PUBLIC ACT #242, 1999 AS AMENDED SEC. 12-19	27	\$300,000 =====	=====
PUBLIC ACT #242, 1999 AS AMENDED SEC. 20-26	28-29	\$810,000 =====	=====
PUBLIC ACT #179, 1998 AS AMENDED SEC. 1-22	30	\$680,000 =====	=====
PUBLIC ACT #420, 1986 AS AMENDED SEC. 1-10	31	\$1,219,033 =====	\$1,514,800 =====
PUBLIC ACT #232, 1978 AS AMENDED SEC. 1-11	32	\$367,410 =====	=====

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AUTHORIZATION TO ISSUE REVENUE BONDS (CCEDA)	33		\$22,500,000
		=====	=====
PUBLIC ACT #179, 1998 AS AMENDED SEC. 1-22	34		\$12,000,000
		=====	=====
PUBLIC ACT #607, 1979 AS AMENDED SEC. 21	35	\$1,842,900	\$13,330,000
		=====	=====
STATE TREASURER ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS	36		\$300,000,000
		=====	=====
APPROVAL OF DECLARATION OF OFFICIAL INTENT PURSUANT TO FEDERAL INCOME TAX REGULATIONS	37		
		=====	=====

FINDINGS

AGENDA ITEMS FOR THE STATE BOND COMMISSION  
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10:30 A.M.

UNLESS OTHERWISE NOTED, THE SECRETARY OF THE STATE BOND COMMISSION HAS ON FILE THE FOLLOWING MATTERS WITH RESPECT TO EACH REQUEST MADE TO THE STATE BOND COMMISSION FOR TODAY'S MEETING AS DETAILED THROUGH THE ATTACHED AGENDA ITEMS.

1. ANY HUMAN SERVICES FACILITY COLOCATION STATEMENT IF SO REQUESTED BY THE SECRETARY OF THE OFFICE OF POLICY AND MANAGEMENT PURSUANT TO CGS §4B-23.
2. ANY PROJECT WHICH INVOLVES THE USE OF 25 ACRES OR MORE OF PRIME FARMLAND FOR NONAGRICULTURAL PURPOSES HAS BEEN REVIEWED IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC ACT NO. 83-102 (AN ACT CONCERNING STATE PROJECTS WHICH TAKE PRIME FARMLAND) AND THAT THE COMMISSIONER OF AGRICULTURE HAS FILED A STATEMENT INDICATING THAT EACH SUCH PROJECT PROMOTES AGRICULTURE OR THE GOAL OF AGRICULTURAL LAND PRESERVATION, OR THERE IS NO REASONABLE ALTERNATIVE SITE FOR THE PROJECT, OR THE PROJECT IS NOT APPLICABLE UNDER THE ACT.
3. ANY CAPITAL DEVELOPMENT IMPACT STATEMENT REQUIRED TO BE FILED WITH THE SECRETARY OF THE OFFICE OF POLICY AND MANAGEMENT, IF SO REQUIRED BY THE SECRETARY, PURSUANT TO CGS §4B-23.
4. ANY ADVISORY STATEMENT REGARDING THE STATE CONSERVATION AND DEVELOPMENT POLICIES PLAN REQUIRED BY CGS §16A-31 FOR EACH ITEM FOR WHICH AN ADVISORY STATEMENT IS REQUIRED BY CGS §16A-31, AND THE ITEM IS EITHER IN CONFORMITY WITH THE PLAN OR NOT ADDRESSED THEREIN.

ITEM NO. 1

MEETING DATES FOR 2005

REQUESTED: Approval of Proposed State Bond Commission Meeting Dates  
for 2005 As Follows

January 28, 2005  
February 25, 2005  
March 24, 2005  
April 29, 2005  
May 27, 2005  
June 24, 2005  
July 29, 2005  
August 26, 2005  
September 30, 2005  
October 28, 2005  
December 9, 2005

The regular meeting date will be the last Friday of the month with the exception of the meeting to be held on March 24<sup>th</sup>, in observance of Good Friday on March 25<sup>th</sup>, and the meeting to be held on December 9<sup>th</sup>, in lieu of the November and December meetings.

The meetings will be held in Room 1E of the Legislative Office Building and are scheduled for 10:30 A.M.

SECTION 32-142 OF THE GENERAL STATUTES  
AS AMENDED BY SECTION 9 OF  
PUBLIC ACT 01-7 OF THE JUNE SPECIAL SESSION

ITEM NO. 2

PRIVATE ACTIVITY BONDS

REQUESTED: Approval of a "Resolution Authorizing the Carryforward of \$111,468,000 of 2004 Volume Cap and Approval for its use by the Connecticut Housing Finance Authority for the First-Time Homebuyer Program and the Multifamily Rental Housing Program, the Connecticut Development Authority for Tax Exempt Water Facilities Revenue Bonds and the Connecticut Higher Education Supplemental Loan Authority (CHESLA) to fund the CT Family Education Loan Program and it is found and determined that approval of this action would be in the best interest of the State"

Summary of Private Activity Bond Issuances by State Issuers  
Calendar Year 2004

Source:

Issuers	<u>Allocation</u>	<u>Amount Issued</u>	<u>Balance Remaining</u>
CHFA	\$167,202,000	\$167,202,000	\$ 0
CDA	34,833,750	0	34,833,750
Municipal/Contingency/ CHESLA	76,634,250	0	76,634,250
Total	<u>\$278,670,000</u>	<u>\$167,202,000</u>	<u>\$111,468,000</u>

Use:

Issuer	Program	<u>Amount Approved</u>
CHFA	First-Time Homebuyers Program/ Multifamily Rental Housing Program	\$76,468,000
CDA	Tax Exempt Water Facility Revenue Bonds	15,000,000
CHESLA	Ct Family Education Loan Program	<u>20,000,000</u>
Total		<u>\$111,468,000</u>

REASON FOR REQUEST:

The unissued total of \$111,468,000 from the 2004 statutory allocation will be carried forward for use by the Connecticut Housing Finance Authority in the First-Time Homebuyer Program and the Multifamily Rental Housing Program, by the Connecticut Development Authority for Tax Exempt Water Facilities Revenue Bonds for the Connecticut Water Company and by the Connecticut Higher Education Supplemental Loan Authority to fund the CT Family Education Loan Program. Such carryforward funds are available for use in the course of the next 3 calendar years.

