



**DEPLOYMENT COMMITTEE OF THE
CONNECTICUT GREEN BANK**

Regular Meeting Minutes

Wednesday, May 21, 2025
2:00 p.m. – 4:00 p.m.

A regular meeting of the Deployment Committee of the **Connecticut Green Bank** (the “**Green Bank**”) was held on May 21, 2025.

Committee Members Present: Joseph DeNicola, Dominick Grant, Kimberly Mooers, Matthew Ranelli

Committee Members Absent: none

Staff Attending: Stephanie Attruia, Emily Basham, David Beech, Priyank Bhakta, Sergio Carrillo, Shawne Cartelli, Janice Cheng, Catherine Duncan, Mackey Dykes, Austin Dziki, Emma Ellis, Brian Farnen, Bryan Garcia, Bert Hunter, Alex Kovtunen, Alysse Lembo-Buzzelli, Cheryl Lumpkin, Desiree Miller, Ariel Schneider, Eric Shrago, Dan Smith, Ashley Stewart, Heather Stokes, Mariana Trief, Leigh Whelpton

Others present: None

1. Call to Order

- Joseph DeNicola called the meeting to order at 2:01 pm.

Bryan Garcia recommended a change to remove item 5b from the Agenda.

Upon a motion made by Kimberly Mooers and seconded by Matthew Ranelli, the Deployment Committee voted to remove Agenda item 5b. None opposed or abstained. Motion approved unanimously.

2. Public Comments

- No public comments.

3. Consent Agenda

a. Meeting Minutes from December 9, 2024

Resolution #1

Motion to approve the minutes of the Deployment Committee meeting for December 9, 2024.

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

4. Environmental Infrastructure Programs Updates and Recommendations

a. Waste and Recycling Investment – Bright Feeds

- Leigh Whelpton summarized the goals of the Organic Waste Management Solutions approach, results of the CT Waste Characterization study, and introduction of Bright Feeds.
- Austin Dziki reviewed the proposed term loan to Bright Feeds not to exceed \$1.3 million to finance the purchase and installation of a regenerative thermal oxidizer. He summarized the history and strategy of Bright Feeds, noting there is potential for other opportunities to work with Bright Feeds as they grow. He summarized their air permit application clarified some of the information presented in the memo, and reviewed their operations and plans for growth.
 - Matthew Ranelli asked why the Green Bank is not just waiting until the air permit is issued. he would feel more comfortable waiting until the permit is issued. He commented he is unsure of what an undue permitting risk is and whether the team has the experience to properly identify it.
 - Dominick Grant asked if the approval of DEEP and the permit as a requirement for the loan would solve the problem, or if that would cause additional delays. Austin Dziki responded that that is a good example of what could resolve the risk and would be an outside analysis to support any decision. Matthew Ranelli asked if the Green Bank could make it a condition that they have their permit before issuing the funds. Austin Dziki responded that it could but suggested instead leaving it open to Staff discretion, understanding that that may end up being the condition, but allows flexibility subject to staff confidence before the permit has been received that the loan could then be issued. The group discussed potential solutions further.
 - Joseph DeNicola provided context as to DEEP's response time for permits, which can vary even if there are no concerns.
- The group discussed potential permit process milestones and solutions further. Joseph DeNicola suggested the addition of Staff developing a milestone plan and then returning to the Deployment Committee or Board Chair with a report out at the next meeting consistent with the direction provided. Leigh Whelpton stated she and the team would be comfortable with that.

Resolution #2

WHEREAS, Smart Feed Tech, Inc. ("Bright Feeds") has requested financing in support of private capital from the Connecticut Green Bank ("Green Bank") under the Capital Solutions Open RFP Program ("Capital Solutions") to finance an Oxidizer (the "Project"), in Berlin, Connecticut;

WHEREAS, Green Bank has structured credit facilities whereby the Green Bank would provide term debt financing for the Project; and,

WHEREAS, staff has considered the merits of the credit facilities and the ability of Bright Feeds to operate and maintain the Project, support the obligations under the credit facilities throughout their respective terms and satisfying the requisite Capital Solutions criteria, and as set forth in the due diligence memorandum dated May 16, 2025 (the "Committee Memo"), has

¹ * - indicates project located in a "vulnerable community"

recommended this support be in the form of funding not to exceed \$1,300,000 for the purchase and installation for the Project, secured by the Oxidizer and a general lien across all assets, as described in the Committee Memo.

