



**BOARD OF DIRECTORS OF THE  
CONNECTICUT GREEN BANK**  
Regular Meeting Minutes

Friday, April 21, 2023  
9:00 a.m. – 11:00 a.m.

A regular meeting of the Board of Directors of the **Connecticut Green Bank** (the “Green Bank”) was held on April 21, 2023.

Board Members Present: Bettina Bronisz, Binu Chandy, John Harrity, Adrienne Houël, Matthew Ranelli, Lonnie Reed, Victoria Hackett, Brenda Watson, Joanna Wozniak-Brown

Board Members Absent: Thomas Flynn, Dominick Grant

Staff Attending: David Beech, Joe Buonannata, Larry Campana, Sergio Carrillo, Shawne Cartelli, Louise Della Pesca, James Desantos, Catherine Duncan, Mackey Dykes, Brian Farnen, Bryan Garcia, Bert Hunter, Alysse Lembo-Buzzelli, Cheryl Lumpkin, Jane Murphy, Ariel Schneider, Dan Smith, Eric Shrago, Marianna Trief

Others present: Dan Streit and Lee Shaver from Slipstream, Stephen Pelton

**1. Call to Order**

- Lonnie Reed called the meeting to order at 9:02 am.

**2. Public Comments**

- No public comments.

**3. Consent Agenda**

**a. Meeting Minutes of March 17, 2023**

**Resolution #1**

Motion to approve the meeting minutes of the Board of Directors for March 17, 2023.

**b. Under \$500,000 and No More in Aggregate than \$1,000,000 Staff Transaction Approvals**

**Resolution #2**

**WHEREAS**, on January 18, 2013, the Connecticut Green Bank (the "Green Bank") Board of Directors (the "Board") authorized the Green Bank staff to evaluate and approve funding requests less than \$300,000 which are pursuant to an established formal approval process requiring the signature of a Green Bank officer, consistent with the Green Bank Comprehensive Plan, approved within Green Bank's fiscal budget and in an aggregate amount not to exceed \$500,000 from the date of the last Deployment Committee meeting, on July 18, 2014 the Board increased the aggregate not to exceed limit to \$1,000,000 ("Staff Approval Policy for Projects Under \$300,000"), on October 20, 2017 the Board increased the finding requests to less than \$500,000 ("Staff Approval Policy for Projects Under \$500,000"); and

**WHEREAS**, Green Bank staff seeks Board review and approval of the funding requests listed in the Memo to the Board dated April 14, 2023 which were approved by Green Bank staff since the last Deployment Committee meeting and which are consistent with the Staff Approval Policy for Projects Under \$500,000;

**NOW**, therefore be it:

**RESOLVED**, that the Board approves the funding requests listed in the Memo to the Board dated April 14, 2023 which were approved by Green Bank staff since the last Deployment Committee meeting. The Board authorizes Green Bank staff to approve funding requests in accordance with the Staff Approval Policy for Projects Under \$500,000 in an aggregate amount to exceed \$1,000,000 from the date of this Board meeting until the next Deployment Committee meeting.

**c. C-PACE Transaction – Danbury**

**Resolution #3**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$564,528** construction and (potentially) term loan under the C-PACE program to Evelyn L. Wells, as surviving Trustee of the Testamentary Trust, Main 215-219 CGS LLC, and Main 215-219 SRS LLC, the building owners of 215-219 Main St, Danbury, CT (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

**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 Committee dated April 21, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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.

**d. C-PACE Transaction – East Hartford**

**Resolution #4**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), 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 **\$491,537** construction and (potentially) term loan under the C-PACE program to 580 Tolland Street, LLC the building owner 580 Tolland Street East Hartford, CT (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

**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 Committee dated April 21, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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.

**e. C-PACE Transaction – Groton**

**Resolution #5**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$552,567** construction and (potentially) term loan under the C-PACE program to Mystic Business Park LLC, the building owner of 800 Flanders Road, Mystic, CT (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

**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 Committee dated April 21st, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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.

**f. C-PACE Transaction – Stonington/Mystic**

**Resolution #6**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$595,435** construction and (potentially) term loan under the C-PACE program to Unicorn Project, LLC the building owner of 247-251 Greenmanville Avenue Mystic, CT 06355 (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

**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 Committee dated April 21st, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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.