SECTION 10-287d  
CONNECTICUT GENERAL STATUTES

ITEM NO. 3

STATE BOARD OF EDUCATION

SCHOOL BUILDING PROJECTS (PRINCIPAL AND CURRENT PAYMENTS)

An Allocation and Bond Authorization  
REQUESTED: (to Agency) \$50,000,000  
Acct. No. 13010-SDE64000-40901

Total Authorized	\$2,706,775,000
Previous Allocations	<u>2,183,925,000</u>
Balance Unallocated	<u>\$ 522,850,000</u>

REASON FOR REQUEST:

These funds are requested to finance grants-in-aid for fiscal year 2004-05 for the State's share of the cost of the principal and current payments for the construction of local school building projects in accordance with section 10-287d C.G.S., as amended.

These projects include expansion, renovations and improvements, safety and health related projects, vocational agricultural centers authorized under Section 10-65 C.G.S., and cooperative regional special educational facilities authorized under Section 10-76e C.G.S.

Summary of State Bond Commission Request  
Local School Construction  
Principal and Current Payment Requirements

Scheduled Principal Payments:

FY 2005:	
Magnet Schools	\$ 80,000,000
Vocational Technical Schools	72,000,000
Other than VT and Magnet Schools	414,000,000
Principal, Calculated	84,700,000
Reserve for Projects in Audit	30,500,000
Less: Previous Year Carryover	<u>44,200,000</u>
Total, FY 2005	<u>\$637,000,000</u>

Total Estimated Payments	\$637,000,000
Less: Previous Funds	170,000,000
Less: Future Funds	<u>417,000,000</u>
Total, This Request	<u>\$ 50,000,000</u>

SPECIAL ACT #2, 2004  
MAY SPECIAL SESSION  
AS AMENDED  
SEC. 1-7

ITEM NO. 4

DEPARTMENT OF VETERANS' AFFAIRS

RENOVATIONS AND IMPROVEMENTS TO EXISTING FACILITIES

REQUESTED: An Allocation and Bond Authorization \$175,000

FROM: Sec. 2(b)(1) Acct. No. 17041-DVA21000-42704  
Project No. BI-C-265

Total Earmarking	\$4,200,000
Previous Allocations	-0-
Balance Unallocated	<u>\$4,200,000</u>

REASON FOR REQUEST:

These funds are requested to finance a pre-design study for a project to renovate various facilities on the campus of the Veterans' Home and Hospital in Rocky Hill.

This project consists of completing life safety and building code and ADA compliance improvements at the hospital, commissary, west domicile and east domicile. The federal Department of Veterans Affairs will provide 65% of the total cost of the project.

		<u>This Request</u>
Construction (Est.)	\$ 7,000,000	
Contingency	700,000	
Architect/Engineer's Fee	800,000	
Survey and Borings	250,000	
Hazardous Materials	800,000	
Pre-Design Study	150,000	\$150,000
Equipment	110,000	
Telecommunications	200,000	
Construction Administrator	650,000	
Testing and Inspections	70,000	
Permits	50,000	
Agency Relocation	550,000	
Art	70,000	
DPW Fee	600,000	25,000
Total, This Request	<u>\$12,000,000</u>	<u>\$175,000</u>





SPECIAL ACT #2, 2004  
MAY SPECIAL SESSION  
AS AMENDED  
SEC. 1-7

ITEM NO. 7

CONNECTICUT STATE UNIVERSITY SYSTEM

ALL UNIVERSITIES

NEW AND REPLACEMENT INSTRUCTION, RESEARCH, LABORATORY, AND PHYSICAL  
PLANT AND ADMINISTRATIVE EQUIPMENT

REQUESTED: An Allocation and Bond Authorization \$10,000,000

FROM:           Sec. 2(k)(1)(A) Acct. No.17041-CSU83000-42725

Total Earmarking	\$10,000,000
Previous Allocations	-0-
Balance Unallocated	<u>\$10,000,000</u>

REASON FOR REQUEST:

These funds are requested to finance the purchase of new and replacement equipment for the Connecticut State University System.

Funds are requested as follows:

Campus/Location	<u>Estimated Costs</u>
Central	\$ 1,800,000
Southern	1,800,000
Eastern	1,200,000
Western	1,200,000
System Office	<u>4,000,000</u>
Total, This Request	<u>\$10,000,000</u>









PUBLIC ACT #3, 2004

AS AMENDED

SEC. 1-7

ITEM NO. 12

CONNECTICUT STATE UNIVERSITY SYSTEM

SOUTHERN CONNECTICUT STATE UNIVERSITY

ALTERATIONS, RENOVATIONS AND IMPROVEMENTS TO FACILITIES, INCLUDING  
FIRE, SAFETY, ENERGY CONSERVATION AND CODE COMPLIANCE IMPROVEMENTS

REQUESTED: An Allocation and Bond Authorization \$666,245

FROM: Sec. 2(c)(4)(B) Acct. No. 17021-CSU83000-42678  
Project No. BI-RS-2000

Total Earmarking	\$1,584,000
Previous Allocations	917,755
Balance Unallocated	<u>\$ 666,245</u>

REASON FOR REQUEST:

These funds are requested, along with those under Item 11, to finance alterations and improvements to general fund facilities at Southern Connecticut State University in New Haven as detailed below.