NOW, therefore be it:

RESOLVED, that the Green Bank Deployment Committee (the “Committee”) hereby approves the applicant’s Capital Solutions proposal for the Green Bank to provide the credit facilities in an aggregate amount not to exceed \$1,300,000, subject to a determination by staff that there is not undue permitting risk associated with the facility, upon review of the applicable engineering report and any additional materials and that staff shall identify and include appropriate milestones for the disbursement of funds and report back to the Deployment Committee on the disbursement milestones; and,

RESOLVED, that the President of the Green Bank and any other duly authorized officer is authorized to take appropriate actions to provide the credit facilities in an amount not to exceed \$1,300,000 in with terms and conditions materially consistent with the Committee Memo, as well as additional information presented, and, subject to satisfying the above conditions, as he or she shall deem to be in the interests of the Green Bank and the ratepayers no later than 180 days from the date of authorization by the Committee; 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 financing for the Project.

Upon a motion made by Matthew Ranelli and seconded by Joseph DeNicola, the Deployment Committee voted to approve Resolution 2 as amended. None opposed and Joseph DeNicola abstained. Motion approved.

5. Financing Programs Updates and Recommendations

a. C-PACE for Resilience – Lending Framework

- Mackey Dykes summarized the C-PACE for Resilience lending policy proposal including a definition of resilience, history of its inclusion into C-PACE, noting the C-PACE statute is completely separate from the Green Bank’s statute, and update to C-PACE guidelines. Alysse Lembo-Buzzelli expanded on the C-PACE guidelines and reviewed the new additions and exemptions to those guidelines. She reviewed the proposed lending policy for the Green Bank to finance resilience projects through C-PACE, noting that for the financial underwriting much of the process remains the same. Priyank Bhakta reinforced the loan-to-value and lien-to-value maximums and also that they will require appraisals as needed.

- Alysse Lembo-Buzzelli stated the types of measures considered would be focused on projects adapting to or mitigating climate change challenges, with a preference for those that make nature-based improvements, and those seeking Fortified designations. Leigh Whelpton provided examples of nature-based solutions, which are defined as actions to protect, sustainably manage, or restore natural or modified ecosystems to address societal challenges while providing measurable co-benefits to people and nature.

- Alysse Lembo-Buzzello explained the Fortified program through the Insurance Institute for Business & Home Safety which was developed as a standard to help reduce damage to structures across different property types including residential, multifamily, and commercial. She explained the different tiers, Roof, Silver, and Gold, and then summarized future considerations for the proposed lending policy including Contractor/Developer recruitment and training,

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capturing the projects' value, possibility to work with appraisers, and understanding and adapting the Green Bank's policy as projects are reviewed.

- Matthew Ranelli asked if there is a revised version of the C-PACE program guidelines that write the policy ideas into the existing guidance. Alysse Lembo-Buzzelli responded that the lending policy is specific to the Green Bank, but the guidelines are for the entire program, which is what the third-party capital providers also use. But the proposal today is just for Green Bank lending, so that would not be something built into the guidelines. Matthew Ranelli asked if outside lenders underwrite resiliency and what the need for the update to the program guidance would be. Mackey Dykes explained the differences between the Green Bank's role as Administrator and Lender in relation to C-PACE and explained the goal of this proposal is to fill a role within the private market, as current lenders seem to be primarily focused on larger scale projects and is less focused on retrofit resiliency projects.

- Matthew Ranelli commented that as Board Members, when reviewing projects without the SIR value it would be helpful to include an SIR when it can be calculated even though it is not required. Secondly, that for Fortified documentation, it also be included "Fortified or a different standard deemed equivalent by staff." Thirdly he asked if the financing is being limited to nature-based solutions, and if so, to consider additional solutions. Bryan Garcia responded that the proposal is not being limited to nature-based solutions, but it is the extreme example. Alysse Lembo-Buzzelli added that in relation to the SIR, there is a component of the resiliency study that has to be included by statute that shows a cost analysis, so that will be an evaluation that shows the savings. Matthew Ranelli requested that it be converted into an SIR-like value for digestibility for the Board and Alysse Lembo-Buzzelli agreed to look into a process to summarize that savings.

- Joseph DeNicola asked how the loan amount is determined, especially within the Fortified program. Mackey Dykes responded it would be the full cost of the project, similar to the Energy program. The intent is to offer full project financing, though there would be underwriting governors which would create limits for the borrowers.

- Joseph DeNicola asked if a borrower was looking to get the Fortified standard as well as other retrofit additions, if the whole project be covered or only the work required to meet the Fortified standard. Mackey Dykes responded that within the Energy program there are associated measure costs that can be financed, so a similar definition could be considered for this, and asked for the Board's views on what they would prefer. Joseph DeNicola asked if staff could develop a definition for associated measures for resiliency but noted the difficulty that could pose. Alysse Lembo-Buzzelli stated the team could look into it and discuss further with the Deployment Committee and Board.

