



Deployment Committee

Meeting Date

September 22, 2021



Deployment Committee

Lonnie Reed
Board Chair

Binu Chandy
Deputy Director
DECD

Matthew Ranelli
Partner
Shipman & Goodwin

**Shawn Wooden – Designee, Steven
Meier**
Treasurer
State of Connecticut

845 Brook Street, Rocky Hill, CT 06067
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ctgreenbank.com



September 20, 2021

Dear Connecticut Green Bank Deployment Committee:

First of all, our apologies getting these meeting materials to you so late. We strive to get you materials a week in advance, but we couldn't achieve that in this circumstance. Regardless, the material is light.

Second, we have a meeting of the Deployment Committee scheduled on Wednesday, September 22, 2021 from 2:00 to 3:00 p.m.

Please take note that this will be an online meeting only.

On the agenda we have the following items:

- **Consent Agenda** – approval of the meeting minutes for the special meeting held on September 8, 2021;
- **Financing Programs Updates and Recommendation** – recommendation to approve of a C-PACE transaction in Hartford.
- **Incentive Programs Update** – an update on the RSIP, revenue grade meter issue, and battery storage incentive program; and
- **Investment Update** – an update on various investments, including, but not limited to hydro project at Cargill Falls, and fuel cell at Groton Subbase.

If you have any questions, comments or concerns, please feel free to contact me at any time. Looking forward to being with you all online next week.

Have a great weekend.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Garcia", with a long horizontal line extending to the right.

Bryan Garcia
President and CEO



AGENDA

Deployment Committee of the
Connecticut Green Bank
75 Charter Oak Avenue
Hartford, CT 06106

Wednesday, September 22, 2021
2:00-3:00 p.m.

Dial (571) 317-3122
Access Code: 341-147-965

Staff Invited: Sergio Carrillo, Mackey Dykes, Brian Farnen, Bryan Garcia, Bert Hunter, Jane Murphy, and Eric Shrago

1. Call to order
2. Public Comments – 5 minutes
3. Approval of Meeting Minutes – 5 minutes
4. Financing Programs Updates and Recommendations – 15 minutes
 - a. C-PACE Project (Hartford) – 15 minutes
5. Incentive Programs Updates – 15 minutes
6. Investment Updates – 15 minutes
7. Other Business – 5 minutes
8. Adjourn

Join the meeting online at <https://global.gotomeeting.com/join/341147965>

Or call in using your telephone:
Dial (571) 317-3122
Access Code: 341-147-965

***Next Regular Meeting: Wednesday, November 17, 2021 from 2:00-3:00 p.m.
Colonel Albert Pope Board Room at the
Connecticut Green Bank, 75 Charter Oak Avenue, Hartford***



RESOLUTIONS

Deployment Committee of the
Connecticut Green Bank
75 Charter Oak Avenue
Hartford, CT 06106

Wednesday, September 22, 2021
2:00-3:00 p.m.

Dial (571) 317-3122
Access Code: 341-147-965

Staff Invited: Sergio Carrillo, Mackey Dykes, Brian Farnen, Bryan Garcia, Bert Hunter, Jane Murphy, and Eric Shrago

1. Call to order
2. Public Comments – 5 minutes
3. Approval of Meeting Minutes – 5 minutes

Resolution #1

Motion to approve the meeting minutes of the Deployment Committee for September 8, 2021

4. Financing Programs Updates and Recommendations – 15 minutes
 - a. C-PACE Project (Hartford) – 15 minutes

Resolution #2

WHEREAS, pursuant to Section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly and as amended (the “Act”), the Connecticut Green Bank (“Green Bank”) is directed to, amongst other things, establish a commercial sustainable energy program for Connecticut, known as Commercial Property Assessed Clean Energy (“C-PACE”);

WHEREAS, the Green Bank Board of Directors (the “Board”) has approved a \$40,000,000 C-PACE construction and term loan program;

WHEREAS, the Green Bank seeks to provide a **\$892,926** term loan under the C-PACE program to 1200 Park Street LLC., the building owner of 1200 Park Street, Hartford, Connecticut (the

"Loan"), to finance the construction of specified clean energy measures in line with the State's Comprehensive Energy Strategy and the Green Bank's Strategic Plan.

