



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
www.danbury-ct.gov

ELISA ETCHETO
LEGISLATIVE ASSISTANT

PHONE: 203-797-4514
FAX: 203-796-1529
e.etcheto@danbury-ct.gov

MEETING NOTICE

Who: City Council members

When: **7 P.M. – Thursday, December 14, 2023**

Where: City Council Chambers
3rd Fl, City Hall, 155 Deer Hill Avenue

Purpose: **Special Meeting of the City Council**

**A copy of the Agenda is available online and in the Legislative Assistant's Office.*

Posted: Town Clerk
Information Board
City Website Calendar



CITY OF DANBURY

OFFICE OF THE MAYOR
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ROBERTO L. ALVES
MAYOR

(203) 797-4511
FAX (203) 796-1666
r.alves@danbury-ct.gov

December 12, 2023

Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

To All City Council Members:

A Special Meeting of the City Council will be held on Thursday, December 14, 2023 at 7pm in City Hall Council Chambers.

Attached is the Agenda for this meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor

**SPECIAL MEETING OF THE CITY COUNCIL
DECEMBER 14, 2023**

The meeting will be called to order at 7:00 PM

PLEDGE OF ALLEGIANCE & PRAYER

ROLL CALL

Hawley, Rickert, Simone, Gartner, Salvatore, Peter Buzaid, Emile Buzaid, Coelho, Lapine, Ratchford, Dennis Perkins, Masi, Palma, Robinson, Britton, McAllister, Duane Perkins, Chianese, Rotello, Giordano, Tomchik

___ PRESENT ___ ABSENT

NOTICE OF SPECIAL MEETING

There will be a Special Meeting of the City Council on Thursday, December 14, 2023 at 7 P.M. in the Council Chambers in City Hall to act on the items below.

ACCEPTANCE OF CALL TO SERVICE

PUBLIC SPEAKING

AGENDA

1. REPORTS - Ad Hoc: CT DECD Community Investment Fund Grant

ADJOURNMENT

There being no further business to come before the City Council a motion was made at _____P.M. by _____for the meeting to be adjourned.

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: December 14, 2023
TO: Mayor and the City Council
FROM: Legislative Assistant
RE: Ad Hoc: CT DECD Community Investment Fund Grant

Honorable Mayor and City Council,

The Ad Hoc for this item is taking place on Wednesday, December 13, 2023 at 7pm. A report of that Ad Hoc will be provided on Thursday, December 14, 2023 by 2pm electronically, and hard copies of the report will be available at the Special Meeting at 7pm.

Elisa Etcheto

Legislative Assistant



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: December 5, 2023
TO: Mayor and the City Council
FROM: John Kleinhans, Assistant Finance Director
Finance
RE: CT DECD Community Investment Fund Grant

Honorable Mayor and City Council,

Attached for your review is an update to a previously approved request to apply for and accept funding through the State of Connecticut Department of Economic and Community Development (DECD). This is in partnership with the Connecticut Community Facility Development Corporation (CCFDC).

John Kleinhans, Assistant Finance Director

Finance



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DAN GARRICK
DIRECTOR FINANCE

(203) 797-4652
FAX: (203) 796-1526

MEMORANDUM

DATE: 11/28/23
TO: HON. ROBERTO ALVES VIA THE CITY COUNCIL
FROM: JOHN KLEINHANS, ASSISTANT DIRECTOR OF FINANCE
RE: **RESOLUTION – DECD - CT COMMUNITY INVESTMENT FUND GRANT**

Attached for your review is an update to a previously approved request to apply for and accept funding through the State of Connecticut Department of Economic and Community Development (DECD). This is in partnership with the Connecticut Community Facility Development Corporation (CCFDC).

The initial request was presented at the July 2022 City Council meeting and sent to an Ad Hoc Committee. The Committee met in February 2023 and the report was accepted at the March 2023 City Council Meeting. This resolution updates the scope of the project and the funding request to amount not to exceed \$15M with the City of Danbury contributing \$130,000, which is available in the Capital budget.

The City Council is respectfully requested to consider this matter at its next meeting.

JK/sk

Community Investment Fund – South Main Street Revitalization Project

OVERVIEW

updated

Section I.

Danbury is well known for its strong economy, growing population, low crime rate and its diverse neighborhoods. But like every large city in Connecticut, it contains “pockets of poverty” that prevent it from being even stronger than it is already, or that it can become.

Among the largest such “pockets” in Danbury is the south Main Street area, i.e., south of the central intersection of Main Street and West Street, and north of Rogers Park. The City of Danbury has been working vigorously to revitalize this area for more than 10 years. As shown on Chart # A, the City has directly invested in, or stimulated the investment of, several major facilities in this neighborhood. Among other projects, the City located its new Senior Center just off south Main Street. With the City’s assistance, the Connecticut Institute For Communities (CIFC) built a major headquarters and Health Center building at 120 Main St. now totaling more than 45,000 square feet and employing approximately 250 people. On land sold to it by the City, Union Savings Bank built a leading branch building at 116 Main Street. The local Head Start program has just completed the installation of five (5) infant and toddler classrooms in a re-purposed municipal building at 80 Main Street. And CIFC is now in the process of developing a 100 +/- space parking garage and an 80 +/- unit affordable housing apartment building at 11 Boughton Street, adjacent to its headquarters and diagonally across Boughton Street from CIFC’s recently renovated Danbury Community Center (which houses a gymnasium, locker rooms, meeting rooms and the only public access swimming pool in the City).

Now, through the new Connecticut Community Investment Fund (CIF) Program, comes a very welcome opportunity to take the next major steps in this south Main Street revitalization program. Indeed, the opportunity presented can be deemed truly a once in a generation opening for a transformative economic boost specifically to the south Main St. area, and to the City of Danbury generally. This opportunity will also leverage the preservation of an important -- indeed iconic -- historic downtown building (the old Fairfield County Courthouse), the stimulation of more than 100 permanent jobs, the advancement of several important community facilities and services, increase community vehicular parking, and the revitalization of one of the most distressed streets, Park Place, in all of Danbury.

Here is what is proposed:

1. **Acquisitions:** The acquisition of 5 parcels of land (further identified herein) abutting the intersection of Main Street and Park Place at the core of the south Main Street neighborhood.
2. **The Courthouse:** Located on one of those parcels, at 71 Main Street, is the historic old Fairfield County Courthouse, which will be permanently preserved and re-vitalized as part of this project. The Courthouse is currently vacant and in the process of being rendered surplus of requirements by the State of Connecticut; the historic structure of the Courthouse, both externally and internally, will be preserved.
3. **The other 4 parcels:** The acquisition of four parcels (1+3 Park Place, 2 Park Place, and 67-69 Main Street) for use as vehicle parking for community use and for the revitalized Courthouse, which will be occupied by municipal offices consistent with the historic use of the building (e.g., the Danbury Probate Court). The building at 67-69 Main Street is currently occupied by a retail and wholesale floor-tile firm which is a low-density operation more suitable to an industrial space. (The owner of all of these 4 parcels requires that they only be sold as a package.) *
4. **Intersection upgrade:** The upgrade of the intersection of Main St. and Park Place, now a far sub-standard roadway, with new pedestrian sidewalk improvements adjacent to the intersection and along the north and south sides of Park Place in front of the acquired parcels. (This, in turn, will have the benefit of greatly improving ADA access to the Courthouse).
5. **South Main Street Sewer Capacity Study**

Background and Approach

Because of the work that has already taken place in the south Main Street neighborhood, the area is becoming increasingly attractive for the development of multi-family housing. At the present time there are underway three substantial developments -- in various stages of planning and financing -- totaling approximately 450 units. To accommodate that growth the City has determined that it should undertake a comprehensive study to confirm the capacity of the sewer infrastructure in the neighborhood.