Resolution #3

WHEREAS, Conn. Gen. Stat. Section 16a-40g (the "Authorizing Statute") authorizes what has come to be known as the Commercial Property Assessed Clean Energy Program ("C-PACE"), the Authorizing Statute designates the Connecticut Green Bank ("Green Bank") as the state-wide administrator of the program;

WHEREAS, the Authorizing Statute charges Green Bank to develop program guidelines (the "Program Guidelines") governing the terms and conditions under which state and third-party financing may be made available to C-PACE;

WHEREAS, Green Bank staff is seeking a recommendation from the Deployment Committee to the Board of Directors to expand Green Bank C-PACE financing from energy measures to include resilience and a proposed Green Bank lending policy for resilience projects; and,

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WHEREAS, the update to the Program Guidelines to include resilience improvements and the addition of Appendix O, was formalized at the Board of Directors meeting on June 21, 2024.

NOW, therefore be it:

RESOLVED, the Green Bank Deployment Committee recommends the expansion of Green Bank C-PACE financing from energy measures to include resilience and a proposed Green Bank lending policy for resilience, as mentioned herein.

Upon a motion made by Dominick Grant and seconded by Joseph DeNicola, the Deployment Committee voted to approve Resolution 3. None opposed or abstained. Motion approved unanimously.

b. C-PACE Transaction – Mystic

This item was removed from the Agenda.

Resolution #4

WHEREAS, pursuant to Connecticut General Statute Section 16a-40g ("Statute"), the Connecticut Green Bank ("Green Bank") has established a commercial sustainable energy program for Connecticut, known as Commercial Property Assessed Clean Energy ("C-PACE");

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

WHEREAS, the Green Bank seeks to provide a \$4,764,971 construction and term loan under the C-PACE program to Enko Realty, LLC, the building owner of 62 Maritime Drive ("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 as more particularly described in the memorandum submitted to the Green Bank Deployment Committee dated May 16, 2025 ("Memo").

NOW, therefore be it:

RESOLVED, that the Green Bank Deployment Committee hereby recommends the Loan to the Green Bank Board contingent upon the project meeting the statutory obligations of the Statute, including but not limited to the savings to investment ratio and lender consent requirements.

6. Investment Programs Updates and Recommendations

a. Voltpost

- Desiree Miller summarized the history and goals of Voltpost's pilot for streetlamp affixed EV chargers tapping into the electricity already feeding the streetlamps. She reviewed the pilot milestones and debt terms and structure, which includes a revolving loan of up to \$1 million, where each draw may not exceed 90% of the milestone's pre-approved costs.

- Joseph DeNicola asked for clarification about Safe Notes and Equity Upside.

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Desiree Miller responded that it is a post-money safe and explained the valuation terms and process.

- Matthew Ranelli asked how Voltpost pays for the power and if it would be metered at each charger. Desiree Miller responded that ideally there would be a meter at each charger, though that is one of the challenges being worked out during the pilot period.
- Joseph DeNicola asked how they will collect payment and Desiree Miller responded they will likely develop a proprietary software for receiving payments.

Resolution #5

WHEREAS, the Connecticut Green Bank (“Green Bank”) has established the Capital Solutions Open RFP Program (the “Capital Solutions Program”) to accommodate clean energy and environment infrastructure capital needs not met by other existing Green Bank Programs; and

WHEREAS, Voltpost, Inc (“Voltpost”) has applied to the Capital Solutions Program for a \$1 million revolving debt facility (the “Debt Facility”) to support its Pilot in the Connecticut Innovative Energy Solutions Program where it would install 40-60 lamppost mounted electric vehicle charging stations in Connecticut;

NOW, therefore be it:

RESOLVED, that Green Bank approves Voltpost’s application to the Capital Solutions program for the Debt Facility, with terms and conditions as are materially consistent with the Deployment Committee Memorandum dated May 16, 2025; and

RESOLVED, that the President of Green Bank and any other duly authorized officer of Green Bank, is authorized to execute and deliver any legal instrument associated with the Debt Facility, with terms and conditions as are materially consistent with the Deployment Committee Memorandum dated May 16, 2025, and are further 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 instrument.