NOW, therefore be it:

RESOLVED, that the President of the Green Bank and any other duly authorized officer of the Green Bank is authorized to execute and deliver the Loan in an amount not to be greater than one hundred ten percent of the Loan amount with terms and conditions consistent with the memorandum submitted to the Green Bank Deployment Committee (the "Committee") dated September 22, 2021, and as he or she shall deem to be in the interests of the Green Bank and the ratepayers no later than 120 days from the date of authorization by the Committee;

RESOLVED, that before executing the Loan, the President of the Green Bank and any other duly authorized officer of the Green Bank shall receive confirmation that the C-PACE transaction meets the statutory obligations of the Act, including but not limited to the savings to investment ratio and lender consent requirements; and

RESOLVED, that the proper the Green Bank officers are authorized and empowered to do all other acts and execute and deliver all other documents and instruments as they shall deem necessary and desirable to effect the above-mentioned legal instruments.

5. Incentive Programs Updates – 15 minutes
6. Investment Updates – 15 minutes
7. Other Business – 5 minutes
8. Adjourn

Join the meeting online at <https://global.gotomeeting.com/join/341147965>

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ANNOUNCEMENTS

- **Mute Microphone** – in order to prevent background noise that disturbs the meeting, if you aren't talking, please mute your microphone or phone.
- **Chat Box** – if you aren't being heard, please use the chat box to raise your hand and ask a question.
- **Recording Meeting** – per Executive Order 7B (i.e., suspension of in-person open meeting requirements), we need to record and post this board meeting.
- **State Your Name** – for those talking, please state your name for the record.



CONNECTICUT
GREEN BANK SM

Deployment Committee Meeting

September 22, 2021

Deployment Committee

Agenda Item #1

Call to Order

Deployment Committee

Agenda Item #2

Public Comments

Deployment Committee

Agenda Item #3

Approval of Meeting Minutes

Deployment Committee

Agenda Item #4

Financing Programs Recommendations

C-PACE Transaction – Hartford

1200 Park St, Hartford

Ratepayer Payback



- **\$892,926** for 3 roof mounted solar PV systems totaling 489 kW
 - Projected savings are 45,036 **MMBtu** versus **\$892,926** of ratepayer funds at risk.
-
- Ratepayer funds will be paid back in one of the following ways
 - ❑ (a) through a take-out by a private capital provider at the end of construction (project completion);
 - ❑ (b) subsequently, when the loan is sold down to a private capital provider; or
 - ❑ (c) through receipt of funds from the City of Hartford as it collects the C-PACE benefit assessment from the property owner.

1200 Park St, Hartford

Terms and Conditions



- **\$892,926** construction loan at 5% and term loan set at a fixed 5.95% over the 25-year term
- **\$892,926** loan against the property
 - ❑ Property valued at [REDACTED]
 - ❑ Loan-to-value ratio equals [REDACTED] & Lien-to-value ratio equals [REDACTED]
- DSCR > [REDACTED]

1200 Park St, Hartford

The Five W's



- **What?** Receive approval for a \$892,926 construction and (potentially) term loans under the C-PACE program to 1200 Park Street, LLC to finance the construction of specified energy upgrade
- **When?** Project to commence 2021
- **Why?** Allow Green Bank to finance this C-PACE transaction, continue to build momentum in the market, and potentially provide term financing for this project until Green Bank sells it along with its other loan positions in C-PACE transactions.
- **Who?** 1200 Park Street, LLC, the property owner of 1200 Park Street, Hartford, CT
- **Where?** 1200 Park Street, Hartford CT

