Town of Granby is inviting you to a scheduled Zoom meeting.
https://us02web.zoom.us/j/88984867629?pwd=4c1BHIMKyTo0mr4nhrFiojmSS5DHed.1

Meeting ID: 889 8486 7629
Passcode: 441545

TOWN OF GRANBY – Board of Selectmen
Regular Meeting Agenda
Monday, July 20, 2026 – 7 p.m.

Town Hall Meeting Room

1. Pledge Of Allegiance
2. Minutes
   - 2.I. Approval Of Board Of Selectmen Public Hearing And Regular Meeting Minutes - July 6, 2026

     Documents:

     BOARD OF SELECTMEN PUBLIC HEARING AND REGULAR MEETING JULY 6 2026.PDF
3. Resignations/Appointments
   - 3.I. Resignation - Town Of Granby Board Of Education - Donna Nolan

     Documents:

     NOLAN, DONNA BOE -7-8-2026 (TERM LEFT 11-19-29).PDF
4. Communications
   - 4.I. Draft Template For Bond/Capital Project Descriptions - Website With Data/Materials

     Documents:

     4.1 DRAFT TEMPLATE FOR CAPITAL PROJECT DESCRIPTIONS.PDF
5. New Business
   - 5.I. Connecticut Development Block Grant - Program Income Change Of Use Resolution

     Documents:

     5.1 CONNECTICUT DEVELOPMENT BLOCK GRANT.PDF
   - 5.II. Holcomb Farm And Agricultural Commission Joint Policy Approval

     Documents:

     5.2 HF AND AG COMMISSION JOINT POLICY.PDF

5.III. Special Revenue Funds - Acceptance And Approval

Documents:

5.3 SPECIAL REVENUE FUNDS - ACCEPTANCE AND APPROVAL.PDF

5.IV. Town Manager And Evaluation And Compensation FY27

Documents:

5.4 GRANBYTMSALARYADJUSTMENT07202026.PDF

6. Old Business

6.I. Bond Questions

Documents:

6 BOND QUESTIONS.PDF

6.I.i. 2026 Bond Referendum Questions And Proceedings - Resolution Approval; Referral

6.I.ii. 2026 Bond Referendum Questions - Set A Town Meeting

6.I.iii. 2026 Bond Referendum Questions - Set A Referendum Date

6.II. Electioneering Policy Approval

7. Town Manager Report

7.I. Town Manager's Project Activity Report

Documents:

7.1 2026GRANBYTMREPORT07202026.PDF

8. First Selectman Report

9. Selectmen Reports

10. Public Session

11. Executive Session

12. Adjournment

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, August 3, 2026, in the Town Hall Meeting Room.

TOWN OF GRANBY
BOARD OF SELECTMEN
PUBLIC HEARING & BOARD OF SELECTMEN REGULAR MEETING
MINUTES
July 6, 2026

CERTIFIED TRUE
ELECTRONIC COPY
From the Records of the
Town of Granby
as of 11:30 P.M.
July 15, 2026
Attested by:

BOARD OF SELECTMEN MEMBERS PRESENT: Mark Fiorentino, First Selectman; Margaret Chapple, Vice-Chairwoman; Kimberly Becker, and Frederick Moffa.

ALSO PRESENT: Michael P. Walsh, Town Manager, Kimi Cheng, Director of Finance, Betsy Mazzotta (remote) and members of the public.

First Selectman Mark Fiorentino called the Public Hearing to order at 6:48 p.m.

1. **PLEDGE OF ALLEGIANCE**
   The Pledge of Allegiance was led by Fred Moffa.

2. **NEW BUSINESS**

   2.I. Connecticut Development Block Grant - Program Income Proposed Change of Use

   A public hearing was opened to consider the proposed use of program income funds received through the Community Development Block Grant (CDBG) Program. The funds are proposed to be reprogrammed for the Stony Hill Village fire alarm system project. The purpose of the hearing was to provide an opportunity for public comments regarding the proposed allocation of these funds.

   Kim Becker provided comments in her capacity as President of Granby Homes for Senior Citizens, and the proposed use of CDBG program income funds for the Stony Hill Village fire alarm system upgrade. The current outdated system has resulted in frequent false alarms, and the upgrade would improve resident safety and reduce unnecessary fire department responses. Becker noted that she would recuse herself from any future vote on the matter due to her role with the organization.

   Helen Frye, treasurer, and Sandy Flag, Tenant Association Representative spoke on their fundraising efforts for other important improvements, including a generator, heating and air conditioning needs, and community room upgrades, but this project is beyond what can be afforded. It was expressed that this improvement would greatly benefit our residents and the Town by reducing the number of false alarms and unnecessary emergency responses.

   Jean Donahue-Perron, 25 Archie Lane, Chair of the Commission on Aging, provided comments on her personal capacity as a retired physical therapist with extensive experience working with older adults. She emphasized the importance of upgrading the Stony Hill Village fire alarm system to improve safety for elderly residents, particularly those with mobility, hearing, or visual impairments. She noted that modern systems provide earlier detection, reduce false alarms, and allow for quicker emergency response. She expressed support for using available CDBG funds to complete the upgrade and enhance resident safety and quality of life.

3. ADJOURNMENT

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the Board voted (5-0-0) to adjourn the meeting at 6:59 p.m.

At 7:05 p.m. the First Selectman reconvened the Board of Selectmen meeting.

4. MINUTES

4.I. Approval of the Board of Selectmen Regular Meeting Minutes - June 15, 2026

ON A MOTION DULY MADE BY M. Newmann, seconded by K. Becker, the Board voted unanimously (5-0-0) to approve the minutes from the Board of Selectmen Regular meeting on June 15, 2026.

5. RESIGNATIONS/APPOINTMENTS

5.I. Conservation Commission Appointment Approval - Ruthann B. Zafian

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board voted unanimously (5-0-0) to approve the appointment of Ruthann B. Zafian (D) to the Town of Granby Conservation Commission as recommended by the Democratic Town Committee to fill a vacancy with a term expiring January 8, 2029, or until a successor is appointed and qualified.

6. COMMUNICATIONS

6.I. Friends of Holcomb Farm Annual Report

Ms. Kadrle, Executive Director of Friends of Holcomb Farm, presented the organization's annual report, including updates on operations, finances, and compliance with the Town Lease and Use Agreement. She reported that the organization maintained the property's trails, agricultural fields, and conservation responsibilities, and continued to exceed commitments related to supporting senior center and social service programs.

An update was provided on the project at 87 Simsbury Road, noting that major construction phases have been completed, the facility has received occupancy approval, and the farm store is open to the public. Future work will focus on energy efficiency improvements and additional renovations as funding becomes available.

7. OLD BUSINESS

7.I. Bond Questions (From the BOS Meetings - May 4 and June 15, 2026)

The Board discussed the draft bond referendum questions, which had been reviewed by bond counsel and developed through the CPPAC process. Discussion focused on the number of questions to present to voters and the timing of the referendum. The Board considered whether to

maintain six separate questions or combine related projects. After discussion, the Board supported combining the athletic field projects into one question, resulting in five total bond questions.

The Board also discussed referendum timing and concerns were raised regarding the need for additional project details, voter education, and the logistical challenges of holding the referendum in conjunction with the November general election.

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the board approved to proceed with five Bond Referendum questions and hold the referendum on Tuesday, December 8, 2026, with a required Public Hearing on Tuesday, December 1, 2026.

8. NEW BUSINESS

8.I. Consideration of Additional FY26 Appropriation – CE/Improvement Fund

The Board considered an additional FY26 appropriation of $690,000 to be transferred into the Capital Improvement Fund. The appropriation was conditionally approved by the Board of Finance and is within the limits established by the Town Charter.

The funds represent one-time revenues from the Broadleaf property valuation change ($357,000), the sale of 603 Cider Lane ($101,000), and the sale of 83 Salmon Brook Street ($245,000). The transfer will strengthen the Capital Improvement Fund and provide future funding flexibility without relying solely on taxpayer dollars. Any future use of the funds will require additional Board approval.

ON A MOTION DULY MADE BY P. Chapple, seconded by K. Becker, Board of Selectmen authorizes an additional appropriation of $690,000 from the General Fund balance to the Capital Equipment/Improvement Fund.

8.II. Consideration of Additional FY27 Appropriation - OPEB Contribution

The Board considered proposed FY27 additional appropriation of $455,539 to be contributed to the Other Post-Employment Benefits (OPEB) Trust. The funding resulted from a Supplemental Educational Cost Sharing Grant received from the State of Connecticut, which allowed the Town to reduce the FY27 Board of Education appropriation by the same amount.

Of the available funds, $200,000 was committed toward a mill rate reduction, with the remaining $455,539 proposed for the OPEB Trust to help offset future actuarially required contribution increases.

ON A MOTION DULY MADE BY M. Neumann, seconded by K. Becker**,** the Board of Selectmen authorizes an additional FY27 appropriation of $455,539 from the General Fund balance to the OPEB Trust.

8.III. Holcomb Farm Trust Transfer - FY27 Approved Capital Items

The Board considered a request to transfer $135,000 from the Holcomb Farm Trust to the Town of Granby to reimburse approved FY27 capital expenses. The request includes $85,000 for the

Farm Store parking lot and Crescent entrance repaving and $50,000 for siding replacement on the Main Barn.

The transfer is permitted under the June 8, 2023, Trust Agreement, which allows funds to be used, upon request of the Grantor, for necessary support of Holcomb Farm operations, maintenance, and capital expenses. The Trust balance as of March 31, 2026, was reported at $659,753.

ON A MOTION DULY MADE BY F. Moffa, seconded by K. Becker, the Board of Selectmen approve the payment of $135,000 from the Holcomb Farm Stewardship Fund Trust to reimburse the Town of Granby for capital item 2027-500 – Farm Store Parking Lot and Crescent Entrance Repaving in the amount of $85,000 and capital item 2027-501 – Siding Replacement on the Main Barn in the amount of $50,000.

8.IV. Fox Fund Trust Transfer - FY27 Senior Tax Credit Program Funds
The Board considered a request to transfer $60,000 from the Robert A. Fox Fund to reimburse a portion of the FY27 Senior Tax Credit Program. The fund was established through a $50,000 bequest from Robert A. Fox in 1963 and has grown to approximately $1.267 million through prudent investment.

The terms of the fund require that principal and earnings be used for the care, benefit, and support of Granby's poor and needy residents. Based on guidance from the Connecticut Attorney General's Office, the Town determined that reimbursement of a portion of the income-based Senior Tax Credit Program aligns with the fund's purpose.

The FY27 program provides approximately $331,000 in benefits to 170 qualifying Granby seniors, with the requested $60,000 transfer representing approximately 20% of the program costs.

The approval of the Fox Fund Policy will be added to the agenda at a later date.

ON A MOTION DULY MADE BY M. Neumann, seconded by P. Chapple, the Board of Selectmen approve Town of Granby Fox Fund Special Revenue Fund reimbursement of $60,000 from the Fox Fund to reimburse the Town of Granby $60,000 in FY27 for approximately 20% of the cost of the Senior Tax Credit Program.

8.V. Electioneering Policy Approval
The Board considered the proposed Registrar of Voters Administrative Policy and Procedures for Electioneering at Polling Locations. The policy was developed by Registrars of Voters Laura Wolfe and Karen Antonucci in collaboration with Town Clerk Jen Espinal and Deputy Registrar Dan Wolfe; and was reviewed by Town Counsel Richard Roberts. The policy formalizes existing electioneering procedures currently in practice.

Board members discussed proposed revisions, including removing the limitation of three signs per person and clarifying the 10-foot radius requirement for signs and materials.

Concerns were also raised regarding electioneering signs displayed on vehicles and potential impacts on voter parking availability. The Board agreed to table consideration of the policy until

the next meeting to further review the proposed revisions and address outstanding issues, including sign limitations, vehicle displays, and potential parking provisions.

ON A MOTION DULY MADE BY P. Chapple, seconded M. Neumann the Board of Selectmen voted to table the agenda item until a future meeting.

9. TOWN MANAGER REPORT

9.I. Town Manager's Departmental Activity Report - June 2026

The Board reviewed a memo dated June 30, 2026, highlighting recent activities and updates from various Town departments, including Finance, Tax Collector, Assessor, Town Clerk, Library, Police Department, and Registrar of Voters. Residents were encouraged to visit the Town website for additional information and department updates.

10. FIRST SELECTMAN REPORT

The First Selectman thanked the America 250 Celebration Committee and all Town departments, organizations, and volunteers who contributed to the successful community events, including Public Works, Police, Ambulance Association, American Legion, Lions Club, Parks and Recreation, Library staff, and others.

The First Selectman announced that the Public Building Committee will begin meeting on July 8, 2026, at 6:00 p.m. at the Senior Center, with meetings available via Zoom and GCTV. The committee will assist with planning and managing upcoming capital projects.

The First Selectman also announced that the Intraboard Advisory Committee will hold its first meeting on July 13, 2026, at 6:00 p.m. The committee will explore opportunities for efficiencies between Town and Board of Education operations and will seek public input throughout the process.

11. SELECTMEN REPORTS

P. Chapple, echoed appreciation for the success of the weekend's America 250 Celebration events, noting the positive feedback received from attendees and congratulating Mark and the committee for their efforts in planning and executing the events.

K. Becker, echoed appreciation for the successful America 250 Celebration events, recognizing the significant effort and coordination required to organize the activities. Appreciation was expressed to Mark and the committee for their outstanding work in planning and executing the events.

M. Neumann, expressed appreciation to all Town departments, community organizations, businesses, sponsors, volunteers, and partners who contributed to the success of the America 250 Celebration events. Special recognition was given for the support provided through event coordination, public safety, logistics, donations, programming, historical activities, and year-long

planning efforts. The committee thanked everyone involved for their dedication to making the celebration a successful community event.