Funds are requested as follows:

	This Request
Campus-Wide Mechanical and Electrical System Repairs	\$100,000
Campus-Wide Classroom Renovations	150,000
Campus-Wide Energy Conservation and Mechanical/ Electrical Systems Code Upgrades	100,000
Campus-Wide Minor Space Improvements	50,000
Campus-Wide Door Hardware Replacement	50,000
Campus-Wide Bathroom Upgrades	60,000
Campus-Wide Corridor Upgrades	50,000
Space Reallocation and Wayfinding System Installation - Wintergreen Building	335,000
Emergency/Minor Capital Projects - As Needed	50,000
Total, This Request	<u>\$945,000</u>

Financing:

P.A. 04-3, Sec. 2(c)(4)(B), This Request	\$666,245
S.A. 04-2, Sec. 2(k)(4)(A), Item No. 11	278,755
Total	<u>\$945,000</u>





SPECIAL ACT #2, 2001

JUNE SPECIAL SESSION

AS AMENDED

SEC. 1-7

ITEM NO. 15

DEPARTMENT OF PUBLIC HEALTH

DEVELOPMENT OF A NEW PUBLIC HEALTH LABORATORY INCLUDING  
ACQUISITION AND RELATED COSTS

REQUESTED: An Allocation and Bond Authorization \$110,000

FROM: Sec. 2(e) Acct. No.17011-DPH48500-40634  
Project No. BI-2B-179

Total Earmarking	\$5,000,000
Previous Allocations	162,000
Balance Unallocated	<u>\$4,838,000</u>

REASON FOR REQUEST:

These funds are requested to finance an Environmental Impact Evaluation (EIE) required under the Connecticut Environmental Policy Act for a new Public Health Laboratory.

The EIE will help to determine which of several possible sites will be best suited for the facility. This project consists of development of a new 100,000 square foot laboratory facility.

Funds are requested as follows:

		<u>Previous Funding</u>	<u>This Request</u>
Construction(EST)	\$38,000,000		
Contingency	3,800,000		
Architect/Engineer's Fee	2,779,250		
Pre-design Study	150,000	116,250	
Building Assessments	45,750	45,750	
Third Party Review	50,000		
Permits	75,000		
Testing and Inspections	275,000		
Construction Administrator	2,300,000		
Equipment	250,000		
Telecommunications	175,000		
Agency Relocation	150,000		
Building Commissioning	250,000		
Survey/Borings	230,000		
Environmental	100,000		100,000
Art	370,000		
DPW Fee	1,000,000		10,000
Total	<u>\$50,000,000</u>	<u>\$162,000</u>	<u>\$110,000</u>



SPECIAL ACT #2, 2001  
JUNE SPECIAL SESSION  
AS AMENDED  
SEC. 1-7

ITEM NO. 17

DEPARTMENT OF PUBLIC WORKS

INFRASTRUCTURE REPAIRS AND IMPROVEMENTS, INCLUDING FIRE, SAFETY AND COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE OCCUPATIONAL SAFETY AND HEALTH ACT, INCLUDING RENOVATIONS OR EXPANSIONS OF STATE-OWNED BUILDINGS, AND IMPROVEMENTS TO STATE-OWNED BUILDINGS AND GROUNDS INCLUDING ENERGY CONSERVATION AND PRESERVATION OF UNOCCUPIED BUILDINGS, AND FOR THE DEVELOPMENT OF STATE OFFICE FACILITIES, OR FOR ADDITIONAL PARKING, NONWITHSTANDING THE PROVISIONS OF SECTION 4B-1 OF THE GENERAL STATUTES, NOT MORE THAN \$200,000 SHALL BE USED TO CONDUCT A STUDY OF THE FACILITIES AT THE REGIONAL FIRE SCHOOLS

REQUESTED: An Allocation and Bond Authorization \$54,976

FROM: Sec. 2(b)(1) Acct. No. 17011-DPW27000-40631

Total Earmarking	\$12,000,000
Previous Allocations	10,327,662
Balance Unallocated	<u>\$ 1,672,338</u>

This is one of 2 items requested from the unallocated balance available under this section of the bond act. Total Requested \$799,345.

REASON FOR REQUEST:

These funds are requested, along with those under Item 18, to finance various infrastructure alterations and improvements to facilities at the Department of Veterans' Affairs in Rocky Hill.

Projects may include renovations to clinics, outdoor recreation enhancements, renovations for the hospice program, and various renovations for creation of an on-the-job training program for residents, utility system repairs, and other code improvements and renovations to improve facilities.

Funds are requested as follows:

Renovations \$565,000

Financing:

S.A. 01-2, Sec. 2(b)(1), This Request	\$ 54,976
P.A. 99-242, Sec. 21(b)(1) Item No. 18	<u>510,024</u>
Total	<u>\$565,000</u>

PUBLIC ACT #242, 1999

AS AMENDED

SEC. 20-26

ITEM NO. 18

DEPARTMENT OF PUBLIC WORKS

INFRASTRUCTURE REPAIRS AND IMPROVEMENTS, INCLUDING FIRE, SAFETY AND COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IMPROVEMENTS TO STATE-OWNED BUILDINGS AND GROUNDS, INCLUDING OFFICE DEVELOPMENT, ACQUISITION AND RENOVATIONS FOR ADDITIONAL PARKING, ENERGY CONSERVATION AND PRESERVATION OF UNOCCUPIED BUILDINGS

REQUESTED: An Allocation and Bond Authorization \$510,024

FROM: Sec. 21(b)(1) Acct. No. 17001-DPW27000-40579

Total Earmarking	\$10,000,000
Previous Allocations	<u>9,489,976</u>
Balance Unallocated	<u>\$ 510,024</u>

REASON FOR REQUEST:

These funds are requested, along with those under Item 17, to finance various infrastructure alterations and improvements to facilities at the Department of Veterans' Affairs in Rocky Hill.