The City will, through a contractor, review the capacity of the existing sewers in the South Main Street area for availability to accept additional flows for the multiple new residential developments proposed in the area. Depending on the study outcome, the sewers could potentially carry flow to the interceptor in two different directions. Figure No. 1 outlines the sewer lines to be evaluated highlighted in magenta and green depending on the direction of flow.

Flow metering of various trunk sewers will be used to evaluate the sewer capacities as well as establish I/I flows in the metered sewer sheds. The meters identified in Figure No. 1 will capture I/I within the following sewer sheds: J2, G, FF1, FF2, and FF3. An I/I analysis will be conducted to identify the potential impacts of I/I on available capacity in the sewer sheds and locations where I/I reduction may be beneficial to free up capacity of the existing sewers.

See attachment A for additional details.

6. Danbury Community Center – Capital Improvements

(see Attachment B for CIFIC Background and additional details).

The CIFIC Danbury Community Center (DCC) is a new CIFIC non-profit aquatics and recreational facility in downtown Danbury, located at 12 Boughton Street that is designed to bring accessible and affordable recreation to those in the Danbury community, particularly those living downtown. The DCC is an adaptive reuse of the former Danbury YMCA building (the Y relocated to Brookfield).

The benefit and importance of learning to swim and having access to recreational activities is well established and contributes to decreased obesity rates and improved health outcomes, including mental health outcomes. Access to these activities is particularly important in the post-COVID era. The DCC is directly across the street from the planned CIFIC Health Garage, as well as diagonally across from the CIFIC Health Center site at 120 Main Street, Danbury, and around the corner from CIFIC's largest Head Start/Early Head Start location at 37 Foster Street, Danbury. The DCC is also home of the Danbury Food Farmacy and serves as an aquatic location for many area partners, including the Danbury Public Schools Before & After School Programs, St. Peter's School, the Immaculate/Bethel High School Swimming & Diving Team, and the Danbury Police Department Dive Team.

CIFIC seeks a total of \$1,000,000 for two capital improvements to the DCC: 1) \$700,000 to replace the roof of the facility; and 2) \$300,000 to add air conditioning to the gymnasium. When CIFIC originally purchased and renovated the 12 Boughton Street location in 2015, the roof was in adequate condition. Now that an additional 8 years have passed, replacing the roof is critical to the continued viability of the facility. Likewise, adding air conditioning to the gymnasium will allow the DCC to attract additional recreational programming and participants in the summer months. For example, the DCC currently offers pickleball, basketball, and volleyball in the gym, but usage is limited in the summer months because of the lack of air conditioning. The project is ready to begin within 90 days of receiving funding and is anticipated to be completed within 120 days thereafter.

7. CIFIC Health Center Garage (Partial funding)

Request \$3,045,000 (38% of total project budget) to assist in the development of the CIFIC Health Center Parking Garage located at 11 Boughton Street. CIFIC has already secured \$4,955,000 for this structure (with a total project cost of \$8,000,000) that would allow CIFIC to build a two-story parking garage at 11 Boughton Street, Danbury, serving approximately 100+/- vehicles. The funds requested herein will complete the needed financing for the project and allow construction to go forward.

11 Boughton St., immediately adjacent to CIFIC Health at 120 Main St., is owned by CIFIC's exclusive affiliate, CIFIC EHB Holding Corp, an IRS Section 501(c)(2) non-profit. The site has already been approved for parking garage construction by the City of Danbury. The garage will be built in the current open space that is used for parking by CIFIC Health's patients who visit CIFIC Health's 120 Main Street location.

Although financed as an entirely separate project, the garage is necessary because of the planned Danbury House. Danbury House is the planned 79-unit affordable housing development with senior preference that is planned for construction at 11 Boughton Street, on top of the CIFIC Health parking garage. The garage is necessary to ensure that parking is still available for CIFIC Health patients. Without parking at 11 Boughton Street, patients would be required to park in a lot across the street from the 120 Main Street facility and traverse four lanes of traffic to enter the building. This poses a significant challenge for CIFIC Health patients, which include many elderly, as well as pediatric patients. The garage will improve site safety in two ways: first, by eliminating the street crossing necessary to arrive at CIFIC Health from the lot on Center Street, and second, by offering a secure and enclosed facility in which to park, which is particularly important for people using our parking facilities after sunset.

The CIFIC Health building at 120 Main Street is a 46,000+/- sq ft health center and the primary location of CIFIC Health, located in a major traffic corridor and within a half-mile of the Danbury train station. This marks the construction project as a "transit-oriented development." The project is estimated to be ready to begin within 90 days of receiving funding and is anticipated to be completed within 9 months thereafter, for an approximately one-year project duration.

Funds already authorized/secured for the CIFIC Health garage include: 1) \$660,369 – ARPA funding from the U.S. Department of Health and Human Services (HHS) Health Resources & Services Administration (HRSA); 2) \$2,000,000 in FY 23 Congressionally Directed Spending; 3) \$2,000,000 – State of Connecticut Bond Authorization from DECD (Urban Act); and 4) \$294,117 in capital funding for community health centers, recently authorized at the September 29th State of Connecticut Bond Commission meeting.

As the total garage budget is \$8,000,000, this leaves a balance of \$3,045,000 which would complete the required funding for this project.

In sum, this project will create:

- A. Approximately 100 permanent full-time jobs within the project area, located both in the revitalized Courthouse and in the Danbury Community Center and the CIFIC Health Center Garage. In addition, it is projected that the immediate five-parcel project proposed herein will have positive “knock-on” economic effects on the over-all neighborhood, including the stimulation of private businesses and physical improvements, and additional new employment opportunities;
- B. The project will substantially enhance several highly valuable community facilities including the Danbury Community Center, the development of the CIFIC Health Center Garage, and allow for the correct identification of sewer capacity in the south Main Street area; and
- C. Park Place is currently among the most distressed and deteriorated streets in the south Main Street neighborhood (and, thus, among the very most needy in the entire City). The intersection and sidewalk improvements at Main Street and Park Place will transform the entrance way to Park Place which will then, again, “catalyze” the revitalization of the other properties along the balance of Park Place.

Other information on this project, including maps, photographs, property and zoning data and specifics are set forth in the appropriate sub-sections of this application herein below and the related attachments.

###

F.N. *In parallel with this application, CCFDC will undertake the separately financed (e.g., LIHTC) construction of a multi-story workforce housing facility of 60 +/- residential units. Expected to be built over the parking at 67-69 Main Street and 2 Park Place, this housing development is not part of this CIF application, but an indication of the substantial “knock-on” economic development benefits anticipated from the completion of the subject proposal.