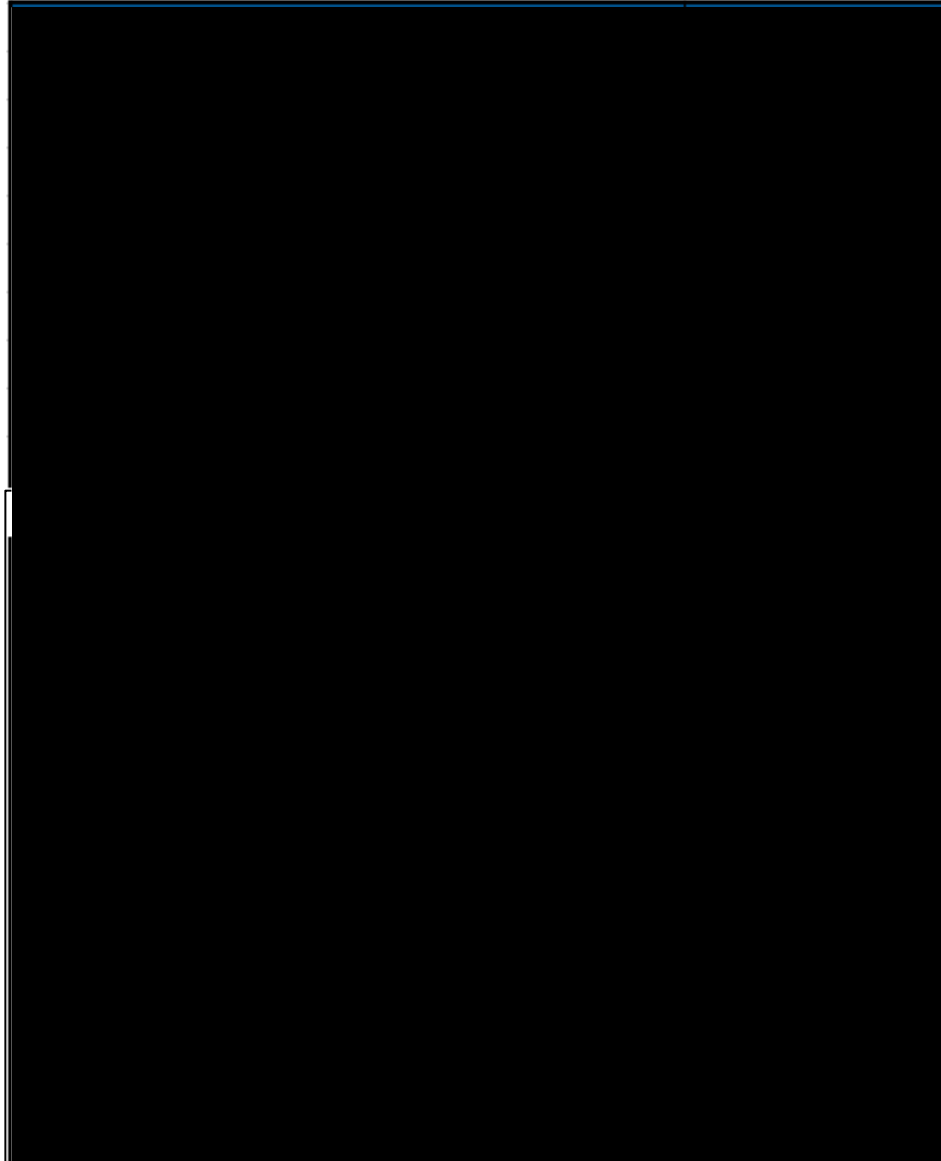
1200 Park St, Hartford

Project Tear Sheet



1200 Park St, Hartford

Key Financial Metrics



Resolution #2



- **NOW**, therefore be it:
- **RESOLVED**, that the President of the Green Bank and any other duly authorized officer of the Green Bank is authorized to execute and deliver the Loan in an amount not to be greater than one hundred ten percent of the Loan amount with terms and conditions consistent with the memorandum submitted to the Green Bank Deployment Committee (the “Committee”) dated September 22, 2021, and as he or she shall deem to be in the interests of the Green Bank and the ratepayers no later than 120 days from the date of authorization by the Committee;
- **RESOLVED**, that before executing the Loan, the President of the Green Bank and any other duly authorized officer of the Green Bank shall receive confirmation that the C-PACE transaction meets the statutory obligations of the Act, including but not limited to the savings to investment ratio and lender consent requirements; and
- **RESOLVED**, that the proper the Green Bank officers are authorized and empowered to do all other acts and execute and deliver all other documents and instruments as they shall deem necessary and desirable to effect the above-mentioned legal instruments.

Deployment Committee

Agenda Item #5

Incentive Program Updates

Incentive Programs Update

Residential Solar Investment Program



- RSIP and RSIP-E are fully subscribed
 - RSIP: 342.8MW Completed, 7.2 MW Approved
 - RSIP-E: 5.3 MW Completed, 25.3 MW Approved
- RSIP Team working with EDCs on the transition to the Renewable Energy Tariff
 - Fields that need to be collected
 - Wiring diagrams
 - Consumer Protection

Incentive Programs Update

Residential Solar Investment Program



- Proposed Interim Decision (PID) in Docket No. 21-08-02 – Renewable Energy Tariff
 - buy-all tariff rate to provide a ROR of 10%, and
 - netting tariff to provide a ROR between 9-11%
- CGB Advocacy efforts:
 - Rate of return and tariff calculation
 - Adders for LMI and Distressed Communities adders