**g. C-PACE Transaction – Stamford**

**Resolution #7**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), 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 **\$536,095** construction and (potentially) term loan under the C-PACE program to Glenbrook Self Storage Property, LLC, the building owner of 317 Courtland Avenue, Stamford, CT (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

**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 Committee dated April 21, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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.

#### **h. C-PACE Transaction Extension – Redding**

##### **Resolution #8**

**WHEREAS**, pursuant to Conn. Gen. Stat. 16a-40g (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**, pursuant to the C-PACE program, the Connecticut Green Bank Board of Directors (the “Board”) or the Connecticut Green Bank Deployment Committee (“DC”), as may be applicable, approved and authorized the President of the Green Bank to execute financing agreements for the C-PACE projects described in the Memo submitted to the Board on April 21, 2023 (the “Finance Agreements”);

**WHEREAS**, the Finance Agreements were authorized to be consistent with the terms, conditions, and memorandums submitted to the Board or DC, as may be applicable, and executed no later than 120 days from the date of such Board or DC approval; and

**WHEREAS**, due to delays in fulfilling pre-closing requirements, the Green Bank will need more time to execute the Finance Agreements.

**NOW**, therefore be it:

**RESOLVED**, that the Board extends authorization of the Finance Agreements to no later than 120 days from April 22, 2022 and consistent in every other manner with the original Board authorization for the Finance Agreement.

**Upon a motion made by John Harrity and seconded by Brenda Watson, the Board of Directors voted to approve the Consent Agenda which includes Resolutions 1 – 8. None opposed or abstained. Motion approved unanimously.**

- i. FY23 Q3 Progress to Targets
- j. Under \$100,000 and No More in Aggregate than \$500,000 Staff Restructurings

#### **4. Financing Programs Updates and Recommendations**

##### **a. Progress to Targets Updates**

- Mackey Dykes summarized the progress to the Financing Programs targets which is at 74.3% met overall for projects deployed, 59.6% of the capital deployed overall, and 23.1% for MW deployed overall. The reason for the disparity between the categories is due to the SBEA goal doing well for projects deployed while the other programs have less projects but higher capital and MW goals. He mentioned many other projects are in good places going into the end of the year; the paperwork is being processed but they can't be included as completed yet.
  - Mackey Dykes noted the one program that will fall short of its goals is the Multi

Family Term. One project of six has been closed so far and another which was approved previously should also be considered, but overall, the program is just going to take more time than was previously expected due to navigating the new policies and new program.

#### **b. C-PACE Transaction – Branford**

- Catherine Duncan summarized the project details for two roof replacements and two rooftop solar PV arrays totaling 330.2 kW using a \$1,003,474 loan. David Beech summarized the underwriting which has a loan-to-value ratio of 65%, a lien-to-value ratio of 19%, and a DSCR over 4.53.
  - Matthew Ranelli asked for clarification about the cash flow graph which appeared to be negative over the last 5 years. David Beech responded that he does not have the information in front of him, but it is possible for the SIR to be over 1 because of a front first year. Matthew Ranelli asked if the team makes the host aware of it in case the ownership changes, for example, and if other options are offered. David Beech responded the customers always have a chance to review the technical details of the loan. Matthew Ranelli suggested making a strong effort to point those instances out to avoid later issues for the customer. Mackey Dykes elaborated that it is always something the team looks at, especially with non-profits, to allow a penalty free pre-payment using the ITC grant to help with cash flow in later years, and in this case the customer is also getting new roofs and so there is a strong desire despite those cash flow concerns. Catherine Duncan stated she did not discuss the amortization schedule with the owner but will.
- Catherine Duncan explained the technical details and key metrics of the project.
- Note this was displayed as Resolution #5 in the presentation.

#### **Resolution #9**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), 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 **\$1,003,474** construction and (potentially) term loan under the C-PACE program to Elm Harbor Realty LLC, the building owner of 20 Elm Street, Branford, CT (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

**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 Committee dated April 21st, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 Adrienne Houël and seconded by Bettina Bronisz, the Board of Directors voted to approve Resolution 9. None opposed or abstained. Motion approved unanimously.**

### **c. C-PACE Transaction – Milford**

- Catherine Duncan explained the project details for a 1.25MW rooftop solar PV array using a \$2,318,539 loan. David Beech summarized the underwriting which includes a loan-to-value ratio of 78.87%, a lien-to-value ratio of 27.49% with a DSCR over 1.61. Catherine Duncan summarized the project's technical details and key metrics. Bert Hunter clarified the project is subject to mortgage consent approval, it is not a refinancing.