12. PUBLIC SESSION

R. Flannigan, 24 Woodcliff Drive, expressed concerns regarding freedom of speech and public participation at municipal meetings. The resident encouraged transparency, public engagement, and protecting residents' rights.

Russell Kniffin, Buttles Road, expressed concerns regarding the appearance and maintenance of Kearns School, including lawn care and tree trimming.

13. EXECUTIVE SESSION

ON A MOTION DULY MADE BY P. Chapple, seconded by F. Moffa, at 8:47 the Board voted unanimously (5-0-0) to enter Executive Session pursuant to CGS § 1-200(6)(A) regarding the performance evaluation of the Town Manager. Present, were all Board of Selectmen members and the Town Manager.

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa, at 9:28 the Board of Selectmen voted unanimously (5-0-0) to exit Executive Session.

14. ADJOURNMENT

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa the Board voted unanimously (5-0-0) to adjourn the Board of Selectmen Regular Meeting at 9:29 p.m.

These notes summarize the discussion that took place during the Board of Selectmen meeting. The full meeting recording is available through Granby Community Television at https://gctv16.org or for a full detailed report, you can access the Board of Selectmen meeting packet.

Respectfully Recorded & Attested,

Jen Espinal
Town Clerk

Received for Record: July 10, 2026, at 12:42 P.M.
By Jini Ruscitti, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, July 20, 2026, in the Town Hall Main Meeting Room.

TOWN OF GRANBY

MEMORANDUM

DATE: July 14, 2026

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager; Jen Espinal, Town Clerk

REGARDING: **Resignation — Town of Granby Board of Education Elective Office**

By way of this memo, please accept the resignation of an Elected Official serving on the Town of Granby Board of Education.

Summary of Submission:

Resignation correspondence was received from **Donna M. Nolan (R),** resigning effective **July 8, 2026,** with a term that was set to expire on November 19, 2029.

As this is an elected office, the vacancy may be filled in accordance with the Town of Granby Charter and the Connecticut General Statutes. The appointed individual will serve for the remainder of the unexpired term, ending November 19, 2029.

Financial Impact:
None

Description of Documents on file at the Town Clerk's office:
A formal resignation letter bearing an original (wet) signature was received by the Town Clerk's office on **July 8, 2026.** The vacancy has been reported to the Secretary of the State via form ED-638.

PROPOSED MOTION

Move that the Board of Selectmen acknowledge the resignation of Donna M. Nolan in the Town of Granby Board of Education, effective July 8, 2026.

CC: Laura A. Wolfe, Registrars of Voters
Karen Antonucci, Registrar of Voters
Board of Education Chair
Republican Town Chair

TOWN OF GRANBY

MEMORANDUM **DATE:** July 15, 2026

TO: The Granby Board of Selectmen

FROM: Betsy Mazzotta

REGARDING: **Draft Template for Bond/Capital Project Descriptions**

Attached for your review is a draft template for the capital project descriptions which will be used to provide information on the proposed capital projects in a clear and consistent format. The materials will be used to improve transparency and communication with residents by explaining the purpose, need and benefit of each project.

Each report will include the following elements:

1. A detailed written description of the project.
2. Any available drawings or exhibits depicting the project such as a site plan, floor plan, schematics, etc.
3. Cost estimate for the project and how it was developed.

Additionally, a brief background on the 10-year Capital Improvement Plan, the role of the Capital Program Priorities Advisory Committee (CPPAC), the role of the Public Building and Capital Project Committee (PBCPC) and a timeline for the process were also included.

The attached example has been prepared for the proposed Pickleball Courts at Salmon Brook Park to illustrate how the template will be used. Once the board approves the template, a project description will be prepared for each of the proposed projects and printed copies will be available for distribution. The information will also be posted on the Town website on a dedicated page accessible from the homepage, with links to each project. A draft of the proposed website post is also attached for your review.

Please review the attached documents and provide any comments or suggested revisions.

TOWN OF GRANBY

PROPOSED CAPITAL PROJECTS 2026

Project: Pickleball Courts at Salmon Brook Park

Background
The Town of Granby, in compliance with the Town Charter, compiles a 10-year Capital Improvement Plan for projects over $250,000 which is used as a working document to support the annual budget and track the projects.

The Capital Program Priorities Advisory Committee was convened in October of 2025 to develop criteria to prioritize the capital improvement projects, consider and review the projects and make a recommendation on which projects to move forward to the Board of Selectmen for consideration. CPPAC ultimately recommended a General Fund FY2026 Capital Funding Package totaling $19,450,000 which includes improvements to the high school athletic fields, GMMS repairs and design and a renovation to the Granby Public Library.

An additional $2,000,000 was also approved for maintenance of the Town sewer pumps and the installation of pickleball courts and year-round bathrooms at Salmon Brook Park, which will be funded through the Sewer Utility Fund and the Parks & Recreation Fund, respectively.

Project Description
The Town of Granby provides pickleball courts for use by residents on the existing tennis courts at Salmon Brook Park. Due to complaints by several residents neighboring the park, noise reducing barriers were installed in the Spring of 2026. However, the permanent solution is to relocate the courts to an area in the park which is at least 300 feet from residential housing. The addition of stand-alone pickleball courts at Salmon Brook Park is strongly supported by residents, recommended by the Parks & Recreation Board and supported by the GZA Parks Master Plan.

The preliminary plan and location of the courts is outlined in the attached summary report from GZA. A conceptual drawing of the courts is also attached.

Preliminary Cost Estimate: $250,000
The construction of a single pickleball court with lights is approximately $80,000. With efficiencies secured through scale and mobilization, it is estimated four courts can be completed with an allocation of $250,000. It is important to note that the project has not

been scoped, sized, priced or bid, and $250,000 is the Town's best estimate of the cost to complete the project. The Town does not prefund costs for engineers or architects to design or scope a project before it is funded. Project work begins, including developing and issuing a request for proposals when funding is put into place.

Funding

The Town accounts for the revenue and expenses associated with running the parks system through the Parks & Recreation special revenue fund with the cost of operating the system borne primarily by the users of the system through user and rental fees.

The Parks & Recreation Fund had a balance of $432k as of June 30, 2025, and by design would pay for the pickleball courts and support the debt service, should bonds be issued. Since the balance was created from user and rental fees, any outflow to support this project is appropriate.

The recommendation from the Board of Selectmen and Board of Finance is to issue 20-year bonds in the amount of $250,000 to fund the project.

Public Building and Capital Project Committee

Once a capital project is approved by the voters, the Public Building and Capital Project Committee is charged with overseeing its planning, design, bidding, construction, budget and progress through completion. The PBCPC is a nine-member committee chaired by Selectman Mark Neumann and meets on the second Wednesday of each month at 6:00 p.m. at the Senior Center. Residents are encouraged and welcome to attend the meetings.

Timeline

Description	Date
The Board of Selectmen officially receives the proceedings on the bond questions, allowing the public to review and comment.	
The Board of Selectmen make any final edits and approve the resolutions	
Board of Finance approves the resolutions	
Open House 6 p.m. Senior Center Community Room	
Town Meeting 7:00 p.m., Town Hall Meeting Room	12/1/26
Town Referendum 8:00 a.m. – 8:00 p.m. Town Hall Meeting Room	12/8/26



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July 16, 2025
File No. 15.0167378.00

Mike Walsh, Town Manager
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: Granby Recreation Facilities Analysis
Summary Memorandum
Granby Parks and Recreation Department

Dear Mr. Walsh,

In accordance with GZA GeoEnvironmental, Inc. ("GZA")'s December 19, 2024 Proposal for Professional Services, we are pleased to provide the Town of Granby ("Town; Client") this summary memorandum describing GZA's efforts in producing the attached Master Plans for Salmon Brook Park and Ahrens Park, hereinafter referred to collectively as the Project. GZA's efforts included a site analysis of existing conditions at the two Town-owned parks, a public engagement process, and development of the two conceptual Master Plans.

This summary memorandum is subject to the limitations included in **Attachment A**. Copies of the Master Plans, public meeting presentations, and online survey results are included as attachments to this letter, respectively.

PROJECT BACKGROUND

The Town of Granby, Connecticut is fortunate to have two generously sized public parks located near the center of town: Salmon Brook Park and Ahrens Park. Salmon Brook Park is a well-used, 116-acre park which offers a wide range of recreational programming and facilities. Ahren's Park offers additional open space with less formal programming and is 45 acres in size.

Salmon Brook Park has served as a public open space since the early 20th century and became formalized as a public park in the early 21st century with many of its existing recreational facilities developed within the past two decades. Ahrens Park was owned by the Ahrens family until 2003 when the town acquired it as a protected open space.

Recreational facilities at Salmon Brook Park currently include softball and baseball fields, soccer and lacrosse fields, tennis and pickleball courts, playgrounds, a dog park, a horse ring, a swimming pond and bath house, a band shell, picnic pavilions, memorial gardens, the Park House building (with offices and public meeting room), a restroom building, walking paths, and access to hiking trails.

Ahren's Park is less programmed. Its formal recreational facilities are limited to a collection of multi-purpose sports fields, a restroom and pavilion building, a bocce court, and the Town's community gardens.

In 2022, to better understand the community's needs, the Town conducted a public survey to learn about park usage, asking what additional elements and programs town residents would like the two parks to have. Possible park improvements that ranked highly included: ice skating area, splash pad, walking paths, additional seating, skate park, and pickleball courts. Over the following two years, the Town began to implement some of these improvements, including new walking paths throughout Salmon Brook Park and the conversion of Salmon Brook Park's tennis court to multi-purpose tennis and pickleball courts.

As these new elements began to be added to the park, and due to fact that park features have varying lifespans requiring updates or replacement, the Town recognized the need for developing a master plan to guide future development and management of the two parks to ensure future improvements are well-coordinated, reflect the community's goals, and make effective use of available resources. To meet this need, the Town engaged GZA to perform the Recreation Facilities Analysis, or "Study", of the two parks. GZA's Study included an inventory of existing conditions, public engagement, and development of master plans for the two parks. The results of the Study are summarized in the following sections of this memorandum.

EXSISTING CONDITIONS INVENTORY

REVIEW OF EXISTING CONDITIONS: SALMON BROOK PARK

GZA reviewed existing site conditions through site visits, GIS mapping, and review of available site plans and documents. GZA found that most of the Town-managed park facilities at Salmon Brook Park are well-maintained and in good condition. Site features that were in need of repair or showing their age included the large playground located at the southern end of the park. Additionally, the informal gravel path connecting the Route 20 parking lot to the soccer fields has experienced erosion likely due to its steepness and lack of proper drainage measures.

Based on conversations with Town staff, GZA learned that sanitary sewer, electrical, and water utilities serve the southern end of the park. Water in the park is sourced from a well located within the park. Irrigation extends throughout the whole developed portion of the park, as far north as the soccer fields.

As its name implies, Salmon Brook Park is located alongside Salmon Brook, and occupies the low-lying, flat topography typically associated with a riparian floodplain. The FEMA Flood Hazard survey for Salmon Brook does not extend into the Project site; however, from conversations with Granby Town staff and park stakeholders, GZA heard that Field 2 and the adjacent playground area flood during heavy rain events, into portions of Field 1. Based on review of publicly-available LIDAR contour data of the site's topography, GZA has estimated the extent of the flood-prone area that had been described, for master planning purposes. Town staff also described to GZA that the edge of Field 3 (third base to home plate) floods periodically, as does the adjacent dog park; though somewhat less frequently and extensively than the playground/ Field 2 area.

REVIEW OF EXISTING CONDITIONS: AHRENS PARK

Ahrens Park is located north of Granby Center on Hungary Road. The developed portion of the park is situated on a flat plateau, while the wooded portions of the site occupy lower-lying riparian areas adjacent to the east branch of Salmon Brook. The site contains football and lacrosse fields, as well as a baseball field in a neglected condition which is not routinely used by the Town's sports leagues. There is also a pavilion and restroom building on the site, a parking lot, and a bocce court. At the north end of the site is the Town's community gardens, which are separated from the rest of the site by a wooded area and have their own driveway entrance.

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT: STAKEHOLDER INTERVIEWS

GZA conducted phone interviews with representatives from sports leagues and community organizations ("stakeholders") who regularly use the park and/or maintain their own dedicated facilities within the park. This list of suggested stakeholders was provided by the Town and included:

- Granby Youth Lacrosse: Clay Morad
- Granby/East Granby Little League: Greg Dion
- Granby Rovers Soccer: Austin Busbey
- Granby Youth Football: Dave Collins and Mike Gero
- Granby Horse Council: Joan Davis
- D.O.G.G.S. (Dog Park): Martha Delaney
- Granby Community Gardens: Deborah Roe
- Children's Memorial: Jane Johnson
- Veterans Memorial Wall: Betty Hart
- Live Nativity: Rev. Clark Pfaff
- Town of Granby Summer Camps: Daphne Shinder

Each interview consisted of a 15-30 minute conversation. GZA asked stakeholders about their use of the park and its facilities. Conversations touched upon how each group uses the park, which facilities they maintain, if there are any unmet needs or challenges they face, and if there is a need for coordination with other groups. The input from these conversations helped GZA to develop a holistic understanding of the two parks and how their various facilities and user groups interact, and was used in identifying areas for further public input in the online survey and public meetings (described in the following sections).

From the interviews, GZA learned that Ahrens Park's fields are almost never in use all at once, and therefore there is an opportunity to utilize some of this space for other uses (including potentially locating new facilities here or relocating features from Salmon Brook Park to Ahrens Park if additional space at Salmon Brook Park was needed). Overall, the stakeholder interviews revealed that there is generally good coordination among sports leagues and other uses of the park, resulting in a minimum of congestion and conflict during peak use times. Representatives

from Little League and Rovers Soccer indicated a desire to add lights to some or all of the sports fields, to extend the length of use during the season and usable hours for practices and games.