 - Direct Payment
 - Multifamily affordable housing

Incentive Programs Update

Residential Solar Investment Program



- 2022 Tariff Rates

	Buy-All Rate (\$/kWh)	REC Value (\$/kWh)
Eversource	\$0.2925	\$0.0301
United Illuminating	\$0.2925	\$0.0000
Low-Income Adder	\$0.025	
Distressed Municipality Adder	\$0.0125	

Incentive Programs Update

Revenue Grade Meters



- Ran an RFP from May until mid-August
- Received 9 bids, and down-selected 3 vendors: SST, Encon, and CTEC
- Negotiated PSAs
- Incentives Team worked with Marketing staff to plan customer outreach
- Field work anticipated to start week of 10/11
- Estimated replacement cost \$2.45M

Incentive Programs Update

Battery Storage Incentive Program



- PURA issued a Final Decision on July 28
 - Deployment in vulnerable communities for residential (e.g., low income, EJ) and commercial and industrial (e.g., critical facilities)
 - Provide Resilience to the grid
- Cost effectiveness
 - Deliver a RIM >1.4
- Additional adders for underserved communities, front of the meter storage, grid edge customers, critical facilities, and C&I customers with fossil-fueled onsite generators

Incentive Programs Update

Battery Storage Incentive Program



- Proposed Final Decision includes 26 Orders:
 - RFP to retain an EM&V consultant
 - Program design documents
 - Incentive design for both residential and non-residential upfront and performance-based incentives
 - BCA Analysis
 - Marketing plan
 - System eligibility requirements

Deployment Committee

Agenda Item #6

Investment Updates

Investment Updates



- **FCE Groton Project**
 - **Financing**
 - **Project progress**

- **Historic Cargill Falls**
 - **Financing**
 - **Hydro completion progress**

- **Green Liberty Bonds / Tranche 5 & Tranche 6**
- **Green Liberty Notes / Raise Green / Open RFP Capital Solutions**

- **PosiGen**

Deployment Committee

Agenda Item #7
Other Business

Deployment Committee

Agenda Item #8
Adjourn



**DEPLOYMENT COMMITTEE OF THE
CONNECTICUT GREEN BANK**
Special Meeting Minutes

Wednesday, September 8, 2021
8:30 a.m. – 9:00 a.m.