Projects may include renovations to clinics, outdoor recreation enhancements, renovations for the hospice program, and various renovations for creation of an on-the-job training program for residents, utility system repairs, and other code improvements and renovations to improve facilities.

Financing:

S.A. 01-2, Sec. 2(b)(1), Item No. 17	\$ 54,976
P.A. 99-242, Sec. 21(b)(1), This Request	<u>510,024</u>
Total	<u>\$565,000</u>



ITEM NO. 19 (Cont'd)

Financing:

S.A. 01-2, Sec. 2(m)(1), This Request	\$ 348,340
S.A. 01-2, Sec. 17(h)(1), Item No. 20	<u>2,000,000</u>
Total	<u>\$2,348,340</u>





SPECIAL ACT #3, 1992

AS AMENDED

SEC. 1-7

ITEM NO. 22

DEPARTMENT OF ENVIRONMENTAL PROTECTION

YANTIC RIVER FLOOD CONTROL PROJECT,  
NORWICH AND FRANKLIN

Use of Previously Allocated Funds Available  
REQUESTED: In the Amount of (to Agency) \$960,000

FROM: Sec. 2(g)(3) ACCT. NO.17921-DEP43000-41814

Balance Available \$960,000

REASON FOR REQUEST:

At previous meetings of the State Bond Commission, \$1,974,325 was approved to finance the State's share of the costs of the acquisition and demolition of ten high hazard structures in Norwich and Franklin as part of the Yantic River flood Control project. The Department of Environmental Protection worked with the Natural Resources Conservation Service (NRCS) to complete the project and because of the cost share with the NRCS, the project was accomplished with significant cost savings to the state.

This request will reallocate the remaining funds to be used to remove the highly flood-prone commercial structure located at 276 West Town Street and to undertake further measures to protect residents living along the Yantic River from future flooding.

Funds are requested as follows:

Total Project	\$1,974,325	
Less: Expended Funds	<u>1,014,325</u>	
Total, This Request		<u>\$960,000</u>

PUBLIC ACT #3, 2004

AS AMENDED

SEC.1-7

ITEM NO. 23

COMMUNITY-TECHNICAL COLLEGE SYSTEM

ALL COMMUNITY-technical COLLEGES

SYSTEM TECHNOLOGY INITIATIVE

REQUESTED: An Allocation and Bond Authorization \$5,000,000

FROM: Sec. 2(b)(1)(C) Acct. No. 17021-CCC78000-42666

Total Earmarking	\$5,000,000
Previous Allocations	-0-
Balance Unallocated	<u>\$5,000,000</u>

REASON FOR REQUEST:

These funds are requested to finance the purchase of technology and telecommunications equipment and related technology infrastructure improvements for the Community-Technical College System as detailed below.

Funds are requested as follows:

<u>Location</u>	<u>Estimated Costs</u>
Asnuntuck	\$ 197,360
Capital	336,326
Gateway	428,930
Housatonic	367,298
Manchester	471,802
Middlesex	244,200
Naugatuck Valley	452,592
Northwestern	199,183
Norwalk	461,527
Quinebaug	192,452
Three Rivers	320,658
Tunxis	327,672
System Office	<u>1,000,000</u>
Total, This Request	<u>\$5,000,000</u>









PUBLIC ACT #242, 1999

AS AMENDED

SEC. 20-26

ITEM NO. 28

DEPARTMENT OF ENVIRONMENTAL PROTECTION

ALTERATIONS, RENOVATIONS AND NEW CONSTRUCTION AT STATE  
PARKS AND OTHER RECREATION FACILITIES, INCLUDING AMERICANS  
WITH DISABILITIES ACT IMPROVEMENTS

VARIOUS

REQUESTED: An Allocation and Bond  
Authorization (To Agency) \$400,000

FROM: Sec. 21(e)(2) Acct. No. 17001-DEP43000-40596

Total Earmarking	\$10,000,000
Previous Allocations	<u>9,076,694</u>
Balance Unallocated	<u>\$ 923,306</u>

REASON FOR REQUEST:

These funds are requested to provide funding for minor capital  
improvements at various State Parks.

Funds are requested as follows:

Project/Location	Estimated Costs
Statewide-OSHA & Safety Violations (Electrical/Sanitary)	\$350,000
Statewide-Emergency Repairs (Building Maintenance)	<u>50,000</u>
Total, This Request	<u>\$400,000</u>

PUBLIC ACT #242, 1999

AS AMENDED

SEC. 20-26

ITEM NO. 29

CONNECTICUT STATE UNIVERSITY SYSTEM

ALL UNIVERSITIES

LAND ACQUISITION AND RELATED DEVELOPMENT COSTS

REQUESTED: An Allocation and Bond Authorization \$410,000

FROM: Sec. 21(k)(1)(B) Acct. No. 17001-CSU83000-40601

Total Earmarking	\$1,000,000
Previous Allocations	<u>533,429</u>
Balance Unallocated	<u>\$ 466,571</u>

REASON FOR REQUEST:

These funds are requested to finance the purchase of property for the Midtown Campus of Western Connecticut State University in Danbury in accordance with the master plan.

Owner: Holy Trinity Orthodox Church of Danbury, CT., Inc.

Location: 17 Roberts Avenue, Danbury

Description: A one-story church and two-story attached rectory containing 5,416 sq. ft. on .17+ acres.

Appraisals: Vincent Guardiano \$390,000(11/19/04)

Purchase Price	\$390,000
Appraisals, Taxes, Closing Costs, Surveys	<u>20,000</u>
Total, This Request	\$410,000

This acquisition was approved by the State Properties Review Board on December 6, 2004.