Attachment A Sewer Study Details

Scope of Services

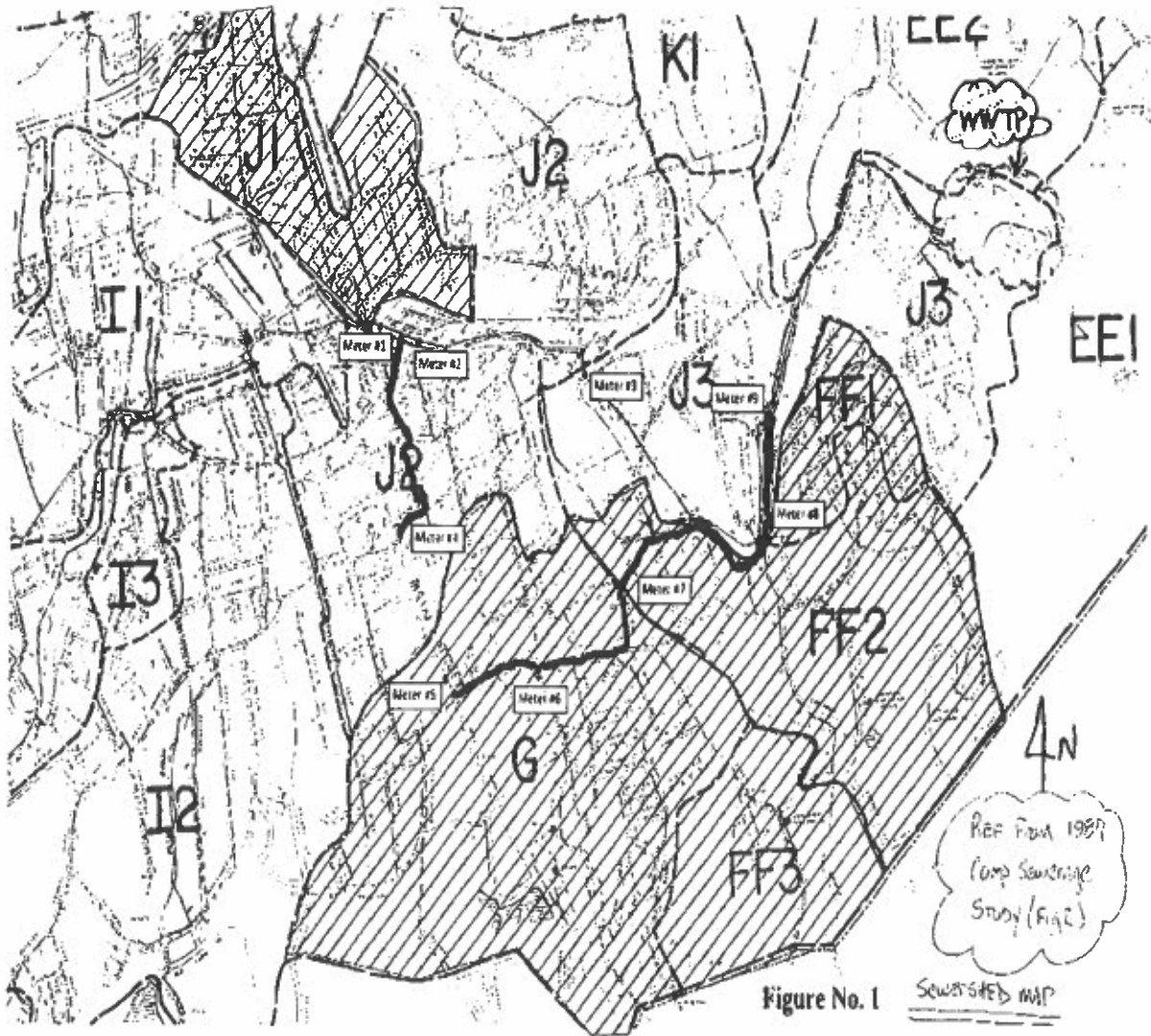
Phase 1 - South Main Street Preliminary Capacity Assessment

- a. Complete a preliminary capacity evaluation of the sewer collection system in the South Main Street sewer and all tributary sewers that may carry flow from proposed developments to the interceptor based on available existing data.
- b. Utilizing buildout flow data from the 1987 Comprehensive Sewerage Study, determine the available capacity for additional flows in the South Main Street sewer collection area under a build out scenario.
- c. Estimate the available capacity for additional flows in the collection area under current system flows. Existing flows to be estimated by comparing the existing wastewater treatment facility (WWTF) flows to the total estimated WWTF buildout flows and distributing the flows proportionally.
- d. Review the proposed flow from planned developments in the South Main Street area compared to the estimated available capacity of the sewers used to convey flows from development to the interceptor.
- e. Prepare a report which outlines the results of the preliminary capacity assessment results.

Phase 2 - South Main Street Capacity Assessment Based on Metered Flow

- a. Review collection system mapping and previous I/I sewer interceptor flow meter data to identify locations for installation of flow metering equipment suitable to identify existing flows for use in performing a capacity analysis for the sewer collection in the South Main Street area. It is estimated that nine (9) flow meters, one (1) rain gauge, and two (2) groundwater gauges will be needed to measure flows in the area. Flow meter locations are identified on Figure No.1. The flow meters will capture existing flows within the interceptors and estimated I/I within the following sewer sheds: J1, J2, G, FF1, FF2, and FF3.
- b. City of Danbury Public Utility personnel and flow metering subcontractor will identify and finalize meter locations based on accessibility and suitability for meter installation.
- c. Flow metering will be performed at 9 manholes and will be installed for a minimum of 4 weeks and up to a maximum of 8 weeks to obtain flow data during both dry and wet weather conditions. Flow data will be downloaded weekly by a selected second-tier contractor to ensure usable flow data is obtained.
- d. Obtain flow data from the flow metering second-tier contractor and calculate the daily minimum, average, and peak flows at each meter location over the monitoring period. Analyze flow data for Average Daily Flow, Base Sanitary Flow, Infiltration, Maximum Daily Flow, Peak Hourly Flow, and Total Inflow.

- e. Use the flow data from the metering program to update the sewer model and distribute flows.
- f. Utilize the existing hydraulic model to identify pipe segments where peak flows exceed 50%, 75%, and full pipe capacity and where surcharge conditions exist.
- g. Evaluate the impact of adding additional flow for proposed developments to the field recorded peak flows. Identify pipe segments and reaches where projected peak flows under existing conditions will exceed 50%, 75%, and full pipe capacity and where surcharge conditions develop or increase.
- h. Prepare a report which outlines the flow data collected, the South Main Area capacities, the impact of additional flows from proposed developments, and the impact of I/I on sewer capacity in this portion of the collection system. The report will also provide a summary of the estimated quantity of infiltration and inflow in the sewers and sewer sheds tributary to the area.



Attachment B

Background on Connecticut Institute For Communities, Inc. (CIFIC):

Connecticut Institute For Communities, Inc., referred to as CIFIC (pronounced "CIVIC" for short), is a 20-year-old, 501(c)(3) non-profit, community development corporation that strengthens its communities through health, education, and housing services for individuals and families. CIFIC seeks to enhance the well-being of communities through high-quality, accessible services that empower individuals and families to thrive. www.cific.org

CIFIC seeks funding for capital projects at two of its locations in downtown Danbury.

- a. **CIFIC Health:** CIFIC Health is a d/b/a of CIFIC and an award-winning Federally Qualified Health Center (FQHC) based in Danbury, CT, providing the highest standards of care to all members of the community. CIFIC Health provides pediatric and adult services in internal medicine, dental, and behavioral health, as well as women's health services. Additionally, CIFIC Health operates School Based Health Center (SBHC) sites in 12 area schools and administers the Women Infant and Children (WIC) nutrition program for the Danbury region. CIFIC Health also provides a host of ancillary services to its patients, including financial assistance and insurance enrollment, nutrition services, pharmacy benefit services through the 340B program, translation and referral services, and numerous other wrap-around services. CIFIC Health accepts all patients regardless of insurance status and provides services on a sliding fee scale, ensuring equitable access to excellent health care for every member of the community. In 2022, CIFIC Health served approximately 15,000 patients with over 70,000 patient visits annually. 58.8% of CIFIC Health's patients identified as Hispanic or Latino in 2022, 52% were best served in a language other than English, 82% of those with known incomes were under 200% of the Federal Poverty Level (FPL), 18% were uninsured, and most were residents of Danbury and the Greater Danbury area. CIFIC Health is distinguished as the operator of the state's only US. Department of Health and Human Services (HHS), Health Resources & Services Administration (HRSA) Teaching Health Center. Since 2013, CIFIC Health has operated an Internal Medicine Residency Program that now trains 29 post-MD graduates per year, with the goal of training the next generation of physicians dedicated to working in primary care and in underserved communities. Likewise, in July 2023, CIFIC Health launched a second residency program in Psychiatry with 4 first year residents. At full complement in 2026-2027, the CIFIC Health Psychiatry Residency Program will grow to train 16 residents per year. In addition to providing access to health care, CIFIC Health prides itself on the quality of its services. In both 2022 and 2023, the U.S. Department of Health and Human Services named CIFIC Health a "Gold Quality Leader" for ranking in the top 10% of over 1400 health centers nationwide in patient quality outcomes. The New American Dream Foundation also named CIFIC a "Community Hero" in 2022 for our work serving *all* patients regardless of income or immigration status. In this way, CIFIC Health helps serve as a primary driver in establishing equitable access to healthcare *and* health outcomes for residents within our area.
- b. **CIFIC Early Education:** CIFIC is the proud sponsor of the Danbury and Norwalk Head Start and Early Head Start programs, which collectively serve nearly 400 children annually. CIFIC's

Danbury Early Learning Programs have 3 locations in Danbury, 2 in downtown Danbury at 37 Foster Street and 80 Main Street, and another location at 29 Park Avenue. There is often an overlap of those that utilize the services of the Danbury Head Start Program, CIFIC Health, and the Danbury Community Center, which are all within walking distance of one another.