A special meeting of the Deployment Committee of the **Connecticut Green Bank (the “Green Bank”)** was held on September 8, 2021.

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

Committee Members Present: Binu Chandy (DECD), Matt Ranelli, Lonnie Reed

Committee Members Absent: Michael Li, Steven Meier

Staff Attending: Alysse Buzzelli, Mackey Dykes, Brian Farnen, Bryan Garcia, Sara Harari, Bert Hunter, Cheryl Lumpkin, Alex Kovtunencko, Jane Murphy, Ariel Schneider, Christina Tsitso, Mike Yu

Others present:

1. Call to Order

- Bryan Garcia called the meeting to order at 8:32 am.

2. Public Comments

- No public comments.

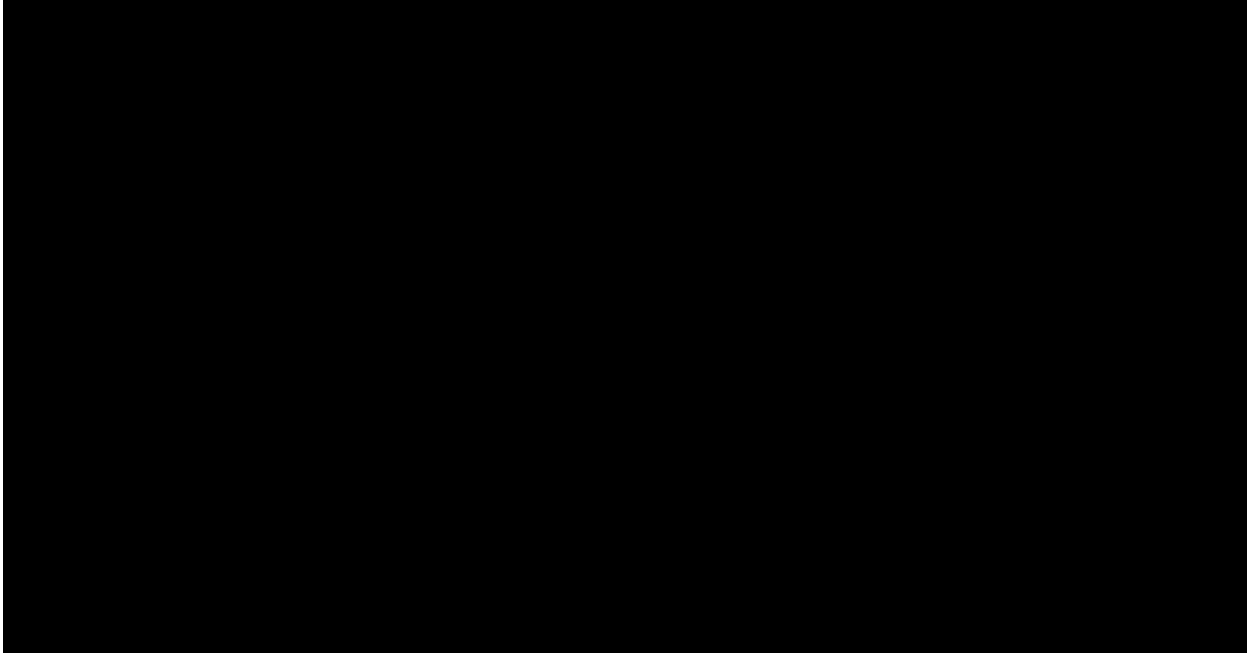
3. Consent Agenda

Resolution #1

Motion to approve the minutes of the Deployment Committee meeting for May 26, 2021.

Upon a motion made by Matthew Ranelli and seconded by Binu Chandy, the Deployment Committee voted to approve Resolution 1. None opposed or abstained. Motion approved unanimously.