PUBLIC ACT #179, 1998

AS AMENDED

SEC. 1-22

ITEM NO. 30

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

GRANTS-IN-AID FOR CAPITAL CITY PARKING PROJECTS

REQUESTED: An Allocation and Bond Authorization  
(to Agency) \$680,000

FROM: Sec. 22(b)(5) Acct. No. 12059 ECD46000 40576

Total Earmarking	\$15,000,000
Previous Allocations	<u>6,500,000</u>
Balance Unallocated	<u>\$ 8,500,000</u>

REASON FOR REQUEST:

These funds are requested to provide a supplemental grant-in-aid to the Connecticut Housing Finance Authority (CHFA) to assist in the costs of developing parking for housing in downtown Hartford. CHFA will provide these funds to the Developer, known as 18 Temple Street LLC. These funds will finance construction of 40 affordable parking spaces within the project's garage for use by tenants of the student housing.

The project consists of the construction of 78 market rate apartments on the corner Temple and Main Street, the former Sage-Allen site. This project is part of a larger mixed use project that will be known as Temple Street and also includes 42 student housing units, retail space and 343 parking spaces for tenants and other users.

Funds are requested as follows:

Total Project Cost	\$32,600,000
Less: Previous State Funding,	
P.A. 98-179, Sec. 22(b)(3)	4,000,000
CHFA Loans	25,295,600
Sales Tax Exemption	500,000
Developer's funds	<u>2,124,400</u>
State Grant, This Request	<u>\$680,000</u>

In accordance with Section 32-606 of the general statutes, a full and complete copy of an application or request for state funds, along with any supporting documents or exhibits has been submitted to the Capital City Economic Development Authority for its recommendation and to the Secretary of the Office of Policy and Management. In addition, the Capital City Economic Development Authority has prepared and submitted a Capital Development Impact Statement for such request.

PUBLIC ACT #420, 1986

AS AMENDED

SEC. 1-10

ITEM NO. 31

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CLEAN WATER FUND

REQUESTED:	An Allocation and Bond Authorization of General Obligation Bonds (to Agency)	\$1,219,033
	An Allocation and Bond Authorization of Revenue Bonds (to Agency)	<u>1,514,800</u>
	Total, This Request	<u>\$2,733,833</u>

FROM:	Acct. No. 21014-DEP43000-40001	\$54,000
	Acct. No. 21014-OTT14230-40001	\$1,165,033
	Acct. No. 21015-OTT14230-42318	\$1,514,800

	Revenue Bonds	G.O. Bonds
Total Authorized	\$1,238,400,000	\$741,030,000
Previous Allocations	<u>1,023,365,128</u>	<u>711,109,694</u>
Balance Unallocated	<u>\$ 215,034,872</u>	<u>\$ 29,920,306</u>

REASON FOR REQUEST:

These funds are requested to provide 1) a grant to the City of Norwalk to complete the upgrade and expansion of the Water Pollution Control Facility; 2) a grant and loan to the Borough of Jewett City for upgrade and expansion of the Water Pollution Control Facility; and 3) a loan to the Town of Newtown for a water main extension project.

In accordance with Public Act 86-420, as amended, a combined sewer project shall receive a grant of fifty percent of the cost and a loan of fifty percent of the cost. Any other eligible water quality project shall receive a grant of twenty percent of the cost and a loan of eighty percent of the cost. However, a construction project undertaken for nitrogen removal shall receive a project grant of up to thirty per cent of the cost of the project associated with nitrogen removal and a loan for the remainder of the costs of the project, not exceeding one hundred per cent. Also in accordance with Public Act 86-420, as amended, revenue bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the State or of any political subdivision thereof, except the property mortgaged or otherwise encumbered under the provisions and for the purposes of Sections 22a-475 to 22a-483 of the General Statutes, inclusive.

City of Norwalk

Grant to City of Norwalk to pay the final eligible project costs for the construction of the upgrade of the City's Water Pollution Control Facility from Secondary Treatment to Advanced with nitrogen removal.

Funds are requested as follows:

Grant (G.O.)	\$ 879,833	
Total, This Request		<u>\$879,833</u>

ITEM NO. 31 (Cont'd)

Borough of Jewett City

Grant and loan to the Borough of Jewett City to complete the upgrade and expansion of the existing Water Pollution Control Facility to meet water quality standards in the Pachaug River.

Funds are requested as follows:

Total Project Cost	\$15,160,740	
Less: Prior State Funds:	13,756,740	
Grant (G.O.)	285,200	
Administration (G.O.)	54,000	
Loan (Revenue)	<u>1,064,800</u>	
Total, This Request		<u>\$1,404,000</u>

Town of Newtown

Design and construction of a water main extension to the Middle Gate Elementary School. The water main will provide the school with a safe and dependable water supply. The project will eliminate the need for the radon removal system and anion exchange system for uranium removal. The school has had a history of violations for the presence of coliform bacteria in the water system. This is a Drinking Water State Revolving Fund project.

Funds are requested as follows:

Loan (Revenue)	\$450,000	
Total, This Request		<u>\$450,000</u>
Total, This Request		<u>\$2,733,833</u>

PUBLIC ACT #232, 1978

AS AMENDED

SEC. 1-11

ITEM NO. 32

DEPARTMENT OF AGRICULTURE

PRESERVATION OF CONNECTICUT AGRICULTURAL LANDS

Requested: An Allocation and Bond Authorization  
(to Agency)

\$367,410

Acct. No. 13015 DAG42500 41141

Total Authorized	\$89,750,000
Previous Allocations	<u>86,150,718</u>
Balance Unallocated	<u>\$ 3,599,282</u>

REASON FOR REQUEST:

These funds are requested to finance the acquisition of development rights for the Cream Hill Farm and the Kozikowski Farm as detailed below.