- c. CIFIC Danbury Community Center: CIFIC's Danbury Community Center (DCC) at 12 Boughton St, was renovated and briefly opened to the public in March 2020 just before COVID hit. CIFIC re-opened the DCC to the public in June 2022. The DCC is a site focused on providing affordable aquatics and recreation opportunities for youth and families, the latter of which includes basketball, volleyball, and pickleball. CIFIC, in partnership with the Connecticut Department of Energy & Environmental Protection (DEEP), is in the process of launching a free swim lesson program at the DCC, for children ages 4-17 who are either eligible for SNAP, living in a Qualified Census Tract as defined by HUD, or recommended by a state agency or local board of education. 12 Boughton Street, where the DCC is located, is directly across from 11 Boughton Street, where the first of CIFIC's capital projects is located, as described below, and diagonally across from the CIFIC Health Center at 120 Main Street. The Danbury Community Center is also home to the first ever Danbury "Food Farmacy," which opened in November 2023 in partnership with Nuvance Health and the United Way. The Danbury Food Farmacy is where eligible CIFIC Health and other area patients will be referred to shop in a grocery-store type setting after receiving a prescription from their doctor. Patients experiencing food insecurity and health conditions like hypertension will be eligible to participate.

- d. CIFIC Housing: CIFIC serves as Managing Agent of the Beaver Street Apartments Cooperative, Inc. in downtown Danbury, managing all aspects of the 70-unit, HUD Section 8 subsidized family cooperative, including maintenance, rentals, and income verifications. CIFIC plans to provide additional housing management services in the future, including at Danbury House, which is a planned, 79 +/- unit affordable housing development, with a preference for seniors, that has City of Danbury approval. CIFIC is in the process of securing funding to build Danbury House. Danbury House will be located at 11 Boughton Street, directly behind the CIFIC Health 120 Main Street location and across the street from the Danbury Community Center, as well as around the corner from the Danbury Head Start Center at 37 Foster Street.

South Main Street Revitalization Project
Revised Budget 11/18/23 (Rev #5)

A. Site Acquisitions:

| | | | |
|---------------------------------|----|------------------|--|
| Parcel Acquisition (est. total) | \$ | 3,217,100 | |
| Inspections | \$ | 50,000 | |
| Legal | | \$ 50,000 | |
| Survey, etc. | \$ | 50,000 | |
| Subtotal | \$ | <u>3,367,100</u> | |

B. Renovations/Repairs/New Development:

| | | | |
|---|----|--------------------------|--|
| 71 Main St., Courthouse occupancy repairs consistent with Historic Preservation | \$ | 4,600,000 | (see details within) |
| 1-3 Park (Demolition) | \$ | 100,000 | |
| 1 Park + 5 Park (New parking lot) | \$ | 200,000 | |
| 67-69 Main Street and 2 Park Place (Demolition) | \$ | 400,000 | |
| 67-69 Main Street and 2 Park Place (New parking lot) | \$ | 300,000 | |
| 71 Main Street at Park Place (New sidewalk north side) | \$ | 200,000 | |
| Main Street & Park Place, intersection improvements | \$ | 340,000 | (\$100,000 from COD) |
| Relocated sidewalk at 2 Park Place (South side) | \$ | 200,000 | |
| South Main Street Sewer Capacity Study (Tata & Howard) | \$ | 230,000 | (\$30,000 from COD) |
| Danbury Community Center - Capital Improvements | \$ | 1,000,000 | (see details within) |
| CIFC Health Center Garage (partial funding) | \$ | 3,045,000 | (\$4,955,000 from other sources; see details within) |
| Other professional services and fees Apps, A/E, Dev., Atty, CM, etc | \$ | 440,000 | |
| Courthouse Project repairs/acquisitions, contingency | \$ | 500,000 | |
| Subtotal | \$ | <u>11,555,000</u> | |
| TOTAL: | \$ | <u><u>14,922,100</u></u> | |

~AD HOC REPORT~
CT DECD Community Investment Fund Grant
Wednesday, December 13, 2023

Chairman Britton called the meeting to order at 7p.m. on Wednesday, December 13, 2023. Present was Committee Member Duane Perkins, absent was Committee Member Emile Buzaid. From the City were Les Pinter, Deputy Corporation Counsel; Sharon Calitro, Planning Director; Antonio Iadarola, Public Works Director; Roberto Alves, Mayor; Farley Santos, Mayor's Office; John Kleinhans, Assistant Finance Director, and Jim Maloney, Petitioner & CCFDC Representative. Ex-Officio members also present were; Mike Coelho, Dennis Perkins and Frank Salvatore, Barry Rickert, Shaun Ratchford, Andrea Gartner and Richard Hawley. Present from the public were Joe Walkovich and Ken Gucker.

Chairman Britton noted that Councilman Buzaid was absent due to a long-standing previous commitment. Mr. Pinter provided an overview of the request. He explained that the Council referred the application material to this ad hoc to review changes to the proposed budget of the previously acted on application. Mr. Maloney noted that the original application was approved by the City Council and submitted to the State. It was returned with a recommendation to remove the housing portion of the project at 67 & 69 Main Street and 2 Park Place in the application due to secured funding requirements, but noted his intent of still including housing as part of the project when funding is secured. He identified \$4.5 million in the request that will be used to make the old courthouse occupiable. He identified the need for the city to purchase all four lots surrounding the courthouse and those costs are included in this request. He noted the fund request also includes improvements to Park Place for street and sidewalk upgrades.

The new application includes changes proposed by the City which were; improvements to Elmwood Park, a parking garage for CIFC, and air conditioning and a new roof for the CIFC Community Center. He noted sewer upgrades that should be reviewed for future housing units in the area. Mr. Iadarola clarified that the review of the sewage would include the study, design and temporary easements to improve and solve drainage issues in the area, a cost of about \$600,000.

Mr. Kleinhans agreed that additions to the CIF application will have a significant impact to projects in the city. Mr. Santos asked about conveyance fees. Mr. Maloney specified that site acquisitions are: \$1 million for the courthouse purchase and \$2.4 million from the purchase of the four surrounding parcels. Chairman Britton asked for clarity of the upgrades that would make the courthouse occupiable. Mr. Maloney said that the upgrades would include repairs to bathrooms, heating and ventilation compliance, and some abatement work. Councilman Perkins noted his concerns with application deadlines and the housing plans. He asked about the restoration efforts and updates to Elmwood Park. Mr. Iadarola noted some leaks and window replacements that need to be addressed in the courthouse, and identified railing and post upgrades, and sidewalk improvements at Elmwood Park.