4. Financing Program Updates and Recommendations
a. C-PACE Project (Southington)



Resolution #2

WHEREAS, pursuant to Section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly and as amended (the "Act"), the Connecticut Green Bank ("Green Bank") is directed to, amongst other things, establish a commercial sustainable energy program for Connecticut, known as Commercial Property Assessed Clean Energy ("C-PACE");

WHEREAS, the Green Bank Board of Directors (the "Board") has approved a \$40,000,000 C-PACE construction and term loan program;

WHEREAS, the Green Bank seeks to provide a \$1,282,184 construction and (potentially) term loan under the C-PACE program to Aqua Turf Club Associates LLC., the building owner of 556 Mulberry Street, Southington, Connecticut (the "Loan"), to finance the construction of specified clean energy measures in line with the State's Comprehensive Energy Strategy and the Green Bank's Strategic Plan; and

WHEREAS, the Green Bank may also provide a short-term unsecured loan (the "Feasibility Study Loan") from a portion of the Loan amount, to finance the feasibility study or energy audit required by the C-PACE authorizing statute, and such Feasibility Study Loan would become part of the Loan and be repaid to the Green Bank upon the execution of the Loan documents.

NOW, therefore be it:

RESOLVED, that the President of the Green Bank and any other duly authorized officer of the Green Bank is authorized to execute and deliver the Loan and, if applicable, a Feasibility Study Loan in an amount not to be greater than one hundred ten percent of the Loan amount with terms and conditions consistent with the memorandum submitted to the Green Bank Deployment Committee (the "Committee") dated September 3, 2021, and as he or she shall deem to be in the interests of the Green Bank and the ratepayers no later than 120 days from

Subject to Changes and Deletions

the date of authorization by the Committee;

RESOLVED, that before executing the Loan, the President of the Green Bank and any other duly authorized officer of the Green Bank shall receive confirmation that the C-PACE transaction meets the statutory obligations of the Act, including but not limited to the savings to investment ratio and lender consent requirements; and

RESOLVED, that the proper the Green Bank officers are authorized and empowered to do all other acts and execute and deliver all other documents and instruments as they shall deem necessary and desirable to affect the above-mentioned legal instruments.

Upon a motion made by Binu Chandy and seconded by Lonnie Reed, the Deployment Committee voted to approve Resolution 2. None opposed or abstained. Motion approved unanimously.

- Bryan Garcia bid Michael Li a fond farewell as he leaves the Board of Directors. Matthew Ranelli also thanked Michael Li for his hard work.

5. **Adjourn**

Upon a motion made by Lonnie Reed and seconded by Matthew Ranelli, the Deployment Committee Meeting adjourned at 8:46 am.