GZA also had discussions with Town of Granby staff about the parks. In discussions with Town staff, the Salmon Brook Park pickleball courts were identified as a key point of focus for the master plan. The existing tennis courts, which are adjacent to a residential complex, were recently updated to double as pickleball courts. These new pickleball courts have quickly become very popular and are highly used, and the resulting noise of pickleball games has resulted in frequent complaints to the Town from the adjacent residential neighbors. The Town identified a need to identify suitable locations for potentially relocating the pickleball courts.

PUBLIC ENGAGEMENT: ONLINE SURVEY

GZA developed an online public survey consisting of thirteen questions about people's use of the two parks and desires for future improvements. The survey was distributed and advertised by the Town, on the town of Granby website and Town Facebook page, as well as on the Facebook pages of individual Town departments. The survey had a total of 619 respondents. Full survey results are included in **Attachment G**. Results from the survey showed that:

- People tend not to visit Ahrens Park, mainly because of a lack of things to do there.
- Interest in potential new recreational features at Salmon Brook Park included, in order:
    - Water spray deck / splash pad
    - Ice skating area
    - Updated playground
    - Adult fitness equipment
    - Pump track (course for bikes)
    - Skate park
- Interest in potential new recreational features at Salmon Brook Park included, in order:
    - Walking paths
    - Pickleball court
    - Playground
    - Pump track (course for bikes)
    - Water spray deck / splash pad
- There was interest in relocating the pickleball courts from Salmon Brook Park to Ahrens Park.
- There was support for adding lights to sports fields at the parks.
- Park visitors want additional restroom access at Salmon Brook Park.

PUBLIC ENGAGEMENT: PUBLIC MEETINGS

The Town of Granby held the first of two public meetings for the Project on April 1, 2025. GZA presented a slideshow presentation on the project background and site analysis and facilitated a group discussion to gather public input on future improvements to the parks. Public input heard at the meeting included:

- Ahrens Park is underutilized and has great potential.
- With its horse ring and connection to extensive woodland trails, Salmon Brook Park is a unique and important destination for equestrians in the region. There is a need for a few horse trailer parking spaces somewhere in the park.
- Improvements to the Route 20 parking lot path at Salmon Brook Park should be compatible with equestrian use.
- The existing larger playground at Salmon Brook Park is located adjacent to the brook, which adds a valuable aspect of nature and water access to the play environment.
- Salmon Brook Park needs an additional public restroom.
- Dedicated pickleball courts would be preferable over existing shared tennis/pickleball.
- The three-way intersection at Salmon Brook Park Road can be dangerous and would benefit from stop signs.

At the public meeting, GZA provided a "dot sticker" board activity, where participants could vote for potential new recreational facilities at both parks by placing stickers on the elements they were most interested in. The results of this activity were generally consistent with the online survey. This board is shown in **Attachment E**.

A second in-person public meeting was held in the Park House at Salmon Brook Park during the Parks Commission meeting on June 3, 2025. At this meeting, GZA shared draft master plans for the parks (Master Plans are described in the following section). Public input on the draft plans was limited and included discussion on whether the park's existing parking lots would be able to support additional visitorship resulting from the proposed new recreational facilities depicted in the plans. In response to the discussions at this meeting, GZA revised the plans to include an expanded parking area. The final Master Plans for proposed conditions at Salmon Brook Park and Ahrens Park are described in the next section.

SALMON BROOK PARK AND AHRENS PARK MASTER PLAN

DEVELOPMENT OF CONCEPTUAL MASTER PLANS

The proposed Conceptual Master Plans for both parks (**Attachments B and C**) depict a future condition in which the highest priority new program elements identified during this Study are arranged in response to the landscape constraints, usage conflicts, and program redundancies identified between both parks, resolving those elements in the process. Implementation of the proposed condition would occur in multiple phases over several years. The two sites' plans are intrinsically tied to each other, because the added program

elements proposed at Salmon Brook Park are accommodated by relocating two of the smaller youth lacrosse fields to Ahrens Park, whose fields are not currently fully utilized.

In developing the master plans, GZA and the Town of Granby reviewed public meeting input and identified which elements made sense for inclusion in the recommendations for both parks, based on the effective use of Town resources, available space, and coordination with other recreational facilities in the region. Most of the elements that were repeatedly identified during the public engagement process are included in the master plan recommendations, with the notable exception of an ice skating area. Because there is an existing skating facility nearby in Simsbury (the International Ice Skating Center of Connecticut), the Town determined that developing one in Granby may not be worth the significant investment required.

The proposed design for Salmon Brook Park is built around the following major organizing schemes:

- A **corridor of new recreational facilities** is established between the Park House and the central parking lot, along the northeast edge of the swimming pond. This corridor is connected by new accessible paved pedestrian paths, and includes:
    - New **skatepark**
    - New **splash pad**
    - New **playground** (replaces existing playground currently in flood-prone southern area)
    - New dedicated **pickleball courts** adjacent to the central parking lot (these are relocated from the tennis courts, which revert to being dedicated tennis courts)

  Space for this corridor is made available by relocating two smaller lacrosse fields to Ahrens Park, and relocating Field 3 (softball) to the north. The western edge of this corridor is converted to a vegetated floodplain shrub-meadow landscape, to help mitigate periodic flooding.

- **Reconfigured ballfields**: Ballfield 1 is rotated, and ballfields 3 and 5 are re-positioned and rotated, so that Fields 1 and 2 and Fields 3 and 5 have their backstops adjacent to one another for consolidated spectator and player access, and Fields 1 and 5 no longer are oriented with the batter facing south (batter facing south is less preferable because of the risk of being blinded by the sun). Ballfield lighting is added to these redeveloped fields, along with upgraded and accessible spectator seating. This reconfiguration of ballfields makes space for the recreation facilities corridor described above, while providing opportunity for improvements to the ballfields themselves as well as pedestrian circulation throughout the park.

Additional proposed improvements to Salmon Brook Park are described in the following section on project phasing.

PHASING AND IMPLEMENTATION

The sequence and phasing of the proposed work is based on both identified priority and spatial coordination. The proposed work should begin with the initial phases outlined below in Table 1. Phases may be combined based on availability of funding. Numbers in the "Plan Legend Number" column correspond to the numbered items on the Master Plan for each park, **Attachments B and C**.

Approximate ranges of costs are indicated for each proposed Park improvement, based on GZA's experience with recent similar projects in the region. Please note that GZA's assignment did not include any detailed design beyond the conceptual master planning level. As such, the ranges of potential costs should be considered "order of magnitude" and used for budgeting and comparison purposes only. Costs are assumed to be inclusive of "soft costs" such as survey, permitting, design/engineering, contingency, and publicly-bid construction. Costs are in 2025 dollars.

SALMON BROOK PARK: PROPOSED PARK IMPROVEMENTS, PHASES 1-5

TABLE 1:
Salmon Brook Park, Proposed Park Improvements, Phases 1 - 5

Phase	Recommendation	Description	Plan Legend Number	Potential Cost Range
1A	Route 20 Path to Soccer Fields, Improvements for Pedestrian and Equestrian Use	Upgrade the existing path to the Route 20 parking lot, by adding paved surfacing as well as stairs at the steepest sections. Develop an unpaved equestrian trail parallel to this. Expand ADA accessibility from the central parking lot to the soccer fields, connecting to the improved Route 20 path. This is listed as part of Phase 1 because the Town has already received a Small Town Economic Assistance Program (STEAP) grant from the State of Connecticut to implement this project.	19	$600,000-$700,000
1B	Salmon Brook Park Pickleball Courts and Relocation of Lacrosse Fields	Relocate the two smaller lacrosse fields from Salmon Brook Park to Ahren's park (the two small lacrosse fields that are currently closest to the swimming pond and central parking lot). Build a new pickleball court in Salmon Brook Park off the southern end of the central parking lot (four dedicated pickleball courts, with fencing and lighting). Revert existing court to dedicated tennis.	2, 14	$400,000-$500,000

TABLE 1: Salmon Brook Park, Proposed Park Improvements, Phases 1 - 5				
Phase	**Recommendation**	**Description**	**Plan Legend Number**	**Potential Cost Range**
2	Salmon Brook Park Ballfields 3 and 5	Relocate ballfield 3 and re-orient ballfield 5 into configuration shown on Master Plan. Add upgraded and accessible seating, lights, and scoreboards to redeveloped ballfields.	16, 17	$500,000-$600,000
3	Playground (Ages 5-12)	Develop a new playground for ages 5-12 in the location shown on Master Plan.	13	$400,000-$600,000
4A	Utilities: Electrical, Water, and Sanitary Expansion	Install utilities for the proposed restroom building and splash pad. This should include a study of available water supply which may result in the installation of an additional well to support the proposed features, or alternatively, may result in design recommendations for restroom and spray features with lower water usage.	12, 15	$200,000-$300,000
4B	Restroom	Develop a new restroom building between Fields 3 and 5 and relocated pickleball court, by central parking lot. Assumes utilities are in place from Phase 4A.	15	$500,000-$1,000,000
4C	Splash Pad	Develop a new splash pad or misting area in the location shown on the Master Plan. Assumes utilities are in place from Phase 4A.	12	$250,000-$350,000

SALMON BROOK PARK: ADDITIONAL PROPOSED IMPROVEMENTS

The following improvements listed in Table 2 are less dependent on sequencing of other project phases and could be implemented as stand alone projects at the Town's discretion.

TABLE 2:
Salmon Brook Park, Additional Park Improvements

Recommendation	Description	Plan Legend Number	Potential Cost Range
3-Way Stop Intersection	Reconfigure the Salmon Brook Park Road 3-way intersection to a 3-way stop intersection (4-way stop including DPW parking lot drive) and reconfigure the parking lot by the smaller playground for safety and improved usage of space.	4	$150,000-$200,000
Skate Park	Develop a 10,000 SF skate park in the location shown in the Master Plan.	11	$800,000-$1,000,000
Nature Play	Develop a nature-play area and gathering space in the flood-prone southern area (where larger playground is proposed to be relocated from), which can be utilized by summer camp programs as well as for general nature-play, including brook access.	9	$300,000-$500,000
New Accessible Parking Lot	Expand the central parking area into the space adjacent to the horse ring and soccer field, to create a new accessible parking lot (and associated stormwater management).	18	$250,000-$350,000
Multiple Exercise Stations Along Path	Develop 5 adult fitness equipment stations at intervals along the park walking path; each station includes safety surfacing and shade trees.	6	$200,000-$400,000
Seating Along Path	Install 5 additional seating areas along walking trails, including shade and memorial benches.	—	$20,000-$50,000
Accessible Walkways	Expand paved accessible walkways to more of the park features, including pavilions, and install ADA upgrades to the band shell.	8, 10	$100,000-$200,000

TABLE 2: Salmon Brook Park, Additional Park Improvements			
Recommendation	**Description**	**Plan Legend Number**	**Potential Cost Range**
Landscaped Entrance, Memorials	Install landscape improvements to Veterans Memorial Wall and Children's Garden, including accessible pathways carefully designed to compliment the spaces, topsoil and planting improvements to the gardens.	1	$20,000-$50,000
Upgraded Ballfields 1 and 2	Reconfigure and upgrade ballfields 1 and 2 (including lights) as shown on Master Plan	7	$400,000-$600,000
Expand Rt 20 Parking Lot	Expand the Route 20 parking lot to accommodate horse trailer parking and some additional car parking, and add a new second curb cut onto Route 20 for pull-through access.	20	$250,000-$350,000
DPW Parking Lot	Expand and reconfigure the parking lot by the DPW garage to better utilize the space while providing pedestrian access to Field 4 spectator areas.	3	$150,000-$250,000

AHRENS PARK: PROPOSED PARK IMPROVEMENTS

The proposed design for Ahrens Park includes the elements listed below, in Table 3. These improvements can be somewhat flexible in terms of their phasing and sequencing:

TABLE 3: Ahrens Park, Proposed Park Improvements			
Recommendation	**Description**	**Plan Legend Number**	**Potential Cost Range**
Paved Walking Paths	Install paved, accessible walking paths around the field perimeters, connected to the parking lot.	6	$200,000-$300,000
Playground	Develop a playground (ages 2-5 and ages 5-12) adjacent to the existing pavilion/ restroom building	2	$400,000-$600,000

TABLE 3: Ahrens Park, Proposed Park Improvements			
Recommendation	**Description**	**Plan Legend Number**	**Potential Cost Range**
Football Field Lighting	Upgrade football field and install field lighting	5	$300,000-$400,000
Lacrosse Fields	Adjust layout of lacrosse fields to accommodate two small lacrosse fields relocated from Salmon Brook Park	7, 8, 9	$5,000-$10,000
Pump Track	Remove neglected baseball field and develop a pump track for bicycles in its location	4	$600,000-$1,000,000
Expanded Parking Lot	Develop a new parking area (and associated stormwater management) parallel to Park driveway entrance, with pull-through vehicular circulation, to expand parking capacity by about 50%.	1	$250,000-$350,000
Hiking Trails	Develop hiking trails in the wooded portion of the site, using the existing abandoned road/path down the hillside	10	$50,000-$100,000
Additional Pickleball Courts	Potentially develop additional new pickleball courts in the location shown on Ahrens Park Master Plan. Pickleball courts at this location would be in addition to the relocated courts proposed for Salmon Brook Park, not in place of them, since removing pickleball from Salmon Brook Park may result in informal use of the tennis courts for pickleball.	3	$400,000-$500,000

SUMMARY OF ANTICIPATED PERMITS

Potential permits for the proposed park improvements may include, but are not necessarily limited to, the following:

For any of the proposed improvements that occur within a wetland/watercourse, or within 100 feet measured horizontally from the boundary of any wetland, or within 200 feet of any vernal pool or watercourse, a permit would be required from the Town of Granby Inland Wetlands & Watercourses Commission. Work directly in a wetland or watercourse would also require a permit from the U.S. Army Corps of Engineers.

A new curb cut and driveway at the Route 20 parking lot would require an Encroachment Permit from the Connecticut Department of Transportation, and a Town of Granby Driveway Permit.