- Note this was also displayed as Resolution #5 in the presentation.

### **Resolution #10**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$2,318,539** construction and (potentially) term loan under the C-PACE program to Milford Holdings, LLC the building owner of 80 Wampus Lane, Milford CT 06460 (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

**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 Committee dated April 21st, 2023 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 Matthew Ranelli and seconded by John Harrity, the Board of Directors voted to approve Resolution 10. None opposed or abstained. Motion approved unanimously.**

#### **d. C-PACE Transaction – Southington**

- Alysse Lembo-Buzzelli summarized the project details for a roof replacement and two rooftop solar PV arrays totaling 516 kW using a \$1,687,886 loan. Marianna Trief summarized the underwriting which has a loan-to-value ratio of 60%, a lien-to-value ratio of 56%, and a DSCR over 12.28. Alysse Lembo-Buzzelli explained the technical details and key metrics of the project.

#### **Resolution #11**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$1,687,886** construction and (potentially) term loan under the C-PACE program to Car-Sue Realty, LLC, the building owner of 44 Robert Porter Rd, Southington, CT 06489 (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

**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 Committee dated April 21, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 Bettina Bronisz and seconded by Matthew Ranelli, the Board of Directors voted to approve Resolution 11. None opposed or abstained. Motion approved unanimously.**

**e. C-PACE Transaction – South Windsor (420 Ellington Road)**

- Alysse Lembo-Buzzelli summarized the project details for a rooftop solar PV array of 1.45MW using a \$3,225,500 loan. David Beech explained the project underwriting which has a loan-to-value ratio of 62.4%, a lien-to-value ratio of 34.2%, and a DSCR over 1.62. Alysse Lembo-Buzzelli reviewed the technical project details and key metrics.

**Resolution #12**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), 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 \$3,225,500 construction and (potentially) term loan under the C-PACE program to Admiral Holdings CT LLC the building owner of 420 Ellington Road, South Windsor, CT 06074 (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

**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 Committee dated April 21st, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 John Harrity and seconded by Matthew Ranelli, the Board of Directors voted to approve Resolution 12. None opposed or abstained. Motion approved**

unanimously.

**f. C-PACE Transaction – South Windsor (688 Sullivan Avenue)**

- Alysse Lembo-Buzzelli summarized the project details for a rooftop solar PV array of 287.9 kW using a \$710,783 loan. David Beech summarized the underwriting which has a loan-to-value ratio of 46%, a lien-to-value ratio of 14%, and a DSCR over 1.64. Alysse Lembo-Buzzelli reviewed the technical details and key metrics of the project.
  - Matthew Ranelli asked if the property tax issues have been worked out with the Buy-All Tariff and if it hasn't, is the Green Bank at risk if the municipality decides the property is not tax exempt. Mackey Dykes responded that no, the issue has not been resolved yet, but it is actively being worked on to develop language to resolve it. Matthew Ranelli asked if there is a tax bill, who pays it. Mackey Dykes responded that the property owner would pay a tax bill if it is not deemed tax exempt. The property owners are aware of the potential risk.

**Resolution #13**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the "Statute"), 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 **\$710,783** construction and (potentially) term loan under the C-PACE program to Admiral Holdings CT LLC, the building owner of 688 Sullivan Ave (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

**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 Committee dated April 21st, 2023, 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 Board of Directors;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 Matthew Ranelli and seconded by Adrienne Houël, the Board of**

**Directors voted to approve Resolution 13. None opposed or abstained. Motion approved unanimously.**

**g. C-PACE Transaction – Stonington**

- Catherine Duncan summarized the project details for lighting, insulation, HVAC controls, and a rooftop solar PV array of 298.6 kW using a \$3,701,715 loan and clarified that some parts of the previous approval for this project expired, and it did not include the solar PV array, but now it will. Catherine Duncan reviewed the technical details and key metrics of the project. David Beech summarized the history of the company and the project underwriting which has a loan-to-value ratio of 78.2%, a lien-to-value ratio of 38.2%, and a DSCR over 16.4.
  - Matthew Ranelli asked if the agreement is with the company or the owner of the property. David Beech responded that it is a shared ownership agreement.