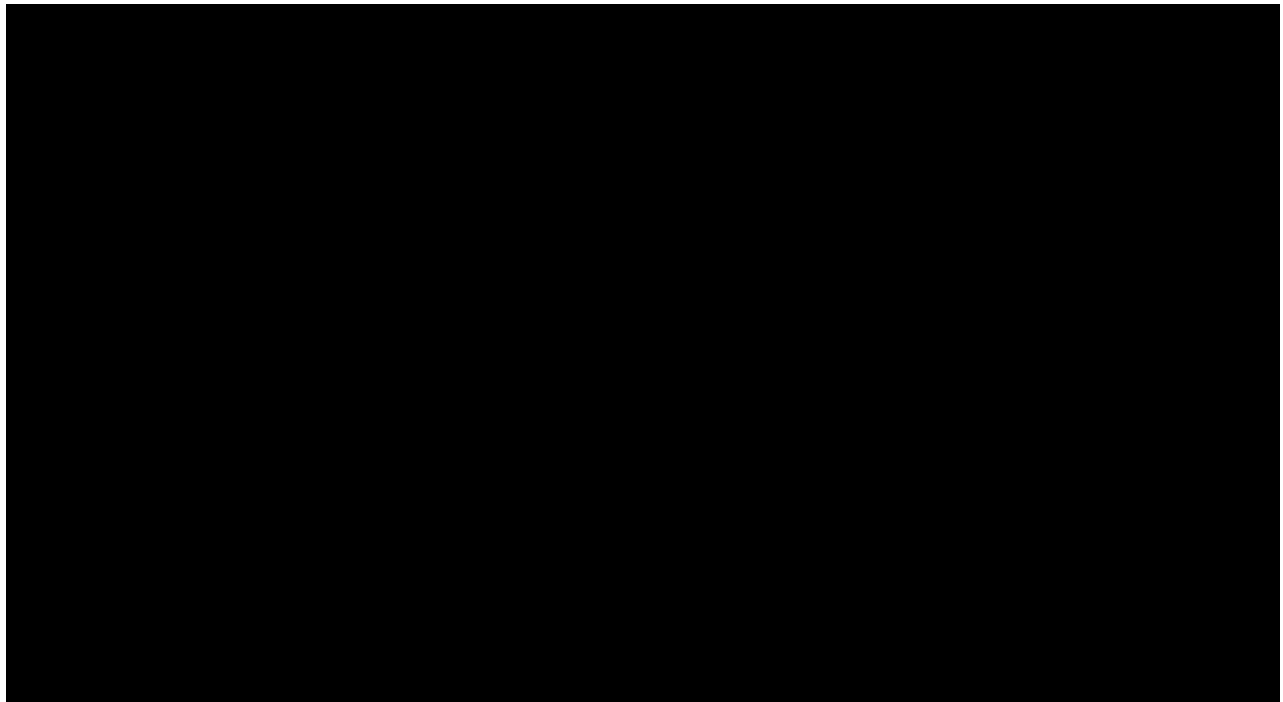
Respectfully submitted,

Bryan Garcia, President & CEO of the Connecticut Green Bank



CONNECTICUT GREEN BANK

**1200 Park Street
C-PACE Project in Hartford, CT
Diligence Memo
September 22, 2021**



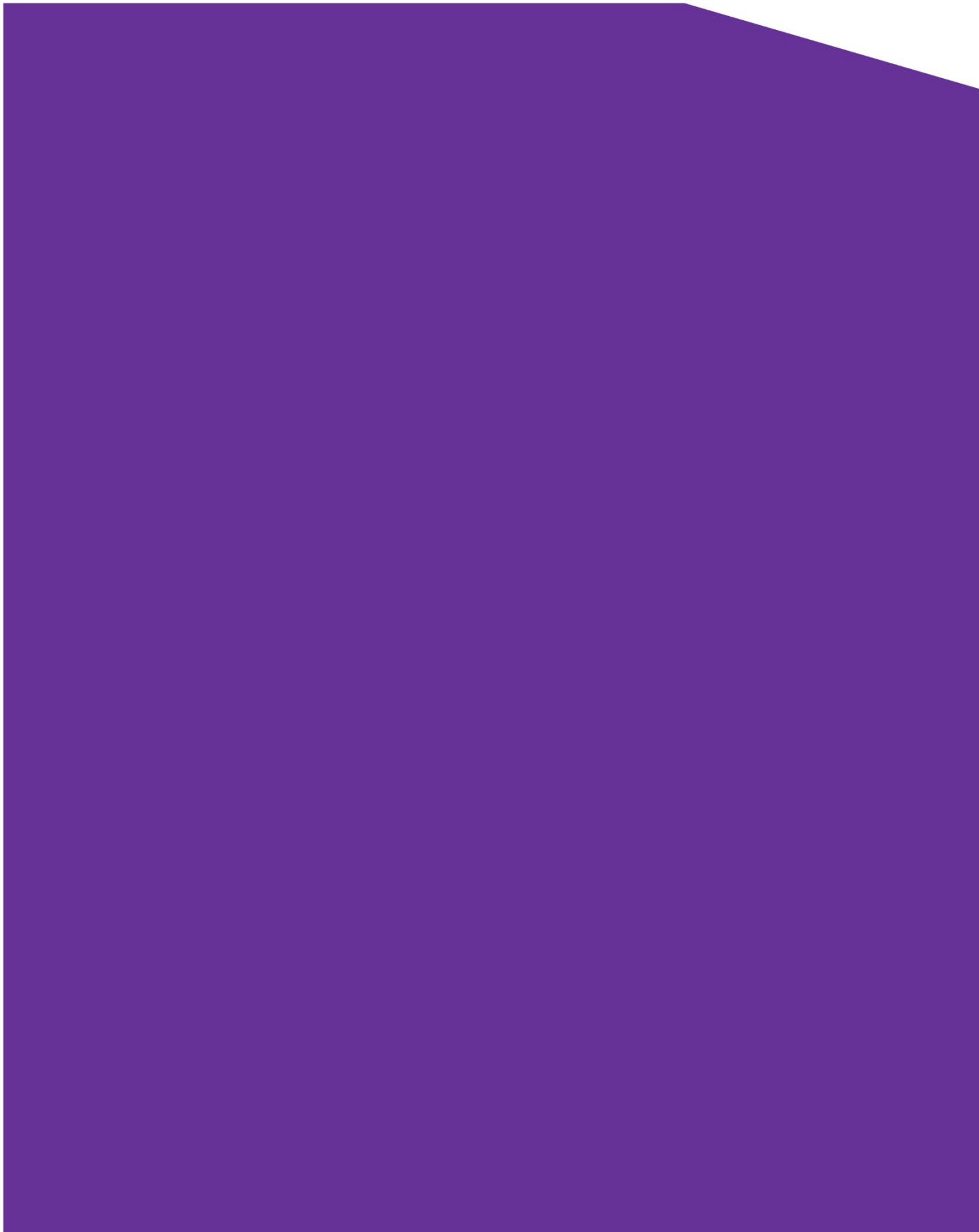
Document Purpose: This document contains background information and due diligence on the 1200 Park Street facility and the stakeholders involved, including 1200 Park Street, LLC, and the Town of Hartford, CT. This information is provided to the Connecticut Green Bank officers and senior staff for the purposes of reviewing and approving recommendations made by the staff of the Connecticut Green Bank.

In some cases, this package may contain among other things, trade secrets, and commercial or financial information given to the Green Bank in confidence and should be excluded under C.G.S. §1-210(b) and §16-245n(D) from any public discourse under the Connecticut Freedom of Information Act. If such information is included in this package, it will be noted as confidential.

1200 Park Street: A C-PACE Project in Hartford, CT