Any proposed work impacting more than one acre of land will require a Construction General Permit (CGP) under the National Pollutant Discharge Elimination System (NPDES), which includes preparation of a Stormwater Pollution Prevention Plan (SWPPP).

Installation of a new well would require a permit from the Farmington Valley Health District.

A Building Permit from the Town of Granby would be required for the construction of new buildings, outbuildings, or any improvement that requires the installation or movement of mechanical, electrical, heating or plumbing equipment or components.

CLOSING

We appreciate the opportunity to assist the Town of Granby on this project and look forward to discussing this with you further. Please contact us at (413) 726-2100 if you have any questions concerning this summary memorandum.

Very truly yours,
GZA GEOENVIRONMENTAL, INC.

Daniel Shaw, PLA
Landscape Architect

Anja Duffy, PLA
Consultant / Reviewer

Stephen Lecco,
For Nathaniel L. Russell, P.E.
Principal-in-Charge

Attachments:

Attachment A – Limitations
Attachment B – Salmon Brook Park Master Plan
Attachment C – Ahrens Park Master Plan
Attachment D – Public Meeting Presentation #1
Attachment E – Public Meeting Dot Sticker Voting Boards
Attachment F – Public Meeting Presentation #2
Attachment G – Online Survey Results

ATTACHMENT A:

LIMITATIONS

USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) prepared this report on behalf of, and for the exclusive use of our Client for the stated purpose(s) and location(s) identified in the Proposal for Services and/or Report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not expressly identified in the contract documents, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in Proposal for Services and/or Report, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. If conditions other than those described in this report are found at the subject location(s), or the design has been altered in any way, GZA shall be so notified and afforded the opportunity to revise the report, as appropriate, to reflect the unanticipated changed conditions .

3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.

4. In conducting our work, GZA relied upon certain information made available by public agencies, Client and/or others. GZA did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which we have noted, if any, are discussed in the Report.

SUBSURFACE CONDITIONS

5. In preparing this report, GZA relied on certain information provided by the Client, state and local officials, and other parties referenced therein which were made available to GZA at the time of our evaluation. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation. If variations or other latent conditions then become evident, it will be necessary to reevaluate the conclusions and recommendations of this report.

6. Site-specific evaluation of groundwater levels have not been made. Fluctuations in the level of the groundwater should be anticipated to occur due to temporal or spatial variations in areal recharge rates, soil heterogeneities, the presence of subsurface utilities, and/or natural or artificially induced perturbations. The water table encountered in the course of the work may differ from that indicated in the Report.

7. GZA's services did not include an assessment of the presence of oil or hazardous materials at the project location. Consequently, we did not consider the potential impacts (if any) that contaminants in soil or groundwater may have on construction activities, or the use of structures on the property.

COMPLIANCE WITH CODES AND REGULATIONS

8. We used reasonable care in identifying and interpreting applicable codes and regulations. These codes and regulations are subject to various, and possibly contradictory, interpretations. Compliance with codes and regulations by other parties is beyond our control.

COST ESTIMATES

9. Unless otherwise stated, our cost estimates are only for comparative and general planning purposes. These estimates may involve approximate quantity evaluations. Note that these quantity estimates are not intended to be sufficiently accurate to develop construction bids, or to predict the actual cost of work addressed in this Report. Further, since we have no control over either when the work will take place or the labor and material costs required to plan and execute the anticipated work, our cost estimates were made by relying on our experience, the experience of others, and other sources of readily available information. Actual costs may vary over time and could be significantly more, or less, than stated in the Report.

10. Cost opinions presented in the Report are based on a combination of sources and may include published RS Means Cost Data; past bid documents; cost data from federal, state or local transportation agency web sites; discussions with local experienced contractors; and GZA's experience with costs for similar projects at similar locations. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation. Actual costs will likely vary depending on the quality of materials and installation; manufacturer of the materials or equipment; field conditions; geographic location; access restrictions; phasing of the work; subcontractors mark-ups; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented in the Report should be considered "order of magnitude" and used for budgeting and comparison purposes only. Detailed quantity and cost estimating should be performed by experienced professional cost estimators to evaluate actual costs. The opinions of cost in the Report should not be interpreted as a bid or offer to perform the work. Unless stated otherwise, all costs are based on present value.

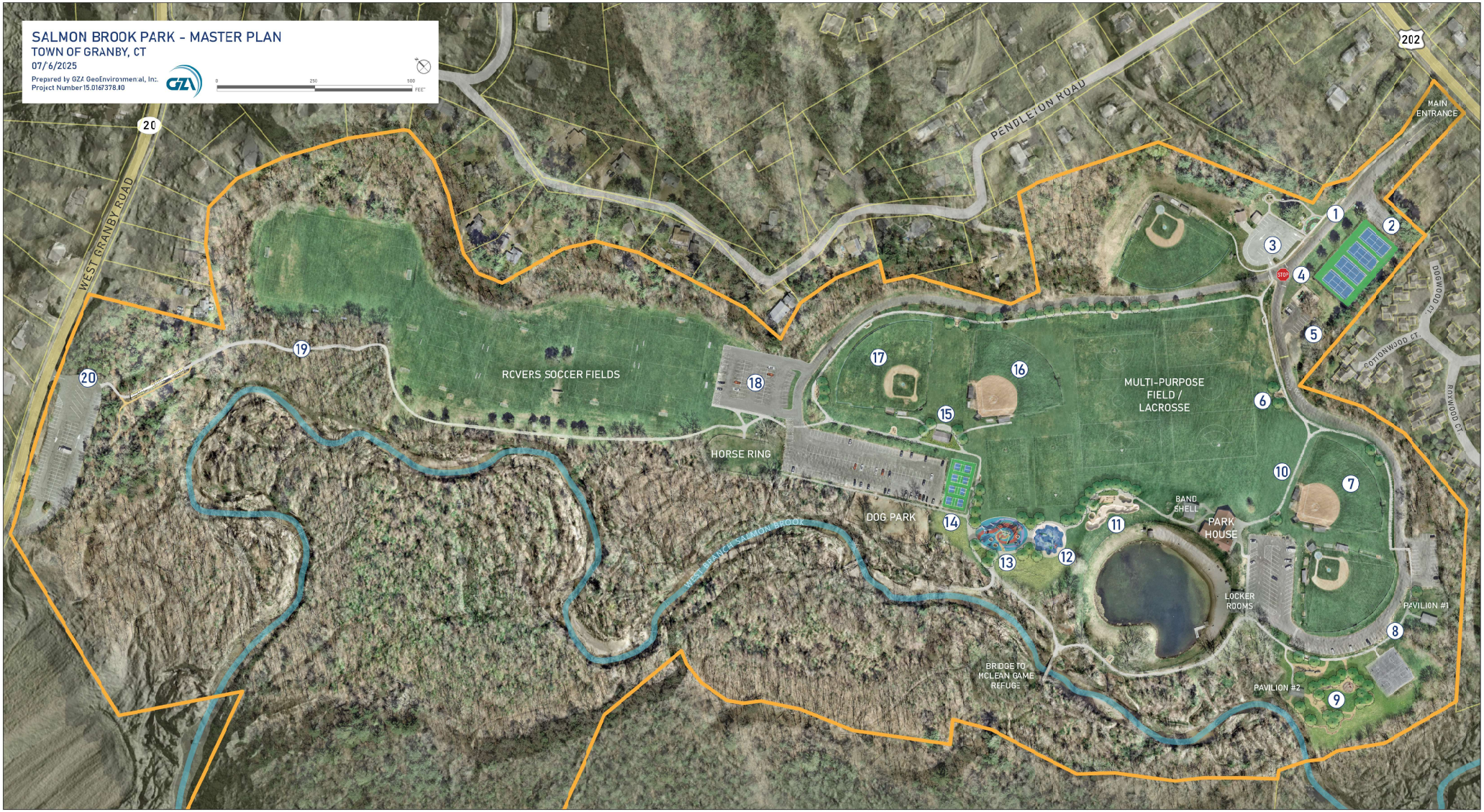
11. The opinion of costs are based only on the quantity and/or cost items identified in the Report, and should not be assumed to include other costs such as legal, administrative, permitting or others. The estimate also does not include any costs with respect to third-party claims, fines, penalties, or other charges which may be assessed against any responsible party because of either the existence of present conditions or the future existence or discovery of any such conditions.

ADDITIONAL SERVICES

12. GZA recommends that we be retained to provide services during any future: site observations, design, implementation activities, construction and/or property development/redevelopment. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; iii) provide modifications to our design; and iv) assess the consequences of changes in technologies and/or regulations.

ATTACHMENT B:

SALMON BROOK PARK MASTER PLAN



SOURCES: UCONN CLEAR, CT DEEP, ONES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

1. LANDSCAPED ENTRANCE, VETERAN'S MEMORIAL WALL/GARDEN
2. DEDICATED TENNIS COURTS
3. PARKING LOT EXPANSION AND RECONFIGURATION
4. 3-WAY STOP INTERSECTION
5. NEW PARKING CONFIGURATION AT SMALL PLAYGROUND
6. MULTIPLE FITCORE/ATHLETIC EXERCISE STATIONS ALONG PATH
7. REORIENTATION OF FIELD #1
8. WHEELCHAIR ACCESSIBLE PATHS TO PAVILIONS, BASKETBALL
9. NATURE PLAY AREA (ORIGINAL LARGE PLAYGROUND LOCATION)
10. PATHWAY CONNECTION BETWEEN LACROSSE AND BALL FIELDS
11. SKATEPARK
12. WATER SPRAY DECK/SPLASHPAD
13. NEW PLAYGROUND (5-12 YEAR OLD)
14. DEDICATED PICKLEBALL COURTS WITH LIGHTING
15. NEW PUBLIC RESTROOM BUILDING
16. REORIENTATION AND RELOCATION OF FIELD #3
17. REORIENTATION OF FIELD #5
18. NEW ACCESSIBLE PARKING LOT
19. NEW TRAIL ALIGNMENT FOR PEDESTRIAN, EQUESTRIAN USE
20. DEDICATED EQUESTRIAN PARKING AND EXIT TO ROUTE 20

ATTACHMENT C:

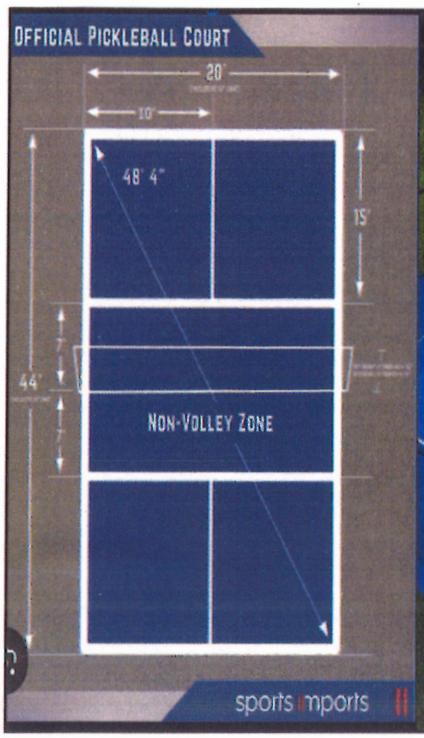
AHRENS PARK MASTER PLAN

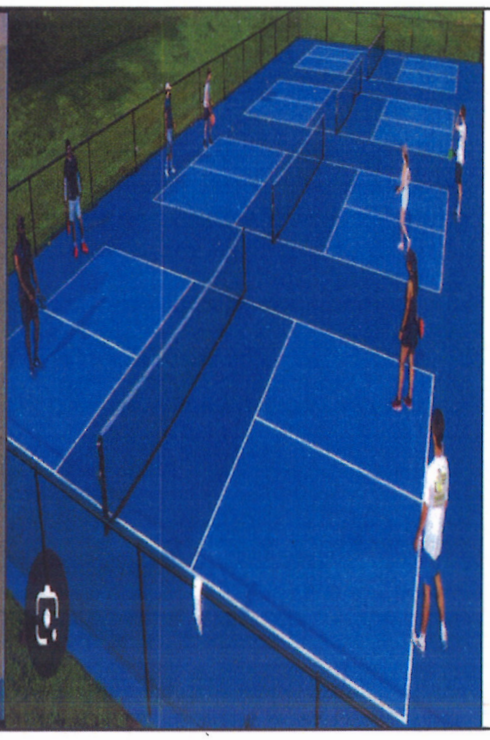


SOURCES: UCONN CLEAR, CT DEEP, ONES, NEARMAP

PROPOSED NEW PARK FEATURES AND RECREATIONAL OPPORTUNITIES:

1. INCREASED PARKING CAPACITY, PULL-THROUGH LOT
2. NEW PLAYGROUND FEATURES (2-5 AND 5-12 YEAR OLD)
3. DEDICATED PICKLEBALL COURTS
4. ALL WHEELS PUMP TRACK
5. RESTORATION, LIGHTING FOR FOOTBALL/LACROSSE FIELD
6. PERIMETER WALKING PATHS (APPROXIMATELY 3/4 MILE)
7. RELOCATED LACROSSE FROM SALMON BROOK
8. ADJUSTMENT TO LACROSSE FIELD
9. ADJUSTMENT TO LACROSSE FIELD
10. BACKCOUNTRY HIKING AND MOUNTAIN BIKE TRAILS WITH BROOK ACCESS





Component	Estimated Cost Range
Site Preparation (grading, drainage)	$3,000 – $15,000
Base Foundation (concrete or asphalt pad)	$9,000 – $18,000
Surfacing / Painting (acrylic surface)	$4,400 – $13,200
Lighting Installation (LED system)	$5,000 – $20,000
Fencing and Barriers	$2,000 – $10,000
Net System and Posts	$300 – $1,500
Accessories (benches, windscreens, etc.)	$1,000 – $5,000+

5



PROPOSED CAPITAL PROJECTS







The Town of Granby is proposing to bond five capital projects in 2027. Use the links below to get a detailed description of each project, any available exhibits and cost estimates.