**Resolution #14**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), the Connecticut Green Bank (“Green Bank”) is directed to 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 **\$3,701,715** term loan under the C-PACE program to Enko Realty, LLC., the building owner of 62 Maritime Dr., Mystic, 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 Board of Directors (the “Board”) dated December 9, 2022, 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 Board;

**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 Statute, including but not limited to the savings to investment ratio and lender consent requirements; and

**RESOLVED**, that the proper 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 Matthew Ranelli and seconded by John Harrity, the Board of Directors voted to approve Resolution 14. None opposed or abstained. Motion approved unanimously.**

#### **h. C-PACE Transaction – Windsor**

- Alysse Lembo-Buzzelli summarized the project details for a roof replacement, LED lighting, and a rooftop solar PV array of 243 kW using a \$765,948 loan. Larry Campana summarized the underwriting which has a loan-to-value ratio of 25.4%, a lien-to-value ratio of 25.4%, and a DSCR over 1.65. He explained there is no mortgage on this project, the property is fully owned. Alysse Lembo-Buzzelli reviewed the technical details and key metrics of the project.

#### **Resolution #15**

**WHEREAS**, pursuant to Connecticut General Statute Section 16a-40g (the “Statute”), 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 **\$765,948** construction and (potentially) term loan under the C-PACE program to Easter Seals Greater Hartford Rehabilitation Center Inc, the building owner of 70 Deerfield Rd, Windsor, CT 06489 (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

**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 Committee dated April 21, 2023, 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 Board of Directors;

**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 Statute, 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 John Harrity and seconded by Bettina Bronisz, the Board of Directors voted to approve Resolution 15. None opposed or abstained. Motion approved unanimously.**

#### **5. Incentive Programs Updates and Recommendations**

## **a. Progress to Targets**

- Sergio Carrillo summarized the progress to targets for the Incentive Programs. Overall 89.2% of the project target has been met, 84.2% of the capital deployed has been met, and 85.7% of the MW target has been met. Smart-E projects are going strong, but Energy Storage Solutions is a bit behind due to key market players not being ready and a couple projects falling through.
  - Lonnie Reed asked if there was any theme to the reasons potential customers changed their minds. Sergio Carrillo responded he thinks the timing of the approval from an interconnection perspective was a key determinant. The projects were speculated to take 2 to 3 years for interconnection and the customers weren't willing to wait that long. Lonnie Reed asked if there was any way to lessen that time, and Sergio Carrillo responded it is a challenge and though there are efforts to reduce that timing, he doesn't believe there is much that can be done.
  - Sergio Carrillo continued to discuss the details about the target progress for Vulnerable Communities. The programs are on track for the Energy Justice 40 goals.
  - Matthew Ranelli commended Sergio and the team for their efforts and commented that getting more Residential customers within vulnerable communities will depend on closer examination of the numbers. Sergio Carrillo agreed and noted that the large multifamily projects will help with increasing the numbers.
  - John Harrity asked when there are periods of volatility, if there is a big impact on the willingness to go into new projects and take on new debt. Sergio Carrillo responded that on the Residential side it doesn't tend to affect it, but the key driver is a perceived lack of application. Unless there is a significant outage, people seem to have a hard time seeing the value of storage, which is thanks to a stable grid. Bert Hunter commented on the Commercial side, the increase in interest rates does affect those customers looking for larger projects. The interest rates have increased dramatically over the last 12 months. As well, there are ongoing supply chain issues which may be slowing progress.

## **6. Investment Updates and Recommendations**

### **a. Capital for Change and EcoSmart Home Services – ITC Bridge Loan**

- Bert Hunter summarized the proposed Smart-E program expansion through an Investment Tax Credit Loan. He explained the reasons behind its development and that the Smart-E ITC loans could fill the gap in the market, but it needs the Green Bank's funding to enable a buydown to be affordable.
- Stephen Pelton provided a contractor's perspective to the Smart-E program and the proposed Smart-E ITC loan. Bert Hunter explained the details of the loan process.
  - John Harrity thanked Stephen Pelton for his contribution to the discussion.
  - Bettina Bronisz asked how much is being requested as a bridge loan. Bert Hunter responded \$2million for Capital For Change and \$3million for other lenders.