Chairman Britton asked about ADA compliance. Mr. Iadarola explained that the use of the building and the number of occupants will determine specific ADA compliance requirements. Mr. Salvatore asked about the fee changes that were reallocated to the Elmwood Park upgrades, and asked about the city's portion of the project that went up by \$30,000. Mayor Alves explained that the requested amount of the application will address a lot of work and that additional State CIF funds will be open for more applications and projects in the future. Mr. Ratchford asked about the phases of the project and costs, Mr. Iadarola explained that Phase I will cover the restoration of the courthouse and the study for the drainage work. Mr. Maloney clarified that the funds requested in this application will cover all phases of the project, excluding the drainage work. Mayor Alves noted that this project will be of minimal cost to the city and that any housing will be workforce or elderly housing that will not affect student enrollment in schools. Mr. Coelho asked for the definition of workforce housing and asked about the maintenance of the courthouse. Mr. Maloney clarified that workforce housing is affordable housing, and the state defines it as a

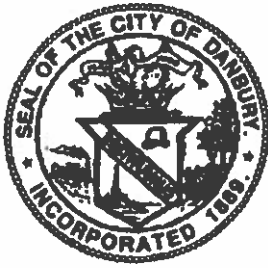
development that is built with federal or state assistance. Mr. Iadarola noted that maintenance will be part of a negotiated lease.

Ms. Gartner asked about the new jobs that will be created by the project, an MOU for the four adjacent properties, expected occupancy of the building, and the extent of the drainage work. Mr. Hawley asked for clarification between the East Ditch Study and this drainage study. Mr. Iadarola noted that the East Ditch Study will assist with this main street drainage study. Mr. Coelho asked about the timeline of the receipt of funds and explained his concerns if the four adjacent properties are not purchased.

A motion was made by Councilman Perkins and seconded by Councilman Britton, to recommend the adoption of the resolution as submitted and discussed, inclusive of the drainage study and roofing for the Danbury Community Center. The Motion Carried.

A motion was made by Councilman Britton, and seconded by Councilman Perkins, to adjourn. The Motion Carried. The meeting adjourned at 8:10p.m.

Respectfully submitted,
Joseph Britton, Chair
Duane Perkins



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

2023

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to C.G.S. §32-285a, the Connecticut Department of Economic and Community Development ("DECD") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City of Danbury ("City") along with the Connecticut Community Facility Development Corporation ("CCFDC") make an application to the State DECD for \$14,922,100 in order to undertake the acquisition of the historic State Courthouse at 71 Main Street, including and together with two (2) parcels of land immediately adjacent to the east to be used for parking, and two (2) parcels immediately across Park Place to the South for economic development; including repairs of the Courthouse structure; the installation of sidewalks and improvements to the intersection of Main Street and Park Place; the demolition of deteriorated structures; assistance with the CIFC Health Center garage development; HVAC modernization of the Danbury Community Center; assistance with a south Main Street sewer capacity study; and to execute an Assistance Agreement. All such activity is in furtherance of the City's south Main Street Revitalization efforts.

NOW THEREFORE BE IT RESOLVED THAT the City of Danbury

- (1) It is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. §32-285a; and
- (2) That the filing of an application for State financial assistance by the City of Danbury and the Connecticut Community Facility Development Corporation in an anticipated amount of \$14,922,100.00 is hereby approved; and
- (3) That Roberto Alves, Mayor of the City of Danbury, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required to execute an Assistance Agreement with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Danbury for purposes of this Application process.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

2023

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to C.G.S. §32-285a, the Connecticut Department of Economic and Community Development ("DECD") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City of Danbury ("City") along with the Connecticut Community Facility Development Corporation ("CCFDC") make an application to the State DECD for \$14,922,100 in order to undertake the acquisition of the historic State Courthouse at 71 Main Street, including and together with two (2) parcels of land immediately adjacent to the east to be used for parking, and two (2) parcels immediately across Park Place to the South for economic development; including repairs of the Courthouse structure; the installation of sidewalks and improvements to the intersection of Main Street and Park Place; the demolition of deteriorated structures; assistance with the CIFC Health Center garage development; HVAC modernization and roofing for the Danbury Community Center; assistance with a south Main Street drainage study and to execute an Assistance Agreement. All such activity is in furtherance of the City's south Main Street Revitalization efforts.

NOW THEREFORE BE IT RESOLVED THAT the City of Danbury

- (1) It is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. §32-285a; and
- (2) That the filing of an application for State financial assistance by the City of Danbury and the Connecticut Community Facility Development Corporation in an anticipated amount of \$14,922,100.00 is hereby approved; and
- (3) That Roberto Alves, Mayor of the City of Danbury, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required to execute an Assistance Agreement with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Danbury for purposes of this Application process.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

2023

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to C.G.S. §32-285a, the Connecticut Department of Economic and Community Development ("DECD") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City of Danbury ("City") along with the Connecticut Community Facility Development Corporation ("CCFDC") make an application to the State DECD for \$14,922,100 in order to undertake the acquisition of the historic State Courthouse at 71 Main Street, including and together with two (2) parcels of land immediately adjacent to the east to be used for parking, and two (2) parcels immediately across Park Place to the South for economic development; including repairs of the Courthouse structure; the installation of sidewalks and improvements to the intersection of Main Street and Park Place; the demolition of deteriorated structures; assistance with the CIFIC Health Center garage development; HVAC modernization and roofing for the Danbury Community Center; assistance with a south Main Street drainage study and to execute an Assistance Agreement. All such activity is in furtherance of the City's south Main Street Revitalization efforts.

NOW THEREFORE BE IT RESOLVED THAT the City of Danbury

- (1) It is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. §32-285a; and
- (2) That the filing of an application for State financial assistance by the City of Danbury and the Connecticut Community Facility Development Corporation in an anticipated amount of \$14,922,100.00 is hereby approved; and
- (3) That Roberto Alves, Mayor of the City of Danbury, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required to execute an Assistance Agreement with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Danbury for purposes of this Application process.

Community Investment Fund – south Main Street Revitalization Project

OVERVIEW

updated

Section I.

Danbury is well known for its strong economy, growing population, low crime rate and its diverse neighborhoods. But like every large city in Connecticut, it contains “pockets of poverty” that prevent it from being even stronger than it is already, or that it can become.

Among the largest such “pockets” in Danbury is the south Main Street area, i.e., south of the central intersection of Main Street and West Street, and north of Rogers Park. The City of Danbury has been working vigorously to revitalize this area for more than 10 years. The City has directly invested in, or stimulated the investment of, several major facilities in this neighborhood. Among other projects, the City located its new Senior Center just off south Main Street. With the City’s assistance, the Connecticut Institute For Communities (CIFC) built a major headquarters and Health Center building at 120 Main St. now totaling more than 45,000 square feet and employing approximately 250 people. On land sold to it by the City, Union Savings Bank built a leading branch building at 116 Main Street. The local Head Start program has just completed the installation of five (5) infant and toddler classrooms in a re-purposed municipal building at 80 Main Street. And CIFC is now in the process of developing a 100 +/- space parking garage and an 80 +/- unit affordable housing apartment building at 11 Boughton Street, adjacent to its headquarters and diagonally across Boughton Street from CIFC’s recently renovated Danbury Community Center (which houses a gymnasium, locker rooms, meeting rooms and the only public access swimming pool in the City).

Now, through the new Connecticut Community Investment Fund (CIF) Program, comes a very welcome opportunity to take the next major steps in this south Main Street revitalization program. Indeed, the opportunity presented can be deemed truly a once in a generation opening for a transformative economic boost specifically to the south Main St. area, and to the City of Danbury generally. This opportunity will also leverage the preservation of an important -- indeed iconic -- historic downtown building (the old Fairfield County Courthouse), the stimulation of more than 100 permanent jobs, the advancement of several important community facilities and services, increase community vehicular parking, and the revitalization of one of the most distressed streets, Park Place, in all of Danbury.