- High School Athletic Fields
- Middle School Repairs & Design
- Granby Public Library Renovation
- Sewer Pumps Maintenance
- SBP Pickleball Courts & Bathroom

TOWN OF GRANBY

MEMORANDUM **DATE:** July 14, 2026

TO: The Granby Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

REGARDING: Consideration of Use of Program Income Funds for Stony Hill Village Fire Alarm System

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The Town received its first Small Cities Community Development Block Grant in 1990. These funds allow the Town to operate a Housing Rehabilitation Program. Under this program, the Town provides Granby homeowners who are of low or moderate income, with a no interest loan to pay for a wide variety of home repairs. To guarantee the loan, a lien is placed on the property outlining the amount of money which was spent to make the necessary repairs. No monthly payments are required, and no interest is charged on the loan. Repayment of the loan is required upon transfer of title, sale of the property, if the property is no longer the primary residence, or upon the property owner's passing. Once a loan is repaid, the funds go back into the Housing Rehabilitation program (the Program Income Fund) and can be used to fund another project.

As of June1, 2026, the balance of the Program Income Fund is $360,675.32. The Town proposes to utilize $150,000.00 of these funds to contribute to an upgrade to the fire alarm system at Stony Hill Village. Stony Hill Village (the Granby Homes for Senior Citizens, Inc.) will be responsible for the balance of the project cost. Because these funds were obtained for the purpose of providing loans for Granby homeowners and this proposed use is different from that original purpose, approval from the Connecticut Department of Housing is required. As part of that process, a public hearing, comment period, and resolution by the Board of Selectmen are required. At that point, a formal request can then be submitted to the Connecticut Department of Housing for consideration of the re-programming of funds.

A public hearing was held on July 6, 2026 to allow comments on the proposal. Several people spoke in support of the re-use of funds. No further comments have been received since then.

The Board is now asked to consider the attached resolution and subrecipient agreement. This agreement is between the Town and the Granby Homes for Senior Citizens, Inc.. As the funds are being passed from the Town to Stony Hill Village, they will be required to comply with all applicable requirements as outlined in the agreement.

If the Board is in agreement, the following motion is offered for consideration:

MOVE to approve the ‘Resolution for the Use of Program Income’ to allow the reprogramming of funds for the proposed project at Stony Hill Village and to authorize the Town Manager to execute the subrecipient agreement with the Granby Homes for Senior Citizens, Inc.

Town of Granby
Resolution for the Use of Program Income
July 20, 2026

Whereas, the Town of Granby has received funds under the Connecticut Small Cities Community Development Block Grant (CDBG) Program, administered by the State of Connecticut, Department of Housing (DOH) , pursuant to Title I of the Housing and Community Development Act of 1974 as amended; and

Whereas, the Town of Granby has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the Code of Federal Regulations, and the Assistance Agreement, and,

Whereas, those funds received by the Town of Granby have generated Program Income.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF GRANBY:

1. That it is cognizant of the conditions for the use of Program Income as prescribed by Title 24, Part 570, Section 489(e) and (f) of the Code of Federal Regulations.

2. That it realizes Program Income is governed by Title I of the Housing and Community Development Act of 1974.

3. That it may use Program Income only for the following activities:

a) The activity that generated the program income if the activity continues to meet the requirements of Title I of the Housing and Community Development Act of 1974.
b) Any additional activity that meets the requirements of Title 1 of the Housing and Community Development Act if the Town receives DOH's written approval to fund it with Program Income.

4. That it may use Program Income to fund Administrative and Program soft costs within the following limits:

Administrative Costs	8%
Total Administrative and Program Soft Costs	20%

5. That it is hereby amending the Program Income Plan(s) that was adopted for the original activity that generated the Program Income to permit the funding of additional activities from that Program Income.

Certified a true copy of a resolution adopted by of the Town of Granby at a meeting of its Board of Selectman's meeting on July 20, 2026 and which has not been rescinded or modified in any way whatsoever.

_____ _____
Date Clerk

(Seal)

AGREEMENT BETWEEN TOWN OF GRANABY
AND
GRANBY HOMES FOR SENIOR CITIZENS, INC.

THIS AGREEMENT, entered this _____ day of _____, 2026 by and between the Town of Granby, CT (herein after called the "Grantee") and The Granby Homes for Seniors, Inc., (herein after called the "Subrecipient").

WHEREAS, the Grantee received funds from the State Department of Housing under Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, the Grantee has generated Program Income funds and wishes to engage the Subrecipient to assist the Grantee in utilizing such funds;

NOW, THEREFORE, it is agreed between the parties hereto that;

1. SCOPE OF SERVICE

The Subrecipient shall perform all services according to the Program Description and Statement of Work attached as Appendix A and made part of this Agreement.

2. TERM OF AGREEMENT

This Agreement shall commence on August 1, 2026, and end on July 31, 2040. The term of this Agreement may be extended by mutual consent of the Grantee and Subrecipient, subject to termination provisions set forth herein and the expiration date of the Grantee's CDBG grant from the DOH. The Subrecipient agrees to comply with the minimum fifteen (15) year real property usage requirement as outlined in the CDBG Grants Management Manual.

General Administration

The Subrecipient agrees to provide such administrative and technical support so as to effectively carry out the project activities as described in the Program Income Reuse Application to DOH. The Grantee has designated A&E Services Group LLC, (herein after called AESG) as its agent for certain project assistance. AESG will prepare the Program Income Reuse Application and if successful in the award of funds for the proposed project will, under separate agreement, review and monitor the following compliance areas: Davis Bacon, Section. 3, Fair Housing and Equal Opportunity, contractor procurement. A&E Services Group will also review and coordinate payment requests for the project. AESG will attend job site meetings as required and monitor progress and performance on behalf of the Town. It is specifically acknowledged in this Agreement that CDBG funds will be solely allocated to the activities approved in this Application and that the Subrecipient shall be responsible for any cost increases or overruns with regard to any other component of the project.

B. National Objectives

The Subrecipient certifies that the activities carried out with funds provided under this Agreement will directly benefit low/moderate income persons.

C. Levels of Accomplishment – Goals and Performance Measures

In addition to the normal administrative services required as part of this Agreement, the Subrecipient agrees to fully complete the project within one (1) year of DOH approval of funds.

1. Expenditure rates

The Subrecipient agrees to expend the amounts noted in Section III from the funds provided under this Agreement by the dates specified based on the approval of funds on or about August 1, 2026.

20% by December 31, 2026

100 % by July 31, 2027

D. Staffing

The Subrecipient shall provide staffing and administrative support with their own personnel as other professional services to the project as may be required to effectively carry out and complete activities as described in the Application. Any changes in the key personnel assigned or their general responsibilities under this project are subject to the prior approval of the Grantee.

E. Performance Monitoring

The Grantee and/or its agent will monitor the performance of the Subrecipient against goals and performance standards as stated herein. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on August 1, 2026, and end on July 31, 2027, subject to State DOH approval of the Town's Program Income Reuse Application request. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

The budget for the project is $275,000.00. Any amendment to the budget must be approved in writing by the Grantee. The Subrecipient shall provide its own funds to project activities related to design and related costs of the site work component.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed $150,000.00. Requisitions for the payment of eligible expenses shall provide proof that the funds are currently needed and in accordance with the Project Budget. The State or the Grantee may review the adequacy of the Subrecipient's financial management system at any time during the term of the Agreement.

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail, commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communications and details concerning this contract shall be directed to the following contract representatives unless otherwise modified by subsequent written notice:

Grantee	Subrecipient
Town of Granby	Granby Homes for Seniors, Inc.
15 N. Granby Road	259 Salmon Brook Street, SHV1
Granby, CT 06035	Granby, CT 06035
Michael Walsh, Town Manager	Kimberly Becker, President,

VI. SPECIAL CONDITIONS

The Grantee shall provide the services of AESG at no cost to the Subrecipient. The Subrecipient shall review all procurement documents processes and purchases with AESG prior to bid. AESG shall represent the Grantee and act as its agent in matters relating to grant management and compliance.

VII. GENERAL CONDITIONS

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG). The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this Agreement. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG). The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this Agreement. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the Grantee and its agents. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee and its employees, officers, and agents from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Property Restrictions

The Subrecipient acknowledges that it will execute a Use Restriction in a format provided by the Grantee that by its terms such Restriction is binding upon the Subrecipient, and the Subrecipient agrees that it shall comply with all requirements of such Use Restriction for the duration of such Restriction. Violation of said Use Restriction shall constitute a violation of this Agreement.

E. Insurance

The Subrecipient shall carry sufficient coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, in an amount at least equal to cash advances from the Grantee and provide a Certificate of Insurance to the Grantee listed as additional insured.

F. Grantor Recognition

The Subrecipient shall ensure recognition of the role of the DOH in providing services through this contract. All activities, facilities and items utilized pursuant to this contract shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this contract.

G. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion amend this Agreement to conform with Federal, State or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

H. Suspension or Termination

In accordance with 2 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions to herein, or such statutes, regulations, executive orders, and DOH guidelines, policies or directives as may become applicable at any time;

2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;

3. Ineffective or improper use of funds provided under this Agreement; or

4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 2 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

Partial terminations of the Scope of Service in Paragraph I.A above may only be undertaken with the prior approval of the Grantee. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports, or other materials prepared by the Subrecipient under this Agreement shall, at the option of the Grantee, become the property of the Grantee, and the Subrecipient shall be entitled to receive just and equitable compensation of any satisfactory work completed on such documents or materials prior to the termination.

The Grantee may also suspend or terminate this Agreement, in whole or part, if the Subrecipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Grantee may declare the Subrecipient ineligible for any further participation in the Grantee contracts, in addition to other remedies as provided by law. In the event, there is probable cause to believe the Subrecipient is in non-compliance with any applicable rules or regulations, the Grantee may withhold up to fifteen percent of said contract funds until such time as the Subrecipient is found to be in compliance by the Grantee, or is otherwise adjudicated to be in compliance.

I. Events of Default; Remedies

Each of the following shall constitute an "Event of Default" for purposes of this Agreement:

a. Except as otherwise provided herein, the failure of Subrecipient to punctually and properly perform any covenant, obligation or agreement contained in this Agreement or in any other document furnished by the Subrecipient to the Grantee in connection with the Project, and such failure shall continue and remain unremedied for a period of thirty (30) days after written notice thereof, provided however, that if such failure has not been remedied in such time, the Grantee may grant the Subrecipient such additional time as he determines, in its sole discretion, in order to remedy such failure so long as the Subrecipient is diligently and in good faith pursuing such remedy;

b. The Subrecipient has made to the Grantee any material misrepresentation in its application or in any supplement thereto or amendment thereof, or in this agreement, any modification hereof or on or with respect to any document furnished pursuant hereto;

c. The Subrecipient has not taken all proper steps necessary to the disposition of any pending litigation which could adversely affect the Project; or

d. The Subrecipient has failed to comply with any provision of this agreement; or

e. The Subrecipient has abandoned or terminated the Project;

f. The Subrecipient has filed, or has had filed against it, a petition of bankruptcy, insolvency or similar law, state or federal, or has filed any petition or answer consenting to or acquiescing in any such action, which petition shall not have been vacated within thirty (30) days; or has been adjudicated bankrupt or insolvent, under any present or future statute, law or regulation, state or federal, and such judgment or decree is not vacated or set aside within thirty (30) days;

g. Upon the happening of any one or more of the Events of Default, the Grantee may, in his discretion, elect to terminate this agreement, cause the Grantee to withhold payment of requisitioned funds, require that all unexpended funds be returned to the Grantee, declare the entire amount of the grant to be immediately due and payable, pay any proper charge of the Project, or institute any action suit or other proceeding in law, in equity or otherwise which he deems necessary for the protection of the Grantee's interests.

h. In no event, shall the making of any payment by the Grantee on account of the grant provided for by Paragraph 1 hereof constitute or be construed as a waiver by the Grantee of any breach of this Agreement or default which may then exist on the part of the Subrecipient, nor shall it impair or prejudice the exercise of any right or remedy available to the Grantee with respect to such breach or default.

i. Neither failure nor delay on the part of the State in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Section shall be effective unless it is in writing and signed by the First Selectman of the Grantee and the same shall be effective only in the specific instance for which it is given.

j. The Subrecipient shall promptly give written notice to the Grantee upon becoming aware of any Event of Default under this Agreement.

k. In addition to the rights and remedies granted to the Grantee hereunder, the Grantee shall have all other rights and remedies granted to it by law in the event of breach or default by the Subrecipient under the terms of this Agreement.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21-28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with 2 CFR Part 85. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 2 CFR 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;
b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
c. Records required to determine the eligibility of activities;
d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
f. Financial records required by 2 CFR 570.502, and 2 CFR 84.21-28; and
g. Other records necessary to document compliance with Subpart K of 2 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of five (5) years. The retention period begins on the date of the submission of the Grantee's Final report to DOH in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, annual income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee and DOH monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Property Records

The Subrecipient shall maintain real property inventory records which clearly identify properties purchased, improved or sold. Properties retained shall continue to meet eligibility criteria and shall conform with the "changes in use" restrictions specified in 2 CFR Parts 570.489(j), as applicable for the period of the Use Restriction pursuant to Section VII D.

6. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed, provided however, that obligations which by their terms survive close-out shall remain in effect. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee, and determining the custodianship of records.

7. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, State of Connecticut Department of Housing (DOH), their designees or HUD, Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as the Grantee or Grantee agency deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to provide an annual audit acceptable to the Grantee and the State in accordance with DOH's audit guide, and as applicable, OMB Circular A-133.

C. Reporting and Payment Procedures

1. Payment Procedures

The Grantee will pay the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget Grantee policy concerning payments. Payments will be made for eligible expenses actually incurred by the Subrecipient. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient.