Upon a motion made by Matthew Ranelli and seconded by Joseph DeNicola, the Deployment Committee voted to approve Resolution 5. None opposed or abstained. Motion approved unanimously.

b. State Solar Project – Ownership

- Mariana Trief summarized the Marine Headquarters project ownership proposal, to remain the long-term owner, which is a 155 kWdc rooftop solar project that completed construction on May 5, 2025 and is expected to receive commercial operation by August 2, 2025. The request is due to the timing and size of the project, as its not practical for just one project instead of within a portfolio.
 - Matthew Ranelli asked if the Green Bank would be responsible for replacing the inverters or fixing panels and other day-to-day maintenance, as well as if there is a contract for the rest of the portfolio. Mariana Trief responded that the Green Bank has the authority to own projects, just not State projects, under the current commercial solar authority, and the asset management team does have a long-term O&M contract in place which this could fall under.

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- Joseph DeNicola asked if the equity is an interim solution that will roll into a future RFP or if the intent is to continue ownership. Mariana Trief responded that the intent is to continue ownership because once energized, if you change ownership within the first 5 years there is an ITC recapture that triggers.

Resolution #6

WHEREAS, Connecticut Green Bank (“Green Bank”) staff has been working with State of Connecticut (“State”) agencies to develop solar projects (“SAP Projects”) as more particularly described in the last update of the SAP Project authorization at the December 15th, 2023 (the “SAP Project Authority”), meeting of the Green Bank Board of Directors (the “Board”);

WHEREAS, Pursuant to the SAP Project Authority, the project development costs for SAP Projects are expected to be recovered by either (1) selling SAP Project assets pursuant to an RFP process, or (2) the issuance of bonds, other obligations or other term financing to repay the temporary advances. SAP Project Authority does not expressly authorize Green Bank ownership and operation of SAP Projects;

WHEREAS, As outlined in the memorandum submitted to the Green Bank Deployment Committee dated May 13, 2025, the SAP Project at the Department of Energy and Environmental Protection’s Marine Headquarters (the “Marine HQ Project”), which is relatively small and nearly complete, does not fit within the ownership pathways contemplated by the SAP Project Authority; and

WHEREAS, Green Bank staff is seeking Deployment Committee approval of a Green Bank equity investment in the Marine HQ Project, which Green Bank would own and operate, not to exceed \$350,000(the “Project Equity Investment Amount”).

NOW, therefore be it:

RESOLVED, that the Deployment Committee approves an equity investment in the Marine HQ Project, which Green Bank (or its subsidiaries) would own and operate, not to exceed the Project Equity Investment Amount;

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-described investment.

Upon a motion made by Kimberly Mooers and seconded by Matthew Ranelli, the Deployment Committee voted to approve Resolution 6. None opposed or abstained. Motion approved unanimously.

7. Other Business

a. Update on the CGB Loss Decision Process

- Mariana Trief summarized the proposed update to the Loan Decision Process to include potential losses for commercial solar projects terminated prior to completion of construction. She reviewed the development process for projects and some examples of historical terminations. She reviewed the proposed process which is to develop an annual budget item for unrecoverable costs which would be approved in the annual Board budget process, and then the proposed Project Termination Budget value limitations.

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- Mariana Trief noted that the ACG Committee requested confirming with the auditors if a reserve was needed but unfortunately the team can't do that until the auditors are confirmed for selection at the next Board meeting. However, that would be discussed once the auditors are selected and confirmed.

Resolution #7

WHEREAS, On June 13, 2018 the Connecticut Green Bank ("Green Bank") Board of Directors ("Board") approved a framework and process for funding provisional loss reserves, restructuring, and writing-off transactions on the balance sheet of Green Bank and its subsidiaries, the process was subsequently amended by the Board on April 24, 2020, June 26, 2020, and March 25, 2022 (taken together, being the "Loan Loss Decision Process"); and,

WHEREAS, the staff of the Green Bank proposes certain revisions and clarifications to the Loss Decision Process, as described in the memorandums to the Audit, Compliance, and Governance ("ACG") Committee dated May 6, 2025 and the Deployment Committee dated May 14, 2025, and the revised Loss Decision Process attached thereto (the "Revised Loss Decision Process").

NOW, therefore be it:

RESOLVED, that the Deployment Committee has reviewed and approved the Revised Loss Decision Process and recommends that the Board approve the Revised Loss Decision Process.

Upon a motion made by Matthew Ranelli and seconded by Joseph DeNicola, the Deployment Committee voted to approve Resolution 7. None opposed or abstained. Motion approved unanimously.

8. Adjourn

Upon a motion made by Matthew Ranelli and seconded by Joseph DeNicola, the Deployment Committee Meeting adjourned at 4:02 pm.

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