### **Resolution #16**

**WHEREAS**, the Connecticut Green Bank ("Green Bank") has established the Smart-E Loan program with financing agreements with various credit unions, community banks and a community development financial institution (Capital for Change ("C4C"));

**WHEREAS**, Green Bank desires to pilot an investment tax credit bridge loan pilot, in partnership with C4C, various credit unions and community bank partners in the Smart-E

Program (the “ITC Loan Pilot”);

**WHEREAS**, the ITC Loan Pilot would require Green Bank to either lend on an unsecured basis to C4C or to deposit funds with the other Smart-E lenders to fund the up to 18-month underlying ITC Bridge Loans as explained in the memorandum dated April 18, 2023 to the Green Bank Board of Directors (the “Board”) (the “Concept Memo”); and

**WHEREAS**, Green Bank staff recommends approval by the Board for Green Bank to make loans or deposits up to an aggregate amount of \$5 million as follows:

- Up to \$2 million on an unsecured basis to C4C under a loan facility that would extend for a two and one-half year period (meaning a one-year draw period with the final loans being repaid 18 months from the end of the draw period), such loan facility being the “C4C Bridge Loan Facility”; and
- Up to \$3 million in deposits to all other Smart-E lenders (credit unions or community banks) for periods and amounts that would approximately match the size and maturity of the underlying Smart-E Solar Option Loans (the “Bridge Loan Deposits”).

**NOW**, therefore be it:

**RESOLVED**, that the Board approves the C4C Bridge Loan Facility and the Bridge Loan Deposits, to be implemented generally as described in the Concept Memo;

**RESOLVED**, that the President of the Green Bank; and any other duly authorized officer of the Green Bank, is authorized to execute and deliver, any contract or other legal instrument necessary to affect the C4C Bridge Loan Facility on such terms and conditions as are materially consistent with the Concept Memo; and

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

**Upon a motion made by John Harrity and seconded by Bettina Bronisz, the Board of Directors voted to approve Resolution 16. None opposed or abstained. Motion approved unanimously.**

#### **b. IPC Loan Facility - Modification**

- Bert Hunter summarized the history of the IPC Loan and proposed modification.
  - Bettina Bronisz asked how much IPC still owes the Green Bank and if it is a forgivable loan. Bert Hunter responded it is not a forgivable loan and that the current outstanding is \$850,000.

#### **Resolution #17**

**WHEREAS**, the Connecticut Green Bank (“Green Bank”) has an existing partnership with Inclusive Prosperity Capital, Inc. (“IPC”) to lessen the burden of government, and to protect, promote and preserve the environment by, among other things, furthering the purpose of the Green Bank as described in Connecticut General Statute Section 16-245n(d)(1)(B);

**WHEREAS**, on June 13, 2018, the Green Bank Board of Directors (“Board”) approved a

Memorandum of Understanding (“MOU”) governing the Green Bank’s partnership with IPC as part of Green Bank’s long-term sustainability plan and on June 25, 2021 extended pursuant to a strategic selection the MOU to end on June 30, 2026 (the “MOU Extension”);

**WHEREAS**, the MOU included a Revolving Line of Credit (“RLC”) intended to support IPC startup and operational costs for an amount not to exceed \$150,000 outstanding and with a maturity date of June 30, 2021, which maturity date was extended to June 30, 2024 and the not to exceed amount was increased to \$1,000,000 by the Board at a meeting duly held on December 18, 2020;

**WHEREAS**, the maturity date of the RLC was not extended at the time of the MOU Extension and, pursuant to a request by IPC, Green Bank staff has recommended to the Board to extend the maturity date of the RLC to June 30, 2026 (the “Amended Maturity Date”) in line with the end of the MOU as more fully explained in a memorandum to the Board dated April 18, 2023 (the “Board Memo”);

**WHEREAS**, since August 2020, IPC has drawn on and has remained current and in good-standing on all repayments associated with the RLC;

**NOW**, therefore be it:

**RESOLVED**, that the Board approves of the extended RLC with a maturity date of June 30, 2026 consistent with the Board Memo;

**RESOLVED**, that the proper Green Bank officers are authorized and empowered to do all other acts and negotiate 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 Adrienne Houël and seconded by Victoria Hackett, the Board of Directors voted to approve Resolution 17. None opposed or abstained. Motion approved unanimously.**