Here is what is proposed:

1. **Acquisitions:** The acquisition of 5 parcels of land (further identified herein) abutting the intersection of Main Street and Park Place at the core of the south Main Street neighborhood.
2. **The Courthouse:** Located on one of those parcels, at 71 Main Street, is the historic old Fairfield County Courthouse, which will be permanently preserved and re-vitalized as part of this project. The Courthouse is currently vacant and in the process of being rendered surplus of requirements by the State of Connecticut; the historic structure of the Courthouse, both externally and internally, will be preserved.
3. **The other 4 parcels:** The acquisition of four parcels (1+3 Park Place, 2 Park Place, 5 Park Place, and 67- 69 Main Street) for use as vehicle parking for community use and for the revitalized Courthouse, which will be occupied by municipal offices consistent with the historic use of the building (e.g., the Danbury Probate Court). The building at 67-69 Main Street is currently occupied by a retail and wholesale floor-tile firm which is a low-density operation more suitable to an industrial space. (The owner of all of these 4 parcels requires that they only be sold as a package.) *
4. **Intersection and Park upgrade:** The upgrade of the intersection of Main St. and Park Place, now a far sub-standard roadway, with new pedestrian sidewalk improvements adjacent to the intersection and along the north and south sides of Park Place in front of the acquired parcels. (This, in turn, will have the benefit of greatly improving ADA access to the Courthouse). In addition, the City will perform substantial renovations to Elmwood Park, which is located at the intersection of Main Street and Park Place.

5. South Main Street Sewer Capacity Study

Background and Approach

Because of the work that has already taken place in the south Main Street neighborhood, the area is becoming increasingly attractive for the development of multi-family housing. At the present time there are underway three substantial developments -- in various stages of planning and financing -- totaling approximately 450 units. To accommodate that growth the City has determined that it should undertake a comprehensive study to confirm the capacity of the sewer infrastructure in the neighborhood.

The City will, through a contractor, review the capacity of the existing sewers in the South Main Street area for availability to accept additional flows for the multiple new residential developments proposed in the area. Depending on the study outcome, the sewers could potentially carry flow to the interceptor in two different directions. Figure No. 1 outlines the sewer lines to be evaluated highlighted in magenta and green depending on the direction of flow.

Flow metering of various trunk sewers will be used to evaluate the sewer capacities as well as establish I/I flows in the metered sewer sheds. The meters identified in Figure No. 1 will capture I/I within the following sewer sheds: J2, G, FF1, FF2, and FF3. An I/I analysis will be conducted to identify the potential impacts of I/I on available capacity in the sewer sheds and locations where I/I reduction may be beneficial to free up capacity of the existing sewers.

See attachment A for additional details.

6. Danbury Community Center – Capital Improvements

(see Attachment B for CIFIC Background and additional details).

The CIFIC Danbury Community Center (DCC) is a new CIFIC non-profit aquatic and recreational facility in downtown Danbury, located at 12 Boughton Street that is designed to bring accessible and affordable recreation to those in the Danbury community, particularly those living downtown. The DCC is an adaptive reuse of the former Danbury YMCA building (the Y relocated to Brookfield).

The benefit and importance of learning to swim and having access to recreational activities is well established and contributes to decreased obesity rates and improved health outcomes, including mental health outcomes. Access to these activities is particularly important in the post-COVID era. The DCC is directly across the street from the planned CIFIC Health Garage, as well as diagonally across from the CIFIC Health Center site at 120 Main Street, Danbury, and around the corner from CIFIC's largest Head Start/Early Head Start location at 37 Foster Street, Danbury. The DCC is also home of the Danbury Food Farmacy and serves as an aquatic location for many area partners, including the Danbury Public Schools Before & After School Programs, St. Peter's School, the Immaculate/Bethel High School Swimming & Diving Team, and the Danbury Police Department Dive Team.

CIFIC seeks a total of \$1,000,000 for two capital improvements to the DCC: 1) \$700,000 to replace the roof of the facility; and 2) \$300,000 to add air conditioning to the gymnasium. When CIFIC originally purchased and renovated the 12 Boughton Street location in 2015, the roof was in adequate condition. Now that an additional 8 years have passed, replacing the roof is critical to the continued viability of the facility. Likewise, adding air conditioning to the gymnasium will allow the DCC to attract additional recreational programming and participants in the summer months. For example, the DCC currently offers pickleball, basketball, and volleyball in the gym, but usage is limited in the summer months because of the lack of air conditioning. The project is ready to begin within 90 days of receiving funding and is anticipated to be completed within 120 days thereafter.

7. CIFIC Health Center Garage (Partial funding)

Request \$3,045,000 (38% of total project budget) to assist in the development of the CIFIC Health Center Parking Garage located at 11 Boughton Street. CIFIC has already secured \$4,955,000 for this structure (with a total project cost of \$8,000,000) that would allow CIFIC to build a two-story parking garage at 11 Boughton Street, Danbury, serving approximately 100+/- vehicles. The funds requested herein will complete the needed financing for the project and allow construction to go forward.

11 Boughton St., immediately adjacent to CIFIC Health at 120 Main St., is owned by CIFIC's exclusive affiliate, CIFIC EHB Holding Corp, an IRS Section 501(c)(2) non-profit. The site has already been approved for parking garage construction by the City of Danbury. The garage will be built in the current open space that is used for parking by CIFIC Health's patients who visit CIFIC Health's 120 Main Street location.

Although financed as an entirely separate project, the garage is necessary because of the planned Danbury House. Danbury House is the planned 79-unit affordable housing development with senior preference that is planned for construction at 11 Boughton Street, on top of the CIFIC Health parking garage. The garage is necessary to ensure that parking is still available for CIFIC Health patients. Without parking at 11 Boughton Street, patients would be required to park in a lot across the street from the 120 Main Street facility and traverse four lanes of traffic to enter the building. This poses a significant challenge for CIFIC Health patients, which include many elderly, as well as pediatric patients. The garage will improve site safety in two ways: first, by eliminating the street crossing necessary to arrive at CIFIC Health from the lot on Center Street, and second, by offering a secure and enclosed facility in which to park, which is particularly important for people using our parking facilities after sunset.

The CIFIC Health building at 120 Main Street is a 46,000+/- sq ft health center and the primary location of CIFIC Health, located in a major traffic corridor and within a half-mile of the Danbury train station. This marks the construction project as a "transit-oriented development." The project is estimated to be ready to begin within 90 days of receiving funding and is anticipated to be completed within 9 months thereafter, for an approximately one-year project duration.

Funds already authorized/secured for the CIFIC Health garage include: 1) \$660,369 – ARPA funding from the U.S. Department of Health and Human Services (HHS) Health Resources & Services Administration (HRSA); 2) \$2,000,000 in FY 23 Congressionally Directed Spending; 3) \$2,000,000 – State of Connecticut Bond Authorization from DECD (Urban Act); and 4) \$294,117 in capital funding for community health centers, recently authorized at the September 29th State of Connecticut Bond Commission meeting.

As the total garage budget is \$8,000,000, this leaves a balance of \$3,045,000 which would complete the required funding for this project.

In sum, this project will create:

- A. Approximately 100 permanent full-time jobs within the project area, located both in the revitalized Courthouse and in the Danbury Community Center and the CIFIC Health Center Garage. In addition, it is projected that the immediate ~~five parcel~~ project proposed herein will have positive “knock-on” economic effects on the over-all neighborhood, including the stimulation of private businesses and physical improvements, and additional new employment opportunities;
- B. The project will substantially enhance several highly valuable community facilities including the Danbury Community Center, the development of the CIFIC Health Center Garage, and allow for the correct identification of sewer capacity in the south Main Street area; and
- C. Park Place is currently among the most distressed and deteriorated streets in the south Main Street neighborhood (and, thus, among the very most needy in the entire City). The intersection and sidewalk improvements at Main Street and Park Place will transform the entrance way to Park Place which will then, again, “catalyze” the revitalization of the other properties along the balance of Park Place. *In addition, the improvements to 2 Park Place will substantially enhance the neighborhood.*

Other information on this project, including maps, photographs, property and zoning data and specifics are set forth in the appropriate sub-sections of this application herein below and the related attachments.