Address	1200 Park Street, Hartford, CT 06106		
Owner	1200 Park Street, LLC		
Proposed Assessment	\$892,926		
Term (years)	25		
Term Remaining (months)	Pending construction completion		
Annual Interest Rate¹	5.95%		
Annual C-PACE Assessment	\$69,623		
Savings-to-Investment Ratio	1.677		
Average DSCR	█		
Lien-to-Value	█		
Loan-to-Value	█		
Projected Energy Savings (mmBTU)		RE	Total
	Per year	1912	1912
	Over EUL	45,036	45,036
Estimated Cost Savings (incl. ZRECs and tax benefits)	Per year	\$118,771	\$118,771
	Over EUL	\$2,969,281	\$2,969,281
Objective Function	50.44 kBtu / ratepayer dollar at risk		
Location	Hartford		
Type of Building	Commercial Real Estate		
Year of Build	1965		
Building Size (sf)	318,424		
Year Acquired by Owner	2014		
As-Complete Appraised Value²	█		
Mortgage Lender Consent	█		
Proposed Project Description	489 kW Solar PV		
Est. Date of Construction Completion	Pending closing		
Current Status	Awaiting Board of Directors Approval		
Energy Contractor	█		
Notes			

█
 █
 █



845 Brook Street
Rocky Hill, CT 06067

300 Main Street, 4th Floor
Stamford, CT 06901