### **c. Skyview Loan Facility - Modification**

- Louise Della Pesca summarized the history of the Skyview transaction and the proposed amendment due to the current terms and documentation conditions not meeting CGB requirements for a construction financing facility. She reviewed the proposed controls and changes.
  - John Harrity asked if the increased controls are based on a problematic past experience or if it’s just cautionary in nature. Louise Della Pesca responded that they are being inserted since there has not been a construction financing facility with this company previously.
  - Bettina Bronisz asked for clarification for what Green Bank requirements were not met. Louise Della Pesca responded that they failed to meet requirements, but the term loan facility documentation in place needs to be amended to allow for construction financing advances. Bettina Bronisz asked if the Green Bank has worked with Skyview before and Louise Della Pesca answered yes and gave a brief history of the type of work done with them. Bettina Bronisz asked if there is a concern to put in the extra controls and Louise Della Pesca answered the controls specific to construction financing are due to the nature of that type of loan and is unrelated to the financial performance of Skyview



Ventures. She further clarified that the added controls are not a deep concern and explained the factors leading to those controls.

- Bettina Bronisz asked at which stage when reviewing the quarterly financial statements would become a red flag to bring to the Board's attention. Louise Della Pesca responded that if the company's net income started continually decreasing and explained the type of hypothetical situation further. Bert Hunter added that one of the reasons the team is comfortable with taking on this risk is because this position is where the Green Bank started, thus there are those experiences to draw from though it has been made clear in the documentation that if needed, the Green Bank has full and unlimited step-in rights, even though it is not anticipated to be needed.

- Lonnie Reed asked if there is a ballpark idea of how much higher the interest rate might be. Louise Della Pesca responded yes, the team would prepare for 100 basis points higher than the term loan financing.

- Matthew Ranelli asked if the Green Bank is crowding out regular banks which could be contacted for similar funding, and if there is a specific commercial need to take on this new role. Louise Della Pesca answered that Skyview has had a construction financing facility with a commercial bank used for coverage in all the states they operate in, along the east coast. But it simply isn't big enough for their development pipeline at the moment. They came to the Green Bank for financing because they already had an arrangement specifically within Connecticut and figured this new facility could offload some of the strain from their private sector funding. The question was asked to them, and the response Skyview gave was that they enjoy how well the Green Bank knows their business, the work done together already, and the standards that the Green Bank adheres to.

- Lonnie Reed asked if the same people that the team has been communicating with are still running it, and if there have any key personnel changes. Louise Della Pesca answered not at all; the decision-making level has remained constant though some of the junior staff has changed.

- Matthew Ranelli asked if their credit worthiness is the same as before despite the decrease in profitability. Louise Della Pesca responded that the borrower is the special purpose vehicle which has only grown and diversified its portfolio of assets and is in fact more credit worthy. It is not affected by the decrease in profitability of the parent company. Bert Hunter added that it is certainly always better to be more profitable, but the way Skyview approaches the market allows them to navigate the changes to the market with more stability. They are now emphasizing their work in their solar portfolios and EV charging networks, which are projects that will increase in revenue over time even as the RECs decrease. He praised their intelligent portfolio diversification.

## **Resolution #18**

**WHEREAS**, the Connecticut Green Bank ("Green Bank") has significant experience in the development and financing of commercial solar power purchase agreement ("PPA") projects in Connecticut;

**WHEREAS**, the Green Bank Board of Directors (the "Board") approved at its meeting held on March 25, 2020 a senior secured loan facility ("Original Term Loan") transaction with a Skyview Ventures special purpose vehicle ("Skyview") in an amount not to exceed \$2.3M as a Strategic Selection and Award pursuant to the Green Bank Operating Procedures Section XII given the special capabilities, uniqueness, strategic importance, urgency and timeliness, and multi-phase characteristics of the Original Term Loan transaction. The Original Term Loan was first expanded to \$3.5M, and then to \$7M (the ("Existing Term Loan")), as approved by the Board

at its meetings on April 24 and October 23, 2020, respectively;

**WHEREAS**, as of November 2021, approximately 70% of the Existing Term Loan commitment has been advanced to finance PPA projects;

**WHEREAS**, in light of the financial incentives available (starting 2022) for the deployment of energy storage solutions (“ESS”) projects, Skyview is developing a pipeline of ESS projects in CT; and

**WHEREAS**, given the rate of utilization of the Existing Term Loan by Skyview for Skyview PPA projects, and the opportunity to develop ESS projects, following diligence of Green Bank staff, Green Bank staff proposes increasing the Existing Term Loan size and amending its terms to allow for ESS project financing, and requests Board approval.