I. Owners: Charles and Ralph Gold (Cream Hill Farm)  
Location: 6 Rexford Road, Cornwall, CT 06796  
Acreage: 60 acres  
Type of Farm: Dairy Support  
Appraisals: Clapp  
Appraisals DOAG Staff  
Acreage 60 60  
Development Rights Value \$459,000 \$459,000  
Development Rights Value  
Per Acre \$7,650 \$7,650

Funds are requested as follows:

Cost of Development Rights (60 acres @ \$4,500/acre)-Negotiated	\$270,000	
Title Insurance	<u>960</u>	
Total	\$270,960	
Development Rights, This Request		<u>\$270,960</u>

The State Properties Review Board approved the additional acreage purchase of development rights on September 30, 2004.

ITEM NO. 32 (Cont'd)

II. Owners: Josephine and Frank Kozikowski (Kozikowski Farm)  
Location: 91 Babcock Hill Road, Lebanon, CT 06249  
Acreage: 48± acres  
Type of Farm: Dairy Support

Appraisals:	<u>First Pioneer</u> <u>Farm Credit</u>	<u>DOAG Staff</u>
Acreage	48	48
Development Rights Value	\$170,000	\$170,000
Development Rights Value Per Acre	\$3,542	\$3,542

Funds are requested as follows:

Cost of Development Rights (48 acres @ \$3,542/acre)	\$170,000	
Survey	7,500	
Title Insurance	650	
Legal and Recording Fees	<u>3,300</u>	
Sub-total	\$181,450	
Less: Federal Funds		<u>85,000</u>
Development Rights, This Request		<u>\$96,450</u>

The State Properties Review Board approved the purchase of development rights on October 21, 2004.

SECTION 32-607  
SECTION 32-608  
CONNECTICUT GENERAL STATUTES

Item No. 33

CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY

AUTHORIZATION TO ISSUE REVENUE BONDS

Authorization to issue additional revenue bonds of the  
REQUESTED: Authority in an amount not to exceed \$22,500,000

REASON FOR REQUEST:

The State Bond Commission has previously authorized the Capital City Economic Development Authority to enter into loans and to issue revenue bonds in an aggregate amount not to exceed \$100,000,000. Of this authorization, \$72,500,000 of revenue bonds have been issued, \$12,500,000 in loan agreements have been executed, and a further \$15,000,000 of revenue bonds remain to be issued. The revised financing plan for the Adriaen's Landing Convention Center Project now contemplates a portion of the required funds will be provided through the issuance of revenue bonds of the Authority or loans in an aggregate amount (including the \$100 million previously authorized) not to exceed \$122,500,000. In addition, it is proposed that the State Treasurer and the Secretary of the Office of Policy and Management amend the existing contract for financial assistance with the Authority (entered into pursuant to Section 33-608 of the Connecticut General Statutes and authorization by the State Bond Commission on December 19, 2003) to cover debt service on all such revenue bonds indebtedness, limited to no more than \$9,000,000 per year. The Board of Directors of the Authority has found and determined that the incremental tax revenues, under the authority of law presently existing as a result of the Convention Center Project and visitor spending with respect thereto, are reasonably expected to offset, over the term of the bonds, the amount of debt service expected to be paid on the revenue bonds to which the contract assistance will be applied. The Secretary and the State Treasurer concur with the findings of the Authority's Board of Directors, and have filed a certificate evidencing such concurrence with the clerks of the Senate and the House of Representatives. In order to enter into construction and other contractual commitments, the Authority has approved revenue bonds in this amount, and requests State Bond Commission approval. The actual terms of the bonds will be established at the time of issuance or entry, following further action by the Authority.

ITEM NO. 33 (Cont'd)

SUGGESTED RESOLUTION:

The State Bond Commission FINDS AND DETERMINES, that the issuance by the Capital City Economic Development Authority of additional revenue bonds in the aggregate principal amount of \$22,500,000, resulting in a total authorized principal amount, together with previously authorized revenue bonds and loans, not to exceed \$122,500,000, is in the public interest and AUTHORIZES the Authority to issue such additional revenue bonds. The State Bond Commission also AUTHORIZES pursuant to Section 32-608 of the Connecticut General Statutes, the Secretary of the Office of Policy and Management and the State Treasurer to amend the existing contract assistance agreement with the Authority to apply to such revenue bonds in order to reduce the cost of borrowing and to assure the efficient construction and operation of the project. The Authority is authorized to issue such bonds at public sale or by negotiation, in such manner, at such price or prices, at such time or times, and on such terms and conditions as the Authority shall determine to be in the best interests of the Authority.

The Authority is authorized to enter into agreements on behalf of the Authority with respect to the issuance and sale of said bonds, including financial advisory agreements, bond purchase agreements, secondary market disclosure agreements, tax regulatory agreements and agreements with respect to the issuance, sale and securing of such bonds.

The Authority is authorized to determine the form, date or dates, maturities of serial or term bonds, date and manner of sale, interest rate or rates and due dates thereof (including the issuance of such bonds at fixed rates or variable rates, and as capital appreciation or current interest bonds), the denominations and designation of such bonds, registration, conversion and transfer privileges, the terms of redemption with or without premium, the priority and source of payment and all other terms and conditions of such bonds and of the issuance and sale thereof, as it shall determine to be in the best interests of the Authority.

The Authority is authorized to enter into such reimbursement agreements, remarketing agreements, standby bond purchase agreements, letter of credit or policies of bond insurance, interest rate swap agreements and other agreements for the purpose of moderating interest rate fluctuations and any other necessary or appropriate agreements in connection with obtaining any liquidity facility or credit facility with respect to such bonds, and to determine the terms and conditions of any such agreement.

