



**BUDGET, OPERATIONS, AND COMPENSATION COMMITTEE OF THE  
CONNECTICUT GREEN BANK**  
Special Meeting Minutes

Wednesday, June 16, 2020  
3:00 – 4:30 p.m.

A special meeting of the Budget, Operations, and Compensation Committee of the **Connecticut Green Bank (the “Green Bank”)** was held on June 16, 2020.

**Due to COVID-19, all participants joined via the conference call.**

Committee Members Present: Eric Brown, John Harrity, Michael Li, Lonnie Reed

Committee Members Absent: None

Staff Attending: Brian Farnen, Bryan Garcia, Bert Hunter, Jane Murphy, Cheryl Samuels, Ariel Schneider, Eric Shrago, Taylor Vann

Others present: None

**1. Call to Order**

- John Harrity called the meeting to order at 3:02 pm.

**2. Public Comments**

- No public comments.

**3. Meeting Minutes from June 10, 2020**

**Resolution #1**

Motion to approve the meeting minutes of the Budget, Operations, and Compensation Committee from June 10, 2020.

**This Resolution was decided to be approved at the next meeting.**

## Subject to Changes and Deletions

### 4. FY 2021 – Budget and Targets Review and Recommendation to the Board

- Eric Shrago reviewed the FY21 Financing Programs Expenses. Eric explained that there aren't any major changes between FY20 and FY21, but the targets are driven by available opportunities.
  - John Harrity asked if Inclusive Prosperity Capital was included in the Multifamily items. Eric Shrago said the Green Bank does subcontract out to IPC, who manages the program on the Green Bank's behalf alongside other vendors, but those fees are not what is affecting the increase. The increase is part of running the program and pursuing new opportunities.
- For FY21 Investments: The Green Bank is looking to continue to build its portfolio and disburse money to projects for CPACE, the Solar MAP project, third party developers, SBEA, and other strategic investments.
- For FY21 Targets: Each target has a range for number of projects, capital deployed, MW capacity and its comparison to FY20 actuals. Some programs have expected decrease in activity though others are increasing even in a worst-case scenario.
  - John Harrity asked if the minimum and maximum range is typical from previous years or larger. Bryan Garcia answered that the size of the range is predominantly due to the RSIP, as those were calculated based on information from before the economic changes due to COVID-19 and is still in development due to legislative decisions.
- FY21 Revenue and Expenses: Revenues are expected to increase by \$2.3 million. Standard sources of income have actually decreased but it is offset due to increases from the SHREC Revs, PPA income, investment growth, and other incomes. Operating Expenses are increasing overall by \$1.6 million from a variety of sources, heavily influenced by personnel expenses and those expenses contingent on the Battery Storage Approval from PURA, but also offset by the bond issuance in the Municipal market versus ABS market. There are also increases from the development of an Asset Management program, marketing expenses from the Solar MAP and bond issuance, and other expenses. Incentive and Grants are increasing by \$1.2 million from additional PBIs. Non-Operating expenses are decreasing by \$505,000 due to the loan loss reserves.
- Eric Shrago reviewed the FY21 Strategic Partners, which are some of the larger partners that the Green Bank works with.
  - John Harrity asked if the Green Bank has ever received negative feedback for working with the strategic partners due to perceptions about working with contractors from the State. Bryan Garcia noted that the Green Bank hasn't heard of any issues directly, but it also reports consultants through the State Comptroller to bring more transparency. Bert Hunter added that the Green Bank's process for transactions in large amounts is robust and is spelled out in Green Bank's Operating Procedures which helps build that trust and transparency.

### **Resolution #2**

**RESOLVED**, the Connecticut Green Bank's (Green Bank) Budget and Operations Committee recommends that the Green Bank Board of Directors approve the Fiscal Year 2021 Targets and Budget;

## Subject to Changes and Deletions

**RESOLVED**, the Budget and Operations Committee recommends that the Board of Directors authorizes Green Bank staff to extend the professional services agreements (PSAs) currently in place with the following, contingent upon a competitive bid process having occurred in the last three years (except Alter Domus (formerly Cortland), Sustainable Connecticut, Adnet Technologies, and Inclusive Prosperity Capital):

- I. Adnet Technologies, LLC
- II. Clean Power Research, LLC
- III. Alter Domus (formerly Cortland)
- IV. CSW, LLC.
- V. Inclusive Prosperity Capital
- VI. Locus Energy, LLC
- VII. ReCurve Analytics
- VIII. ERS
- IX. BlumShapiro
- X. Guidehouse (aka Navigant)
- XI. Sustainable CT
- XII. GO, LLC
- XIII. Adams & Knight
- XIV. Environmental Control, Inc., d/b/a ENCON
- XV. Strategic Environmental Associates, Inc.

For fiscal year 2021 with the amounts of each PSA not to exceed the applicable approved budget line item.

**RESOLVED**, the Budget and Operations Committee recommends that the Board of Directors authorize and empower the proper Green Bank officers to do all other acts and execute and deliver all other documents and instruments as they shall deem necessary and desirable to execute these extensions.

**Upon a motion made by Eric Brown and seconded by Mike Li, the Budget, Operations, and Compensation Committee voted to approve Resolution 2. None opposed or abstained. Motion approved.**

### 5. Comprehensive Plan – Proposed Revisions

- Bryan Garcia reviewed the Comprehensive Plan for FY21, including the new targets, program alignment with operation, inclusion of greenhouse gas emission and air pollution reductions in targets, and other items within the plan.
  - John Harrity asked if there is a set date for when the PURA docket about battery storage program will be resolved. Bryan Garcia said the deadline for the proposal is July 31, 2020 and there are expected to be many submissions, but there should be a clearer picture of where the docket is headed within the next few months.

### 6. Recommendation on Office Space

- Eric Shrago reviewed the final proposals for the new office spaces.
  - For Rocky Hill, the proposed location is 75-85 Charter Oak Avenue in Hartford. It

## Subject to Changes and Deletions

- is about 10,000 sq. ft for approximately \$260,000 per year for 10.5 years. The owners are interested in green energy initiatives for the building as well.
- For Stamford, the proposed location is 700 Canal Street in Stamford. It is about 3,600 sq. ft for approximately \$122,000 per year for 5.5 years. The cost for the selected space in Stamford is very similar to existing cost. These building owners are also interested in green energy initiatives, and it comes with free parking which is rare for Stamford.

### **Resolution #3**

**WHEREAS**, the leases on the Green Bank's offices in Rocky Hill and Stamford expire on December 31, 2020;

**WHEREAS**, staff having engaged CB Richard Ellis who have guided the organization's search for new office space, have identified office space at:  
75-85 Charter Oak Avenue, Hartford, CT,  
700 Canal Street, Stamford, CT;

**RESOLVED**, the Budget and Operations Committee recommends that the Board of Directors authorizes Green Bank staff to negotiate and enter into leases with the owners of the aforementioned buildings provided they are consistent with the financial terms presented to this committee today in the memorandum dated June 12, 2020.

**Upon a motion made by Lonnie Reed and seconded by Mike Li, the Budget, Operations, and Compensation Committee voted to approve Resolution 3. None opposed or abstained. Motion approved.**

### **7. Adjourn**

**Upon a motion made by Lonnie Reed and seconded by Mike Li, the Budget, Operations, and Compensation Committee Meeting adjourned at 4:01 pm.**

Respectfully submitted,

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John Harrity, Chairperson