2. Progress Reports

The Subrecipient shall submit regular Progress Reports to the Grantee in the form, content and frequency as required by the Grantee as follows:

D. Procurement

1. Standards

In accordance with the procurement requirements of 2 CFR 85.36, the Subrecipient will give opportunity for free, open, and competitive bidding for each contract to be let by it of more than $100,000, calling for installation, construction, reconstruction, demolition, removal or site improvement work, or other similar work as a part of the Project. The Subrecipient will give such publicity to its advertisements or calls for bids for each such contract as will provide adequate competition. The award of each such contract, when made, will be made by the Subrecipient as soon as practicable to the lowest responsible bidder. In the selection of materials, equipment, or supplies for the Project, the Subrecipient may, in the interest of standardization or ultimate economy, award a contract to a responsible bidder other than the lowest in price if the advantage of such standardization or ultimate economy is clearly evident and an appropriate provision for such action is included by it in the proposed contract documents, upon which bids are invited.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 84 and 2 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of $25,000 shall be used to meet one of the CDBG National Objectives pursuant to 2 CFR 570.208 until fifteen (15) years after expiration of this Agreement pursuant to the Use Restriction. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Grantee.

IX. RELOCATION, REAL PROPERTY ACQUISITIONS AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 2 CFR 570.606(b); (b) the requirements of 2 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 2 CFR 570.606(d) governing optional relocation policies. The Subrecipient shall provide relocation assistance to persons (families, individuals, businesses, nonprofit organizations and farms) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences. The Subrecipient shall maintain records in sufficient detail to demonstrate compliance with this section.

X. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

2. Nondiscrimination and Affirmative Action

(A) This contract is subject to the provisions of Connecticut General Statutes Section 4a-60.

(a) For the purposes of this section, "minority business enterprise" means any small Contractor or supplier of materials assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise and (3) who are members of a minority, as such term is defined in subsection (a) of Connecticut General Statutes §32-9n; and "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations. "Good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements.

For purposes of this Section, "Commission" means the Commission on Human Rights and Opportunities; “Contractor” refers to the Subrecipient”:

(b) (1) The Contractor agrees and warrants that in the performance of the contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The Contractor further agrees to take affirmative action to insure that applicants with job related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved; (2) The Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of Connecticut General Statutes §§ 4a-60, 46a-68e and 46a-

68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§ 46a-56 and 46a-68e; (5) the Contractor agrees to provide the Commission on human rights and opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this section and section 46a-56. If the contract is a public work contract, the Contractor agrees and warrants that he will make good faith efforts to employ minority and women business enterprises as subcontractors and suppliers of materials on such public works project.

(c) Determination of the Contractor's good faith efforts shall include but shall not be limited to the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority/women business enterprises in public works projects.

(d) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.

(e) The Contractor shall include the provisions of subsection (b) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes § 46a-56, as amended by Section 5 of Public Act 89-253; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

(f) The Contractor agrees to comply with the regulations referred to in this section as they exist on the date of this contract and as they may be adopted or amended from time to time during the term of this contract and any amendments thereto.

B. This contract is subject to the provisions of Connecticut General Statutes Section 4a-60.

(a) (1) The Contractor agrees and warrants that in the performance of the contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientations, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on human rights and opportunities advising the labor union or workers' representative of the

Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the Contractor agrees to comply with each provision of this section and sections 46a-68e and 46a-68f of the general statutes and with each regulation or relevant order issued by said Commission pursuant to section 46a-56, 46a-68e and 46a-68f of the general statutes; (4) the Contractor agrees to provide the Commission on human rights and opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this section and section 46a-56 of the Connecticut General Statutes.

(b) The Contractor shall include the provisions of subsection (a) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with section 46a-56 of the general statutes; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

C. This contract is subject to the provisions of Executive Order No. 3 of Governor Thomas J. Meskill promulgated June 16, 1971, and, as such, this contract may be canceled, terminated, or suspended by the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Three, or any State or Federal law concerning nondiscrimination, notwithstanding that the Labor Commissioner is not a party to this contract. The parties to this contract, as part of the consideration hereof, agree that said Executive Order No. Three is incorporated herein by reference and made a part hereof. The parties agree to abide by said Executive Order and agree that the State Labor Commissioner shall have continuing jurisdiction in respect to contract performance in regard to nondiscrimination, until the contract is completed or terminated prior to completion.

D. This contract is subject to the provisions of Executive Order No. 17 of Governor Thomas J. Meskill, promulgated February 15, 1973, and, as such, this contract may be canceled, terminated, or suspended by the Commissioner of Department of Economic and Community Development or the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Seventeen, notwithstanding that the Labor Commissioner may not be a party to this contract. The parties to this contract, as part of the consideration hereof, agree that Executive Order No. Seventeen is incorporated herein by reference and made a part hereof. The parties agree to abide by said Executive Order and agree that the Commissioner of Department of Economic and Community Development and the State Labor Commissioner shall have joint and continuing jurisdiction in respect to listing all employment openings with the Connecticut State Employment Service.

E. Federally assisted construction contracts subject to Federal Executive Order 11246, as amended, shall be subject to the implementing regulations at 41 CFR Chapter 60. The Subrecipient shall cause or require to be inserted in full in any nonexempt

contract and subcontract for construction work, or modification thereof, as defined in said regulations, which is paid for in whole or in part with assistance provided under this contract, the following equal opportunity clause:

"During the performance of this contract, the Contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, and to make available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

(2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the Contract Compliance Officer advising the said labor union or workers' representatives of the Contractor's commitment under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The Contractor will comply with all provisions of [Federal] Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the [United States] Secretary of Labor.

(5) The Contractor will furnish all information and reports required by [Federal] Executive Order 11246 of September 24, 1965, and by the rules and regulations, and orders of the [United States] Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by HUD, by the State Department of Housing and by the [United States] Secretary of Labor, for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further [United States] Government contracts or federally assisted construction contracts in accordance with procedures authorized in [Federal] Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the [United States] Secretary of Labor, or as otherwise provided by law.

(7) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the [United States]

Secretary of Labor issued pursuant to Section 204 of [Federal] Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as HUD [or the Commissioner of the Connecticut Department of Economic and Community Development] shall direct as a means of enforcing such provisions, including sanctions for noncompliance: provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD [or the Commissioner of the Connecticut Department of Economic and Community Development], the Contractor may request the United States to enter into such litigation to protect the interest of the United States."

Except in contracts exempted in accordance with section 204 of this order, the Subrecipient further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work.

The Subrecipient agrees that it will assist and cooperate actively with the Grantee Commissioner, HUD, and the United States Secretary of Labor, hereinafter referred to as the "Secretary", in obtaining the compliance of Contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary; that it will furnish the Grantee Commissioner, HUD, and the Secretary such information as they may require for the supervision of such compliance; and that it will otherwise assist the Grantee Commissioner or HUD in the discharge of its primary responsibility for securing compliance.

The Subrecipient further agrees that it will refrain from entering into any contract or contract modification subject to Federal Executive Order 11246 of September 24, 1965, with a Contractor debarred from, or who has not demonstrated eligibility for, U.S. Government contracts and federally assisted construction contracts pursuant to the executive order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon Contractors and subcontractors by the Grantee, Commissioner, HUD, or the Secretary pursuant to Part II, Subpart D of the executive order. In addition, the Subrecipient agrees that if it fails or refuses to comply with these undertakings, the Grantee, Commissioner or HUD may take the following actions: cancel, terminate, or suspend in whole or in part the grant or loan guarantee; refrain from extending any further assistance to the Subrecipient under the Project with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Subrecipient; and refer the case to the United States Department of Justice for appropriate legal proceedings.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 2 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted

hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program.

B. Affirmative Action

1. Women- and Minority-Owned Businesses (W/MBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meet the criteria set forth in Section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient will maintain written documentation by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

2. Access to Records

The Subrecipient shall furnish and cause each of its subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, DOH or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

3. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4. Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

5. Subcontract Provisions

The Subrecipient will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of $2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Part 1, 3, 5 and 7 governing the payment of wages and ratio apprentices and trainees to journey workers; provided that, if wage rate higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

As such, the Subrecipient will comply with all State and Federal requirements pursuant to:
a. Prevailing Wage Rates;
b. Submittal of payrolls and related reports;
c. Disputes concerning wage rates and classification of labor;
d. Wage claims and adjustments;
e. Contract work hours and safety standards act overtime compensation;
f. Termination; debarment; subcontractors; and,
g. Evidence of completion.

3. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth I 2 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and

subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from DOH and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be give to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other DOH programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other DOH programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

The Subrecipient shall require each contractor to it to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both

employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each: and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 2 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 2 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violations of the regulations in 2 CFR part 135.

The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 2 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 2 CFR part 135.

Noncompliance with HUD's regulations in 2 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 2 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the State Department of Housing thereto;

provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the Grantee prior to the execution of such agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 2 CFR 84.42 and 570.611, which include (but not limited to) the following:

a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position

to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

a. No Federal appropriated funds been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents of all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activities

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 2 CFR 570.200(j), such as worship, religious instruction, or proselytization.

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C., 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtain and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 2 CFR 570.608, and 2 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

XII. SEVERABILITY

If any provisions of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XIII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIV. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its rights to act with respect to subsequent or similar beaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XV. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

XVI. Special State Conditions

XVII. 1. Funds made available to the Subrecipient by the Municipality are received from the State of Connecticut and as such the Municipality has no control over their timely response. The Municipality agrees to take all actions required to secure these funds, however, delays resulting from actions or inactions by the United States Government or State of Connecticut in making these funds available to the Subrecipient are beyond the Municipalities control and no liability to the Municipality shall attach to any such delay.

2. Article 14 of the Municipalities Agreement with the State of Connecticut by reference shall be incorporated and attached to the Subrecipient Agreement and the Subrecipient shall comply with the requirements of this Article as a condition of funding

3. Dispute Resolution and Use of Consultants

If the Subrecipient elects to utilize the services of any third party consultant (i.e. architects/engineers) Consultant to administer all or any portion of the Small Cities project, the Subrecipient shall adequately supervise the work of any Consultant to ensure that the Subrecipient complies with the provisions of the Small Cities Program. The Subrecipient hereby acknowledges that pursuant to its Agreement, the Granby Homes for Senior Citizens Inc., as the Subrecipient of CDBG funds, is responsible to the Municipality for the Subrecipient's compliance with the requirements of the Small Cities Program, regardless of whether the Subrecipient uses a Consultant. The Subrecipient shall be actively involved with any program or project undertaken with CDBG funds, including, but not limited to, any rehabilitation and perform duties as necessary to carry out the Project/Program effectively and efficiently.

[NOTE: For the above sections, if the Subrecipient is a governmental or quasi-governmental agency, the applicable sections of 2 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," and OMB Circular A-87 would apply.]

Date June ____, 2026

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

Town of Granby

By _____
Michael Walsh, Town Manager
Town of Granby

Granby Homes for Senior Citizen's Inc.,

By_____
Kimberly Becker, President,
Granby Homes for Senior Citizens Inc.

§ 85.32 Equipment.

(a) *Title.* Subject to the obligations and conditions set forth in this section, title to equipment acquired under a grant or subgrant will vest upon acquisition in the grantee or subgrantee respectively.

(b) *States.* A State will use, manage, and dispose of equipment acquired under a grant by the State in accordance with State laws and procedures. Other grantees and subgrantees will follow paragraphs (c) through (e) of this section.

(c) *Use.* (1) Equipment shall be used by the grantee or subgrantee in the program or project for which it was acquired as long as needed, whether or not the project or program continues to be supported by Federal funds. When no longer needed for the original program or project, the equipment may be used in other activities currently or previously supported by a Federal agency.

(2) The grantee or subgrantee shall also make equipment available for use on other projects or programs currently or previously supported by the Federal Government, providing such use will not interfere with the work on the projects or program for which it was originally acquired. First preference for other use shall be given to other programs or projects supported by the awarding agency. User fees should be considered if appropriate.

(3) Notwithstanding the encouragement in §85.25(a) to earn program income, the grantee or subgrantee must not use equipment acquired with grant funds to provide services for a fee to compete unfairly with private companies that provide equivalent services, unless specifically permitted or contemplated by Federal statute.

(4) When acquiring replacement equipment, the grantee or subgrantee may use the equipment to be replaced as a trade-in or sell the property and use the proceeds to offset the cost of the replacement property, subject to the approval of the awarding agency.

(d) *Management requirements.* Procedures for managing equipment (including replacement equipment), whether acquired in whole or in part with grant funds, until disposition takes place will, as a minimum, meet the following requirements:

(1) Property records must be maintained that include a description of the property, a serial number or other identification number, the source of property, who holds title, the acquisition date, and cost of the property, percentage of Federal participation in the cost of the property, the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property.

(2) A physical inventory of the property must be taken and the results reconciled with the property records at least once every two years.

(3) A control system must be developed to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft shall be investigated.

(4) Adequate maintenance procedures must be developed to keep the property in good condition.

(5) If the grantee or subgrantee is authorized or required to sell the property, proper sales procedures must be established to ensure the highest possible return.

(e) *Disposition.* When original or replacement equipment acquired under a grant or subgrant is no longer needed for the original project or program or for other activities currently or previously supported by a Federal agency, disposition of the equipment will be made as follows:

(1) Items of equipment with a current per-unit fair market value of less than $5,000 may be retained, sold or otherwise disposed of with no further obligation to the awarding agency.

(2) Items of equipment with a current per unit fair market value in excess of $5,000 may be retained or sold and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment.

(3) In cases where a grantee or subgrantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or subgrantee to take excess and disposition actions.

(f) *Federal equipment.* In the event a grantee or subgrantee is provided federally-owned equipment:

(1) Title will remain vested in the Federal Government.

(2) Grantees or subgrantees will manage the equipment in accordance with Federal agency rules and procedures, and submit an annual inventory listing.

(3) When the equipment is no longer needed, the grantee or subgrantee will request disposition instructions from the Federal agency.