PUBLIC ACT #179, 1998

AS AMENDED

SEC. 1-22

ITEM NO. 34

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

GRANTS-IN-AID FOR CAPITAL CITY HOUSING PROJECTS

	Use of Previously Allocated Funds Available	
REQUESTED:	(to Agency)	\$12,000,000
FROM:	Sec. 22(b)(3)	Acct. No. 12059 ECD46000 40575
		Project No. 2003064010
	Balance Available	<u>\$12,000,000</u>

REASON FOR REQUEST:

At the April 30, 2004 meeting of the State Bond commission funds were allocated to finance a grant-in-aid to the Connecticut Housing Finance Authority (CHFA) to assist in the development of the housing component of the Adriaen's Landing project. CCEDA is currently seeking a replacement developer or developers for this component. The purpose of this request is to make these funds available for the new development agreement(s).

CHFA will invest these funds in the housing project. Any return on the investment will be used to support future housing initiatives of the Capital City Economic Development Authority (CCEDA).

In accordance with Section 32-606 of the general statutes, a full and complete copy of an application or request for state funds, along with any supporting documents or exhibits has been submitted to the Capital City Economic Development Authority for its recommendation and to the Secretary of the Office of Policy and Management. In addition, the Capital City Economic Development Authority has prepared and submitted a Capital Development Impact Statement for such request.

This grant-in-aid shall be allotted by the Secretary of the Office of Policy and Management and the Governor only after a contract assistance agreement is signed that, at a minimum, includes the following grant-in-aid claw back provisions:

- (1) Satisfactory security to ensure the State's interest in the project through a letter of credit, performance bond, or another vehicle or mechanism acceptable to the Commissioner, or any combination of the above;
- (2) Signing of a Development Agreement between CCEDA, OPM and a developer or developers.

PUBLIC ACT #607, 1979

AS AMENDED

SEC. 21

ITEM NO. 35

OFFICE OF POLICY AND MANAGEMENT

GRANTS-IN-AID FOR URBAN DEVELOPMENT PROJECTS INCLUDING ECONOMIC AND COMMUNITY DEVELOPMENT, TRANSPORTATION, ENVIRONMENTAL PROTECTION, PUBLIC SAFETY, CHILDREN AND FAMILIES AND SOCIAL SERVICES PROJECTS AND PROGRAMS, INCLUDING, IN THE CASE OF ECONOMIC AND COMMUNITY DEVELOPMENT PROJECTS ADMINISTERED ON BEHALF OF THE OFFICE OF POLICY AND MANAGEMENT BY THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, ADMINISTRATIVE COSTS INCURRED BY THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

REQUESTED:	1) An Allocation and Bond Authorization (to Agency)	\$1,842,900
	2) Use of Previously Allocated Funds Available (to Agency)	<u>13,330,000</u>
	Total, This Request	<u>\$15,172,900</u>

FROM: Sec. 21(b)(6)(B)	Acct. No. 13019 DEP43000 41239
	Acct. No. 13019 ECD46000 41240
	Acct. No. 13019 DSS60000 41242

Total Authorized	\$867,800,000
Previous Allocations	<u>799,729,179</u>
Balance Unallocated	\$ <u>68,070,821</u>

REASON FOR REQUEST:

I. Department of Environmental Protection

- A. These funds are requested to provide a grant-in-aid to The Waterbury Development Corporation to acquire the 25.57 acre Pritchard's Pond property to preserve open space.

The property is an environmentally sensitive area and is home to a variety of plant species and wildlife.

Funds are requested as follows:

State Grant, This Request	\$87,900
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ITEM NO. 35 (Cont'd)

- B. These funds are requested to provide a grant-in-aid to the Town of New Fairfield for replacement of a failed oil tank and related environmental remediation at the Police Station located at 302 Ball Pond Road.

Funds are requested as follows:

State Grant, This Request	500,000
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- C. These funds are requested to provide a grant-in-aid to the Forestville Village Association for purchase and installation of a clock tower in the village park in the Forestville section of Bristol.

Funds are requested as follows:

State Grant, This Request	\$20,000
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II. Department of Economic and Community Development

- A. At the April 30, 2004 meeting of the State Bond Commission funds were allocated for the Capital City Economic Development Authority (CCEDA) to provide a grant in-aid to a developer to assist in tenant improvements and/or construction of the retail and commercial component of Adriaen's Landing. CCEDA is currently seeking a replacement developer or developers for this component. The purpose of this request is to provide these funds for the new development agreement(s).

This grant-in-aid shall be allotted by the Secretary of the Office of Policy and Management and the Governor only after a contract assistance agreement is signed that, at a minimum, includes the following grant-in-aid claw back provisions:

- (2) Satisfactory security to ensure the State's interest in the project through a letter of credit, performance bond, or another vehicle or mechanism acceptable to the Commissioner, or any combination of the above;
- (2) Signing of a Development Agreement between CCEDA, OPM and a developer or developers.

Funds are requested as follows:

State Grant, This Request	6,000,000
DECD Administration	<u>180,000</u>
Total, This Request	6,180,000

ITEM NO. 35 (Cont'd)

- B. At various meetings of the State Bond Commission funds were allocated for a grant-in-aid to the Naugatuck Valley Economic Development Corporation for a Waterbury Downtown Development Incentive fund.

The purpose of this request is to change the recipient of the grant-in-aid to the Waterbury Development Corporation which has been designated as the city's new economic development agency. Approval is also requested to make the fund available on a citywide basis.

Funds are requested as follows:

State Grant, This Request	2,000,000
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- C. These funds are requested to provide a grant-in-aid to the Stamford Housing Authority to begin the revitalization of the Vidal Court Housing Complex.