###

F.N. *In parallel with this application, CCFDC will undertake the separately financed (e.g., LIHTC) construction of a multi-story workforce housing facility of 60 +/- residential units. Expected to be built over the parking at 67-69 Main Street and 2 Park Place, this housing development is not part of this CIF application, but an indication of the substantial “knock-on” economic development benefits anticipated from the completion of the subject proposal.

Attachment A

Sewer Study Details

Scope of Services

Phase 1 - South Main Street Preliminary Capacity Assessment

- a. Complete a preliminary capacity evaluation of the sewer collection system in the South Main Street sewer and all tributary sewers that may carry flow from proposed developments to the interceptor based on available existing data.
- b. Utilizing buildout flow data from the 1987 Comprehensive Sewerage Study, determine the available capacity for additional flows in the South Main Street sewer collection area under a build out scenario.
- c. Estimate the available capacity for additional flows in the collection area under current system flows. Existing flows to be estimated by comparing the existing wastewater treatment facility (WWTF) flows to the total estimated WWTF buildout flows and distributing the flows proportionally.
- d. Review the proposed flow from planned developments in the South Main Street area compared to the estimated available capacity of the sewers used to convey flows from development to the interceptor.
- e. Prepare a report which outlines the results of the preliminary capacity assessment results.

Phase 2 - South Main Street Capacity Assessment Based on Metered Flow

- a. Review collection system mapping and previous I/I sewer interceptor flow meter data to identify locations for installation of flow metering equipment suitable to identify existing flows for use in performing a capacity analysis for the sewer collection in the South Main Street area. It is estimated that nine (9) flow meters, one (1) rain gauge, and two (2) groundwater gauges will be needed to measure flows in the area. Flow meter locations are identified on Figure No.1. The flow meters will capture existing flows within the interceptors and estimated I/I within the following sewer sheds: J1, J2, G, FF1, FF2, and FF3.
- b. City of Danbury Public Utility personnel and flow metering subcontractor will identify and finalize meter locations based on accessibility and suitability for meter installation.
- c. Flow metering will be performed at 9 manholes and will be installed for a minimum of 4 weeks and up to a maximum of 8 weeks to obtain flow data during both dry and wet weather conditions. Flow data will be downloaded weekly by a selected second-tier contractor to ensure usable flow data is obtained.
- d. Obtain flow data from the flow metering second-tier contractor and calculate the daily minimum, average, and peak flows at each meter location over the monitoring period. Analyze flow data for Average Daily Flow, Base Sanitary Flow, Infiltration, Maximum Daily Flow, Peak Hourly Flow, and Total Inflow.

- e. Use the flow data from the metering program to update the sewer model and distribute flows.
- f. Utilize the existing hydraulic model to identify pipe segments where peak flows exceed 50%, 75%, and full pipe capacity and where surcharge conditions exist.
- g. Evaluate the impact of adding additional flow for proposed developments to the field recorded peak flows. Identify pipe segments and reaches where projected peak flows under existing conditions will exceed 50%, 75%, and full pipe capacity and where surcharge conditions develop or increase.
- h. Prepare a report which outlines the flow data collected, the South Main Area capacities, the impact of additional flows from proposed developments, and the impact of I/I on sewer capacity in this portion of the collection system. The report will also provide a summary of the estimated quantity of infiltration and inflow in the sewers and sewer sheds tributary to the area.

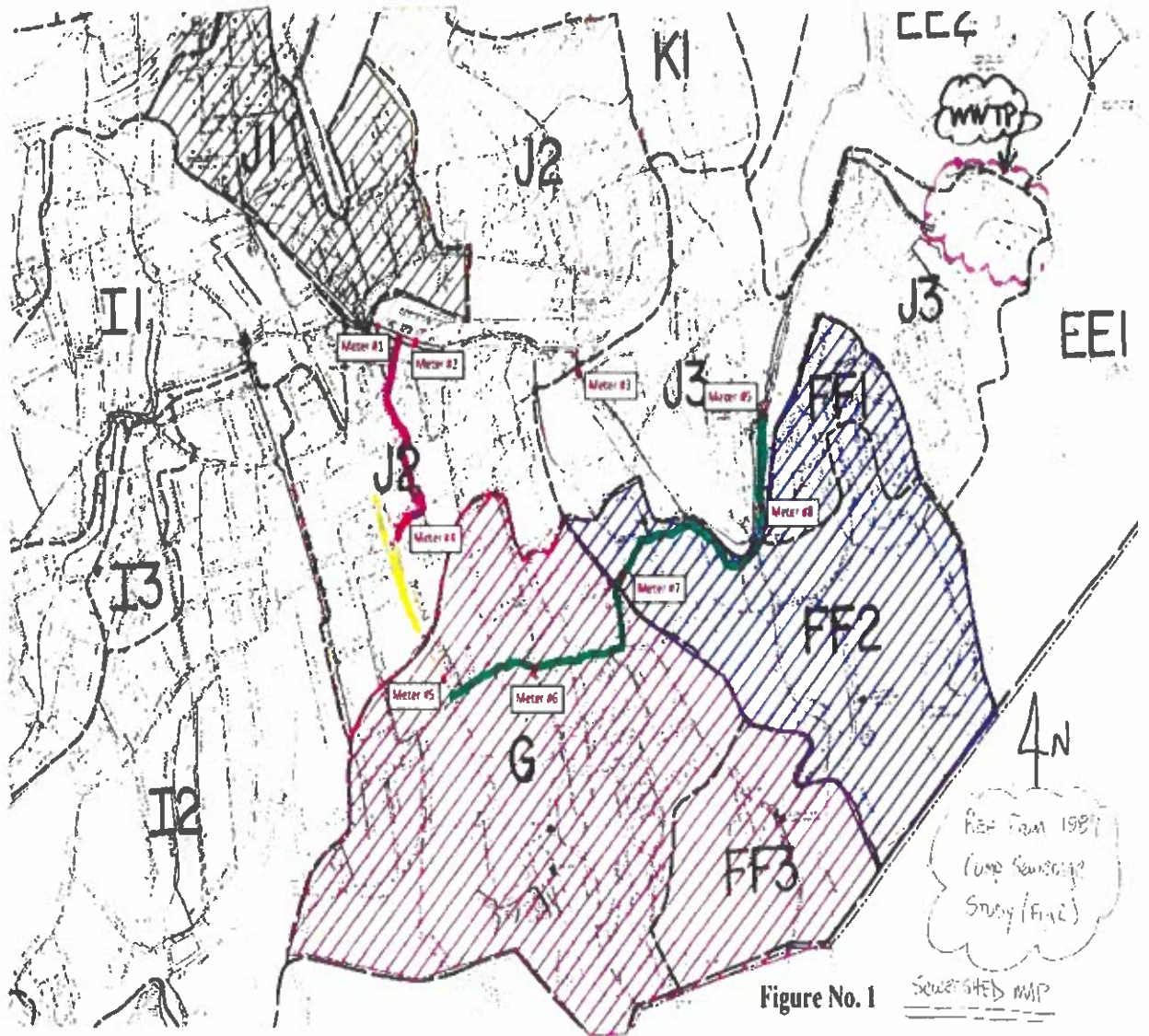


Figure No. 1 Sewerage MIP

Attachment B

Background on Connecticut Institute For Communities, Inc. (CIFIC):

Connecticut Institute For Communities, Inc., referred to as CIFIC (pronounced “CIVIC” for short), is a 20-year-old, 501(c)(3) non-profit, community development corporation that strengthens its communities through health, education, and housing services for individuals and families. CIFIC seeks to enhance the well-being of communities through high-quality, accessible services that empower individuals and families to thrive. www.cific.org

CIFIC seeks funding for capital projects at two of its locations in downtown Danbury.