(g) *Right to transfer title.* The Federal awarding agency may reserve the right to transfer title to the Federal Government or a third part named by the awarding agency when such a third party is otherwise eligible under existing statutes. Such transfers shall be subject to the following standards:

(1) The property shall be identified in the grant or otherwise made known to the grantee in writing.

(2) The Federal awarding agency shall issue disposition instruction within 120 calendar days after the end of the Federal support of the project for which it was acquired. If the Federal awarding agency fails to issue disposition instructions within the 120 calendar-day period the grantee shall follow §85.32(e).

(3) When title to equipment is transferred, the grantee shall be paid an amount calculated by applying the percentage of participation in the purchase to the current fair market value of the property.

§ 85.33 Supplies.

(a) *Title.* Title to supplies acquired under a grant or subgrant will vest, upon acquisition, in the grantee or subgrantee respectively.

(b) *Disposition.* If there is a residual inventory of unused supplies exceeding $5,000 in total aggregate fair market value upon termination or completion of the award,. and if the supplies are not needed for any other federally sponsored programs or projects, the grantee or subgrantee shall compensate the awarding agency for its share.

INCOME LIMITS – TOWN OF GRANBY
FY2026

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$73,352	$82,688	$93,024	$103,360	$111,629	$119,898	$128,166	$136,435

TOWN OF GRANBY
FY2026 FAIR MARKET RENT

Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
$1,286	$1,477	$1,865	$2,236	$2,537

CONNECTICUT HOUSING FINANCE AUTHORITY

INSURANCE REQUIREMENTS

PART I

FOR COMPLETED DEVELOPMENTS

The Connecticut Housing Finance Authority (the "Authority") requires that mortgagors maintain or cause to be maintained certain types and levels of insurance coverage (the "Insurance Requirements") for multifamily housing developments financed by the Authority. The Insurance Requirements are intended to protect the interests of the Authority in developments in which it has an interest. The Insurance Requirements specify the minimum levels of insurance to be maintained. The Authority makes no representation that the required coverages are sufficient to fully protect the interests of a mortgagor or any other respective insured party, and recommends that each such insured party make an independent determination as to the adequacy of the coverages obtained with respect to any particular property or development in order to protect its own interests.

Section 1: General Insurance Requirements For All Parties

The following requirements shall apply to all parties required to carry insurance as hereinafter provided:

1. Wherever the Insurance Requirements specify the Authority is to be added as insured, loss payee, mortgagee, etc., or wherever notice is required for claims, policy changes, renewals, cancellations, etc., they mean "Connecticut Housing Finance Authority, its successors and assigns, as their interests may appear ("a.t.i.m.a"), 999 West Street, Rocky Hill, CT 06067-4005". The named insured shall also include the mortgagor for each of the respective developments for which such mortgagor has an insurable interest.

2. All insurance documentation provided to the Authority shall be addressed to the Insurance Servicing Group in the Asset Management Department of the Authority, at the address shown in subsection 1 above.

3. Unless otherwise specified in the following sections, all property insurance policies and binders include a provision that the coverage provided shall not be changed, assigned, cancelled, non-renewed, reduced, amended or altered in any manner by the insured or the insurance company unless at least thirty (30) days advance written notice of such change(s) is delivered to the Authority by certified mail or, in the event of non-payment of premium, ten (10) days advance written notice is delivered to the Authority by certified mail. All property insurance policies must be endorsed with ISO form CP 12 18 (or an equivalent

satisfactory to the Authority) with the Authority scheduled as Loss Payee for Clause D. Use of other equivalent forms is permitted, but they must be furnished to the Authority in advance for review and approval.

4. All insurance shall be issued by companies licensed to do business in the state of Connecticut, and if not so licensed, then by companies approved by the Connecticut Commissioner of Insurance**.** Insurance companies shall maintain a current A.M. Best's Policyholder rating of "A-" or better, and a Financial Category Class VII or better.

5. The Insurance Requirements remain subject to change by the Authority. The Authority reserves the right, in its sole discretion, to modify, change or update the Insurance Requirements from time to time as circumstances warrant.

6. The Insurance Requirements shall not be altered, modified or waived, in whole or in part, except with the prior written authorization of the Authority's President-Executive Director or his/her designee.

7. Written notice of all insurance claims shall be reported immediately by the mortgagor or by its management agent to the insurance provider that issued the insurance coverage and/or to its authorized agent and to the Authority.

Section 2: Insurance Requirements for Mortgagors

Mortgagors shall be responsible for submission of evidence of insurance acceptable to the Authority for itself and for all other parties required to maintain insurance hereunder. Evidence of insurance coverage for mortgagors shall be provided prior to the initial closing of the Authority's loan. Except as otherwise provided for herein, mortgagors are required to provide original insurance policies or complete certified copies of such policies. If copies are submitted, the insurance producer shall certify to the Authority that it is a full, true and complete copy of the original policy. Insurance binders may be submitted as evidence of compliance with the Insurance Requirements for a temporary period of time not exceeding one hundred twenty (120) days. Within one hundred twenty (120) days from the date insurance coverage initially became effective, and not later than ten (10) days prior to the expiration of the binder evidencing such insurance coverage, mortgagors shall deliver an original insurance policy or a certified copy thereof, as provided for hereinabove, to the Authority. Insurance binders shall specify the effective date and the expiration date of the insurance coverage evidenced by the binder and shall provide insurance coverages that are fully compliant with the Insurance Requirements. Evidence of renewal or replacement insurance coverage shall be delivered to the Authority a minimum of ten (10) days prior to the expiration of each required policy.

The following insurance coverages shall be maintained by mortgagors for the entire term of the Authority mortgage loan:

A. Property Insurance:

Property insurance coverage shall include the following provisions and terms:

1. Property insurance coverage shall be written on an open perils ("all risk") or ISO Special Perils form or equivalent. The development shall be insured to a limit equal to 100% of the full replacement value of the development. Coverage shall pay for losses on a replacement cost valuation basis, without deduction for depreciation, and shall contain an agreed value clause (no coinsurance to apply). Subject to the preceding requirements, and with the prior written consent of the Authority, the development may be insured as part of a blanket property policy covering other developments in which the mortgagor may have an interest; however, in such cases the blanket property coverage limit shall be adequate to cover all developments thus insured, and the policy shall not contain a margin clause, by whatever term it may be called.

   If the development is a "Historical Preservation Site", then the insurance coverage shall be written in such a manner so as to provide that replacement cost shall be defined as the cost to rebuild or repair the development as it was originally constructed.

2. Property insurance coverage shall not provide for a deductible of more than $25,000 unless the prior written consent of the Authority has been obtained.

3. Ordinance and Law Coverage, including demolition cost for the undamaged portion of the development, debris removal, and increased cost of construction shall be provided.

4. Coverage for acts of terrorism under the Terrorism Risk Insurance Act ("TRIA") shall also be provided. This coverage is optional for properties with fifty (50) or less units.

5. Flood insurance coverage is mandatory if the development, or any portion thereof, is located in a Federal Emergency Management Area ("FEMA")-designated special flood hazard area identified as Zone A or V (the 100-year flood zone) or Zone B (the 500-year flood zone) on the most current Flood Insurance Rate Map ("FIRM"), as published or modified at any time during the term of the loan. Such insurance may be provided by a standard National Flood Insurance Program ("NFIP") policy.

   It shall be the mortgagor's responsibility to document the location of the development outside a designated flood hazard area. In the absence of documentation satisfactory to the Authority, a mortgagor shall procure and maintain flood insurance.

   The amount of flood insurance carried shall be equal to the lesser of (i) the outstanding principal balance of the mortgage loan, or (ii) the maximum amount available for building

coverage under the NFIP, currently $250,000. The maximum allowable deductible for a NFIP flood policy is $5,000.

6. Machinery Breakdown coverage on a comprehensive form shall be included. The property shall be insured to a limit equal to 100% of the full replacement value of the property. Coverage shall pay for losses on a replacement cost valuation basis, without deduction for depreciation, and shall contain an agreed value clause (no coinsurance to apply).

7. Loss of Rental Income insurance (loss of rents) shall be included. Coverage shall be provided to a limit equal to 100% of the development's total annual gross income at 100% occupancy.

8. The Authority shall be listed as a mortgagee, additional insured and loss payee on the policy. All property insurance policies must be endorsed with ISO form CP 12 18 (or an equivalent satisfactory to the Authority) with the Authority scheduled as Loss Payee for Clause D. Use of other equivalent forms is permitted, but they must be furnished to the Authority in advance for review and approval. For HUD developments, the appropriate interest of the Federal Housing Administration shall be included as their interest may appear.

B. Crime Insurance:

Mortgagors shall carry a blanket employee dishonesty bond or similar insurance coverage acceptable to the Authority. The fidelity bond or similar type insurance coverage, as applicable, shall be written on a loss sustained form, shall be maintained continuously in force, and shall cover all directors, officers, and employees of the mortgagor. The required limit of liability for such bond or insurance coverage, as applicable, shall be the lesser amount of (i) three (3) months' gross potential total rents for the development (at full occupancy), or (ii) $250,000.

The Authority requires all fidelity bonds or insurance coverage, as applicable, to have a Loss Payable endorsement naming the Authority as payee on all losses as their interest may appear.

C. General Liability:

1. Mortgagors shall maintain General Liability insurance on a policy form no less broad than ISO form CG 00 01 and shall include coverages for premises and operations, personal and advertising injury, and products and completed operations. Coverage shall be written on an "occurrence" form.

2. The Authority shall be listed as "additional insured" with respect to all liability coverages. Endorsement(s) shall state that the Authority is an additional insured for both ongoing operations and completed operations. This requirement can be satisfied with endorsements ISO CG 20 26 *and* CG 20 37, or equivalents, identifying the Authority as additional insured. If evidence of insurance is temporarily in the form of an insurance binder, the binder shall specifically reference the Authority and these endorsements. If the Authority is named as additional insured with forms or endorsements other than the standard ISO forms listed,

copies of the nonstandard endorsements must be attached to the binder for Authority review and acceptance.

3. The following minimum limits of liability coverage shall be carried:

a) General Aggregate: $2,000,000
b) Products and Completed Operations Aggregate: $1,000,000
c) Personal and Advertising Injury: $1,000,000
d) Each Occurrence: $1,000,000
e) Fire Damage (any one fire): $ 50,000
f) Medical Expense (any one person): $ 5,000

If the policy covers more than one location, the policy aggregate shall apply on a "per location" basis.

D. Automobile Liability:

Mortgagors shall maintain Automobile Liability insurance in conformance with applicable Connecticut law on all owned, leased or rented motor vehicles. Coverages shall be written for "symbol 1" covering "any vehicle", including owned, non-owned or hired vehicles. If the mortgagor does not have any owned vehicles, then such mortgagor shall provide the Authority with written evidence of non-owned or hired motor vehicle coverage.

The limit of insurance required is $1,000,000 per accident.

E. Workers' Compensation and Employers' Liability:
Unless a mortgagor provides written evidence satisfactory to the Authority that the mortgagor has no employees, each mortgagor shall maintain a Workers' Compensation insurance policy in conformance with applicable Connecticut law.

Required Limits:

Workers' Compensation:	Statutory
Employers' Liability:	Bodily Injury by Accident: $1,000,000
	Bodily Injury by Disease: $1,000,000
	Bodily Injury by Each Employee: $1,000,000

F. Umbrella or Excess Liability:

1. Mortgagors shall maintain insurance coverages written in excess of the General Liability, Automobile Liability, and Employers' Liability coverages as described above. Coverages may be written on an excess or following form basis but, in any event, coverages shall be no less broad than underlying liability policies.

2. Policies shall be written on an occurrence basis.

3. The required limit of Umbrella/Excess liability coverage is $3,000,000. The Authority reserves the right to require additional limits of Umbrella/Excess liability coverage.

4. The Authority's interest as additional insured as described in the General Liability subsection, above, shall also extend to the Umbrella or Excess Liability policy.

G. Directors' and Officers' Liability:

For all developments that are considered cooperatives or are owned by a 501 (c) (3) non-profit organization, mortgagors shall maintain coverage for Directors' and Officers' liability. This requirement also extends to mortgagors who are non-profit entities owning developments that are considered as supportive housing, group homes or assisted living.

The minimum limit of liability for Directors' and Officers' coverage is $1,000,000. Policies may be written on a claims made form. If so written, any retroactive date or prior acts date on the claims made policy shall be set to a date equal or prior to the closing date on any loan, and shall not be changed on any subsequent renewal policies during the term of the loan(s).

Section 3: Insurance Requirements for Management Companies

Mortgagors shall be responsible for submission of evidence of insurance acceptable to the Authority for all management companies providing property management services to the development. Evidence of insurance shall be provided prior to the first to occur of (i) the commencement of rendering of such property management services or (ii) the initial closing. Unless otherwise directed by the Authority, certificates of insurance shall be acceptable evidence of insurance for management companies.

The following coverages shall be maintained by management companies for so long as each such management company provides property management services to the development.

A. Crime Insurance:

Management companies shall maintain a blanket employee dishonesty bond. The fidelity bond shall be written on a discovery form, shall be maintained continuously in force, and shall cover the management company and all of its directors, officers, and employees. The required limit of liability for such bond shall be the lesser amount of (i) six (6) months' gross potential total rents for the development (at full occupancy), or (ii) $500,000.

The Authority requires all fidelity bonds to have a Loss Payable endorsement in favor of the mortgagor and the Authority naming them as loss payee on all losses.

B. General Liability, Automobile Liability, Workers' Compensation and Employers' Liability:

Management companies shall maintain the same General Liability, Automobile Liability, Workers' Compensation and Employers' Liability insurance coverages in the same amounts as specified for mortgagors in Section 2 hereof.

C. Umbrella or Excess Liability:

Management companies shall maintain the Umbrella or Excess insurance coverages in the same form as specified for mortgagors in Section 2 hereof provided the required limit of Umbrella/Excess liability coverage shall be $1,000,000. The Authority reserves the right, at its sole discretion, to require additional limits of Umbrella/Excess liability coverage.