This is the first phase of a four-phase revitalization project on Stamford's West Side. State funds will be used to acquire off-site properties for tenant relocation, architectural design, land use approvals, site preparation and other pre-development activities. The completed project is anticipated to leverage \$76 million in additional financing. The existing 216 units will be demolished, followed by new construction of 350 mixed income units at the current site and other sites yet to be determined. The Stamford Housing Authority will loan these funds to a "to be formed" for profit entity at a rate and term acceptable to the Department of Economic and Community Development in order to maximize Low Income Housing Tax Credits.

Funds are requested as follows:

State Grant, This Request	5,000,000
DECD Administration	<u>150,000</u>
Total, This Request	5,150,000

III. Department of Social Services

- A. These funds are requested to provide a grant-in-aid to Ability Beyond Disability, formerly DATAHR Rehabilitation Institute, to assist in acquiring a new headquarters facility at 4 Berkshire Blvd. in Bethel.

The cost savings achieved by this relocation from Brookfield, along with rental income from a portion of the new facility, will fund approximately 11 additional staff to support their Community Integration Initiative.

ITEM NO. 35 (Cont'd)

Funds are requested as follows:

Purchase Price	\$3,700,000	
Less: Net Proceeds, sale of current bldg.	1,100,000	
Mortgage on new building	<u>1,600,000</u>	
State Grant, This Request		1,000,000

- B. These funds are requested to provide a grant-in-aid to Meriden-Wallingford Chrysalis, Inc. for the purchase a home to be used as a shelter for victims of domestic violence.

The house will replace an existing shelter that needs extensive renovations. These funds will purchase a 2,800 square foot house appraised at \$235,000.

Funds are requested as follows:

State Grant, This Request	<u>235,000</u>	
Total Grants-in-aid, This Request		<u>\$15,152,900</u>

ITEM NO. 36

STATE TREASURER

BOND SALE

GENERAL OBLIGATION BONDS

REQUESTED: Authorization to issue and sell general obligation bonds of the State in an amount not to exceed \$300,000,000

SUGGESTED RESOLUTION:

The State Treasurer is authorized to issue and sell general obligation bonds of the State, which were previously authorized to be issued by this Commission, or which may be authorized to be issued by this Commission prior to their sale, in an aggregate principal amount not to exceed \$300,000,000.

The Treasurer is authorized to consolidate for sale bonds authorized to be issued under two or more bond acts and issue the same as one or more bond issues provided that a separate maturity schedule for the bonds authorized under each bond act shall be established and filed with the Secretary of the State Bond Commission prior to the delivery of the bonds.

The Treasurer is authorized to sell such bonds at public sale on sealed proposals or by negotiation, in such manner, at such price or prices, at such time or times, and on such terms and conditions as the Treasurer shall determine to be in the best interests of the State. The Treasurer is authorized to enter into agreements on behalf of the State with respect to the issuance and sale of said bonds, including financial advisory agreements, bond purchase agreements, secondary market disclosure agreements, tax regulatory agreements containing the provisions set forth in Section 3-20(r) of the Connecticut General Statutes and agreements with respect to the issuance, sale and securing of such bonds.

The Treasurer is authorized to determine the form, date or dates, maturities of serial or term bonds, date and manner of sale, interest rate or rates and due dates thereof (including the issuance of such bonds at fixed rates or variable rates, and as capital appreciation or current interest bonds), the denominations and designation of such bonds, registration, conversion and transfer privileges, the terms of redemption with or without premium, and all other terms and conditions of such bonds and of the issuance and sale thereof, as she shall determine to be in the best interests of the State, provided that she shall file a certificate of determination with the Secretary of the State Bond Commission on or before the date of delivery of such bonds setting forth the details and particulars of such bonds determined by her in accordance with this delegation.

ITEM NO. 36 (Cont'd)

The Treasurer is authorized to enter into on behalf of the State such reimbursement agreements, remarketing agreements, standby bond purchase agreements and any other necessary or appropriate agreements in connection with obtaining any liquidity facility or credit facility with respect to such bonds, and to determine the terms and conditions of any such agreement. The Treasurer may pledge the full faith and credit of the State to the State's payment obligations under any such agreement.

The Treasurer is authorized to enter into on behalf of the State such swap or other contracts with respect to such bonds and any other necessary or appropriate agreements in connection with obtaining any such contract, with such terms and conditions and parties as the Treasurer may determine, as provided in and subject to the requirements of Section 3-20a(c) of the Connecticut General Statutes. The Treasurer is authorized to pledge the full faith and credit of the State to the State's payment obligations under any such contract.

ITEM NO. 37

STATE TREASURER/OFFICE OF POLICY AND MANAGEMENT

REQUESTED: Approval of Requests and Certificates and Resolutions and the Filing of the State Treasurer's Certificate as to State Indebtedness and the Declaration of Official Intent Pursuant to Federal Income Tax Regulations

SUGGESTED MOTION:

RESOLVED, (1) that the requests and certificates and the appropriate resolutions to effect the bond authorizations and bond sale approved today are hereby approved and adopted; (2) that the resolutions and the State Treasurer's certificate as to state indebtedness made in accordance with section 3-21 of the general statutes, as amended, be made a part of the record of today's meeting; (3) that the State hereby declares the official intent of the State required pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26, with respect to each of the agenda items approved today, to the effect that the State reasonably expects to reimburse from the proceeds of borrowings any and all expenditures paid from the bond fund accounts designated and functionally described in each such agenda item or bond authorization resolution, in an amount anticipated not to exceed the amount of the authorization contained in such item or bond authorization resolution, and that the Secretary of the Office of Policy and Management and the Treasurer are authorized to amend this declaration of official intent on behalf of the State for any such item; and (4) that the State Treasurer is authorized to make representations and enter into agreements to provide secondary market disclosure information with respect to borrowings by State authorities or other entities, or by the State itself, in connection with which the State may be an obligated party under Rule 15c2-12 of the Securities and Exchange Commission.