- a. CIFIC Health: CIFIC Health is a d/b/a of CIFIC and an award-winning Federally Qualified Health Center (FQHC) based in Danbury, CT, providing the highest standards of care to all members of the community. CIFIC Health provides pediatric and adult services in internal medicine, dental, and behavioral health, as well as women’s health services. Additionally, CIFIC Health operates School Based Health Center (SBHC) sites in 12 area schools and administers the Women Infant and Children (WIC) nutrition program for the Danbury region. CIFIC Health also provides a host of ancillary services to its patients, including financial assistance and insurance enrollment, nutrition services, pharmacy benefit services through the 340B program, translation and referral services, and numerous other wrap-around services. CIFIC Health accepts all patients regardless of insurance status and provides services on a sliding fee scale, ensuring equitable access to excellent health care for every member of the community. In 2022, CIFIC Health served approximately 15,000 patients with over 70,000 patient visits annually. 58.8% of CIFIC Health’s patients identified as Hispanic or Latino in 2022, 52% were best served in a language other than English, 82% of those with known incomes were under 200% of the Federal Poverty Level (FPL), 18% were uninsured, and most were residents of Danbury and the Greater Danbury area. CIFIC Health is distinguished as the operator of the state’s only US. Department of Health and Human Services (HHS), Health Resources & Services Administration (HRSA) Teaching Health Center. Since 2013, CIFIC Health has operated an Internal Medicine Residency Program that now trains 29 post-MD graduates per year, with the goal of training the next generation of physicians dedicated to working in primary care and in underserved communities. Likewise, in July 2023, CIFIC Health launched a second residency program in Psychiatry with 4 first year residents. At full complement in 2026-2027, the CIFIC Health Psychiatry Residency Program will grow to train 16 residents per year. In addition to providing access to health care, CIFIC Health prides itself on the quality of its services. In both 2022 and 2023, the U.S. Department of Health and Human Services named CIFIC Health a “Gold Quality Leader” for ranking in the top 10% of over 1400 health centers nationwide in patient quality outcomes. The New American Dream Foundation also named CIFIC a “Community Hero” in 2022 for our work serving *all* patients regardless of income or immigration status. In this way, CIFIC Health helps serve as a primary driver in establishing equitable access to healthcare *and* health outcomes for residents within our area.
- b. CIFIC Early Education: CIFIC is the proud sponsor of the Danbury and Norwalk Head Start and Early Head Start programs, which collectively serve nearly 400 children annually. CIFIC’s

Danbury Early Learning Programs have 3 locations in Danbury, 2 in downtown Danbury at 37 Foster Street and 80 Main Street, and another location at 29 Park Avenue. There is often an overlap of those that utilize the services of the Danbury Head Start Program, CIFIC Health, and the Danbury Community Center, which are all within walking distance of one another.

- c. CIFIC Danbury Community Center: CIFIC's Danbury Community Center (DCC) at 12 Boughton St, was renovated and briefly opened to the public in March 2020 just before COVID hit. CIFIC re-opened the DCC to the public in June 2022. The DCC is a site focused on providing affordable aquatics and recreation opportunities for youth and families, the latter of which includes basketball, volleyball, and pickleball. CIFIC, in partnership with the Connecticut Department of Energy & Environmental Protection (DEEP), is in the process of launching a free swim lesson program at the DCC, for children ages 4-17 who are either eligible for SNAP, living in a Qualified Census Tract as defined by HUD, or recommended by a state agency or local board of education. 12 Boughton Street, where the DCC is located, is directly across from 11 Boughton Street, where the first of CIFIC's capital projects is located, as described below, and diagonally across from the CIFIC Health Center at 120 Main Street. The Danbury Community Center is also home to the first ever Danbury "Food Farmacy," which opened in November 2023 in partnership with Nuvance Health and the United Way. The Danbury Food Farmacy is where eligible CIFIC Health and other area patients will be referred to shop in a grocery-store type setting after receiving a prescription from their doctor. Patients experiencing food insecurity and health conditions like hypertension will be eligible to participate.

- d. CIFIC Housing: CIFIC serves as Managing Agent of the Beaver Street Apartments Cooperative, Inc. in downtown Danbury, managing all aspects of the 70-unit, HUD Section 8 subsidized family cooperative, including maintenance, rentals, and income verifications. CIFIC plans to provide additional housing management services in the future, including at Danbury House, which is a planned, 79 +/- unit affordable housing development, with a preference for seniors, that has City of Danbury approval. CIFIC is in the process of securing funding to build Danbury House. Danbury House will be located at 11 Boughton Street, directly behind the CIFIC Health 120 Main Street location and across the street from the Danbury Community Center, as well as around the corner from the Danbury Head Start Center at 37 Foster Street.

South Main Street Revitalization Project

Revised Budget 12/12/23 (Rev #5)

A. Site Acquisitions:

| | | |
|--------------------------------|----|------------------|
| Parcel Acquisition (est total) | \$ | 3,217,100 |
| Inspections | \$ | 50,000 |
| Legal | | \$ 50,000 |
| Survey, etc | \$ | 50,000 |
| Subtotal | \$ | <u>3,367,100</u> |

B. Renovations/Repairs/New Development:

| | | | |
|--|----|--------------------------|--|
| 71 Main St. Courthouse occupancy repairs consistent with Historic Preservation | \$ | 4,600,000 | (see details within) |
| 1-3 Park (Demolition) | \$ | 100,000 | |
| 1 Park + 5 Park (New parking lot) | \$ | 200,000 | |
| 67-69 Main Street and 2 Park Place (Demolition) | \$ | 400,000 | |
| 67-69 Main Street and 2 Park Place (New parking lot) | \$ | 300,000 | |
| 71 Main Street at Park Place (New sidewalk north side) | \$ | 200,000 | |
| Main Street & Park Place, intersection improvements | \$ | 330,000 | (\$100,000 from COD) |
| Relocated sidewalk at 2 Park Place (South side) | \$ | 200,000 | |
| South Main Street Sewer Capacity Study (Tata & Howard) | \$ | 230,000 | (\$30,000 from COD) |
| Danbury Community Center - Capital Improvements | \$ | 1,000,000 | (see details within) |
| Elmwood Park Renovations | \$ | 300,000 | (\$30,000 from COD) |
| CIFC Health Center Garage (partial funding) | \$ | 3,045,000 | (\$4,955,000 from other sources, see details within) |
| Other professional services and fees Apps, A/E, Dev, Atty, CM, etc. | \$ | 150,000 | |
| Courthouse Project repairs/acquisitions, contingency | \$ | 500,000 | |
| Subtotal | \$ | <u>11,555,000</u> | |
| TOTAL: | \$ | <u><u>14,922,100</u></u> | |

CCFDC to COD
“Courthouse”
Lease Elements

1. 50 year lease with 50 year option to renew.
2. Triple net lease at \$1.00 per year plus costs.
3. Lease will contain covenants from CCFDC that it will not sell or encumber the property while the lease is in effect.
4. Lease to contain option for the City to acquire title to 71 Main Street, 1+3 Park Place, and 5 Park Place at any time after the first 15 years of the lease.
5. City’s option price will be \$1.00 plus CCFDC’s cost of conveyance.

N.B. CCFDC will acquire under the CIF Grant the parcels at 71 Main Street, 1+3 Park Place, 5 Park Place and 67-69 Main Street and 2 Park Place. CCFDC will then make improvements as described in the grant, and lease 71 Main Street, 1+3 Park Place, and 5 Park Place back to the City of Danbury (COD) in accordance with the above, including the option for the City to acquire those parcels. CCFDC will retain 67-69 Main Street and 2 Park Place for the purpose of developing 60+/- units of work-force affordable housing thereon.