**WHEREAS**, the Green Bank Deployment Committee recommended that the Board approve of the staff’s request to amend and restate the Board’s existing approval of the Existing Term Loan transaction as described in the Project Qualification Memo submitted by the staff to the Deployment Committee and dated November 12, 2021 (the “Deployment Committee Memorandum”)

**NOW**, therefore be it:

**RESOLVED**, that the Board approves staff’s request to amend and restate the Board’s existing approval of the Existing Term Loan transaction as described in the “Deployment Committee Memorandum and consistent with the memorandum to the Board dated December 10, 2021 (the “Memorandum”) to include ESS projects to be qualified for future advances within the increased limit of \$10,000,000 on terms and conditions substantially consistent with those described in the Memorandum as a Strategic Selection and Award pursuant to the Green Bank Operating Procedures Section XII given the special capabilities, uniqueness, strategic importance, urgency and timeliness, and multi-phase characteristics of the Existing Term Loan transaction.

**Upon a motion made by Binu Chandy and seconded by John Harrity, the Board of Directors voted to approve Resolution 18. None opposed and Matthew Ranelli abstained. Motion approved.**

## **7. Environmental Infrastructure Updates**

- Eric Shrago welcomed Leigh Whelpton as the newly hired Director of Environmental Infrastructure, to join the company fully in September. She will be on a PSA until then.

## **8. Other Business**

### **a. Residential Solar Investment Program: 2012-2022 Program Impact Evaluation and Future Recommendations**

- Eric Shrago introduced Dan Streit and Lee Shaver from Slipstream and explained the background behind the RSIP program reporting required by statute. Dan Streit explained the evaluation objectives including the program’s impact, effectiveness, comparison to other Northeast Residential Solar programs, and recommendations. He then summarized the

methodology of the research, analyses, and reviewed the results of the study. For effectiveness within the state, high levels of incentives initially transformed Connecticut's market and jumpstarted the state's solar industry allowing for great participation over time. The PV adoption rate within Connecticut was higher than the national average and continued to exceed it as time progressed. For adoption relative to income and community type, Connecticut exceeded the national average for adoption in communities below 100% AMI and more than 50% of installations were in designated communities. The program allowed for consistent reduction in usage of around 80% for all program years and that there were robust energy cost savings even after the financing costs were accounted for.

- Lee Shaver reviewed the results in comparison to other New England states, and it shows that Connecticut kept pace with neighboring states and then leads starting in 2018, all of which is above the national average. For incentive costs compared to watts per capita, Connecticut has the highest install rate, lowest incentive costs, and greatest spread between the two when compared to other regional states showing significant success. Connecticut's cost per ton for emissions reductions is below the regional average but is notable compared to the low cost, meaning the dollar per ton reduced is amongst the highest in the region despite the lower total reductions per ton.

- Dan Streit summarized the recommendations to the Green Bank on what its role could be as the market transitions away from RSIP including market monitoring, support sustained LMI adoption, and engage in Solar+ markets.

- Matthew Ranelli commented that the AMI trendline is now trending back towards the national average as the RSIP comes to an end and to remain vigilant to keep it trending upwards. He then asked if the installation rate is high and the incentive cost is low, how does Connecticut get to a better emissions per ton reduced. Lee Shaver responded that many factors went into the calculation, including the grid makeup between the different states in terms of power sources, and explained that the grid is already pretty clean in those states, such as Connecticut, and so more solar is needed to impact the remaining emissions.

#### **b. Other Business**

- Eric Shrago thanked Mayor Laura Hoydick for her service to the Board as she will not be able to continue due to time constraints. Lonnie Reed also thanked Laura Hoydick for her time and praised her for her plan to maintain open communication.

- Adrienne Houël reviewed an update to the Communities LEAP program including the progress made so far, plans for the future, and thanked the Green Bank for its continued support and guidance.

### **9. Adjourn**

**Lonnie Reed adjourned the Board of Directors Meeting at 11:24 am.**

Respectfully submitted,

---

Lonnie Reed, Chairperson