PART II

FOR PROJECTS UNDER CONSTRUCTION OR RENOVATION

The Connecticut Housing Finance Authority (the "Authority") requires that mortgagors maintain or cause to be maintained certain types and levels of insurance coverage (the "Insurance Requirements") for multifamily housing developments financed by the Authority. The Insurance Requirements are intended to protect the interests of the Authority in developments in which it has an interest. The Insurance Requirements specify the minimum levels of insurance to be maintained. The Authority makes no representation that the required coverages are sufficient to fully protect the interests of a mortgagor or any other respective insured party and recommends that each insured party make an independent determination as to the adequacy of the coverages obtained with respect to any particular property or development in order to adequately protect its own interests.

Section 1: General Insurance Requirements for All Parties

The following requirements shall apply to all parties required to carry insurance as hereinafter provided:

1. Wherever the Insurance Requirements specify that the Authority is to be added as insured, loss payee, mortgagee, etc., or wherever notice is required for claims, policy changes, renewals, cancellations, etc., they mean "Connecticut Housing Finance Authority, its successors and assigns, as their interests may appear ("a.t.i.m.a"), 999 West Street, Rocky Hill, CT 06067-4005". The named insured shall also include the mortgagor for each of the respective developments for which such mortgagor has an insurable interest.

2. All insurance documentation provided to the Authority shall be addressed to the Insurance Servicing Group in the Asset Management Department of the Authority, at the address shown in Section 1 above.

3. Unless otherwise specified in the following sections, all property insurance policies and binders include a provision that the coverage provided shall not be changed, assigned, cancelled, non-renewed, reduced, amended or altered in any manner by the insured or the insurance company unless at least thirty (30) days advance written notice of such change(s) is delivered to the Authority by certified mail or, in the event of non-payment of premium, ten (10) days advance written notice is delivered to the Authority by certified mail.

4. All insurance shall be issued by companies licensed to do business in the state of Connecticut, and if not so licensed, then by companies approved by the Connecticut Commissioner of Insurance**.** Insurance companies shall maintain a current A.M. Best's Policyholder rating of "A-" or better, and a Financial Category Class VII or better.

5. The Insurance Requirements remain subject to change by the Authority. The Authority reserves the right, in its sole discretion, to modify, change or update the Insurance Requirements from time to time as circumstances warrant.

6. The Insurance Requirements shall not be altered, modified or waived, in whole or in part, except with the prior written authorization of the Authority's President-Executive Director or his/her designee.

7. Written notice of all insurance claims shall be reported immediately by the mortgagor or by its management agent to the insurance company that issued the insurance coverage and/or to its authorized agent and to the Authority.

Section 2: Insurance Requirements for Mortgagors

Mortgagors shall be responsible for submission of evidence of insurance acceptable to the Authority for itself and for all other parties required to maintain insurance hereunder, except as otherwise specifically provided hereafter. Evidence of insurance coverage for mortgagors shall be provided prior to the initial closing of the Authority's loan. Except as otherwise provided for herein, mortgagors are required to provide original insurance policies or complete certified copies of such policies. If copies are submitted, the insurance producer shall certify to the Authority that it is a full, true and complete copy of the original policy. Insurance binders may be submitted as evidence of compliance with the Insurance Requirements for a temporary period of time not exceeding one hundred twenty (120) days. Within one hundred twenty (120) days from the date insurance coverage initially became effective, and not later than ten (10) days prior to the expiration of the binder evidencing such insurance coverage, mortgagors shall deliver an original insurance policy or a certified copy thereof, as provided for hereinabove, to the Authority. Insurance binders shall specify the effective date and the expiration date of the insurance coverage evidenced by the binder and shall provide insurance coverages that are fully compliant with the Insurance Requirements. Evidence of renewal or replacement insurance coverage shall be delivered to the Authority a minimum of ten (10) days prior to the expiration of each required policy.

The following types of insurance shall be maintained by mortgagors for the entire term of the Authority loan:

A. Property Insurance:

For new construction or major renovation projects, the Authority requires that mortgagors maintain a Builder's Risk policy. The Builder's Risk policy shall include the following provisions and terms:

1) Insurance coverage shall be written on an open perils ("all risk") or ISO Special Perils form or equivalent. There shall be no exclusion for testing, ordinance or law, or machinery

breakdown, all of which shall be included within the scope of coverage provided by the policy, unless coverage maintained by the mortgagor is otherwise provided by another policy satisfactory to the Authority**.** The policy shall be written on a completed value nonreporting form. Builder's Risk policies shall be project specific. Blanket Builder's Risk policies shall not be accepted by the Authority.

2) The policy shall reflect the mortgagor, general contractor(s), and subcontractor(s) as Named Insureds. The policy shall include the interest of the mortgagor, all contractors, subcontractors, and suppliers as their interests may appear. Rights of subrogation shall be waived.

3) Covered property shall include:

a) Foundations, underground pipes, site preparation, excavations, temporary structures, scaffolding, construction forms and all similar property related to or in connection with the project;
b) Equipment, materials and supplies incidental to the construction project while in the building, in the open (including within vehicles) on the job site, off site and/or in transit to the site;
c) Trees, shrubbery, lawns, fence, site lighting, signs, equipment for special areas, and similar property all while in the open on the property (including within vehicles) and after installation;
d) Contractors' and subcontractors' tools and equipment, excess of any valid and collectible insurance carried by them on their own property;
e) In the case of renovations, existing structures or building shells and all fixtures, machinery and equipment, and heating, cooling, and electrical systems constituting a permanent part of said structures; and
f) Soft costs, including the mortgagor's soft costs and the contractors' and subcontractors' soft costs.

4) The amount of insurance coverage shall be equal to one hundred percent (100%) of the completed value of the development; no coinsurance provision shall apply. Losses shall be paid on a replacement cost basis, without deduction for depreciation. In the case of rehabilitation projects, building shells and other salvageable components shall also be insured for replacement cost.

5) The policy shall not provide for a deductible of more than $25,000 unless the prior written consent of the Authority is obtained. If a deductible is expressed as time, as in for soft costs, the maximum deductible shall not exceed one (1) week.

6) The policy shall include coverage for acts of terrorism under the Terrorism Risk Insurance Act ("TRIA"). This coverage is optional for properties with fifty (50) or less units.

7) Flood insurance coverage is mandatory if the development, or any portion thereof, is located in a Federal Emergency Management Area ("FEMA")-designated special flood hazard area identified as zone A or V (the 100-year flood zone) or Zone B (the 500-year flood zone) on

the most current Flood Insurance Rate Map ("FIRM"), as published or modified at any time during the term of the loan. Such insurance may be provided by a standard National Flood Insurance Program ("NFIP") policy.
It shall be the mortgagor's responsibility to document the location of the development outside a designated flood hazard area. In the absence of documentation satisfactory to the Authority, a mortgagor shall procure and maintain flood insurance.

The amount of flood insurance carried shall be equal to the lesser of (i) the outstanding principal balance of the mortgage loan, or (ii) the maximum amount available for building coverage under the NFIP, currently $250,000. The maximum allowable deductible for a NFIP flood policy is $5,000.

8) For developments undergoing rehabilitation if any units are occupied, Loss of Rental Income insurance (loss of rents) shall be included. Coverage shall be provided to a limit equal to 100% of the development's total annual gross income at 100% occupancy.

9) While construction is ongoing, a "Permission to Occupy" endorsement shall be required to allow tenancy while the Builder's Risk policy covers the property.

10) The Authority shall be listed as a mortgagee, additional insured and loss payee on the policy. All property insurance policies must be endorsed with ISO form CP 12 18 (or an equivalent satisfactory to the Authority) with the Authority scheduled as Loss Payee for Clause D. Use of other equivalent forms is permitted, but they must be furnished to the Authority in advance for review and approval. For HUD developments, the appropriate interest of the Federal Housing Administration shall be included as their interest may appear.

B. Crime Insurance:

Mortgagors shall carry a blanket employee dishonesty bond or similar insurance coverage acceptable to the Authority. The fidelity bond or similar type insurance coverage shall be written on a loss sustained form, shall be maintained continuously in force, and shall cover all directors, officers, and employees of the mortgagor. The required limit of liability for such bond or insurance coverage, as applicable, shall be the lesser amount of (i) three (3) months' gross potential total rents for the development at 100% occupancy, or (ii) $250,000.

The Authority requires all fidelity bonds or similar type insurance coverage, as applicable, have a Loss Payable endorsement naming the Authority as payee on all losses as their interest may appear.

C. General Liability:

1. Mortgagors shall maintain General Liability insurance on a policy form no less broad than ISO form CG 00 01, and shall include coverages for premises and operations, personal and advertising injury, and products and completed operations. Coverage shall be written on an "occurrence" form.

2. The Authority shall be listed as "additional insured" with respect to all liability coverages.

Endorsement(s) shall state that the Authority is an additional insured for both ongoing operations and completed operations. This requirement can be satisfied with endorsements ISO CG 20 26 and CG 20 37, or equivalents, identifying the Authority as additional insured. If evidence of insurance is temporarily in the form of an insurance binder, then the binder shall specifically reference the Authority and these endorsements. If the Authority is named as additional insured with forms or endorsements other than the standard ISO forms listed, copies of the nonstandard endorsements must be attached to the binder for Authority review and acceptance.

3. The following minimum limits of liability coverage shall be carried:

a) General Aggregate: $2,000,000
b) Products and Completed Operations Aggregate: $1,000,000
c) Personal and Advertising Injury: $1,000,000
d) Each Occurrence: $1,000,000
e) Fire Damage (any one fire): $ 50,000
f) Medical Expense (any one person): $ 5,000

If the policy covers more than one location, the policy aggregate shall apply on a "per location" basis.

D. Automobile Liability:

Mortgagors shall maintain Automobile Liability insurance in conformance with applicable Connecticut law on all owned, leased or rented motor vehicles. Coverage shall be written for "symbol 1" covering "any vehicle", including owned, non-owned or hired vehicles. If the mortgagor does not have any owned vehicles, then such mortgagor shall provide the Authority with written evidence of non-owned or hired motor vehicle coverage.

The limit of insurance required is $1,000,000 per accident.

E. Workers' Compensation and Employers' Liability:

Unless a mortgagor provides written evidence satisfactory to the Authority that the mortgagor has no employees, each mortgagor shall maintain a Workers' Compensation insurance policy in conformance with applicable Connecticut law.

Required Limits:

Workers' Compensation:	Statutory
Employers' Liability:	Bodily Injury by Accident: $1,000,000 Bodily Injury by Disease: $1,000,000 Bodily Injury by Each Employee: $1,000,000

F. Umbrella or Excess Liability:

1. Mortgagors shall maintain insurance coverages written in excess of the General Liability, Automobile Liability, and Employers' Liability coverages as described above. Coverages may be written on an excess or following form basis but, in any event, coverages shall be no less broad than underlying liability policies.

2. Policies shall be written on an occurrence basis.

3. The required limit of umbrella/excess liability coverage is $3,000,000. The Authority reserves the right to require additional limits of umbrella/excess liability coverage.

4. The Authority's interest as additional insured as described in the General Liability subsection, above, shall also extend to the Umbrella or Excess Liability policy.

Section 3: Insurance Requirements For Contractors

Mortgagors shall be responsible for submission of evidence of insurance acceptable to the Authority for all general contractors performing construction work on the development. Evidence of insurance shall be provided prior to the first to occur of (i) the commencement of rendering of such construction work or (ii) the initial closing. Unless otherwise directed by the Authority, certificates of insurance shall be acceptable evidence of insurance for general contractors.

Mortgagors shall also be responsible for confirming that all subcontractors performing work or providing services to the development maintain the same insurance coverages in the same amounts as specified for general contractors. Unless otherwise limited by the Authority, mortgagors shall not be required to submit evidence of insurance for subcontractors to the Authority. General contractors and subcontractors are referred to hereinafter as "contractors".

The following insurance coverages shall be maintained by contractors:

A. General Liability:

1. Contractors engaged for work on the development shall carry General Liability insurance on a policy form no less broad than ISO form CG 00 01, and shall include coverages for premises and operations, personal and advertising injury, and products and completed operations. Coverages shall be written on an "occurrence" form.

2. The Authority and the mortgagor shall be listed as "Additional Insured" with respect to all liability coverages. Endorsement(s) shall state that the Authority and the mortgagor are additional insureds for both ongoing operations and completed operations. This requirement can be satisfied with endorsements ISO CG 20 26 *or* CG 20 33, *and* CG 20 37, or equivalents satisfactory to the Authority, identifying the Authority and the mortgagor as additional insureds. If the Authority is named as additional insured with forms or endorsements other than the standard ISO forms listed, copies of the nonstandard endorsements must be submitted to the Authority for Authority review and acceptance.

3. The following minimum limits of liability coverage shall be carried:

a) General Aggregate: $2,000,000
b) Products and Completed Operations Aggregate: $1,000,000
c) Personal and Advertising Injury: $1,000,000
d) Each Occurrence: $1,000,000
e) Fire Damage (any one fire): $ 50,000
f) Medical Expense (any one person): $ 5,000

4. The aggregate limit on the contractor's insurance coverage shall apply "per job" or "per project".

5. Contractors shall procure and maintain products and completed operations insurance for a period of three (3) years after substantial completion of their work.

6. Mold Coverage shall be included. No mold exclusion shall be permitted unless a separate environmental impairment policy with equal coverage is provided.

7. No Asbestos exclusion shall be permitted for contractors with a scope of work that includes the handling, abatement, removal, and/or disposal of asbestos containing materials. This requirement can be satisfied with separate insurance coverage.

8. No Lead exclusion shall be permitted for contractors with a scope of work including lead abatement. This requirement can be satisfied with separate insurance coverage.

9. On-Site pollution coverage shall be included with a minimum limit of $100,000.

10. There shall be no Explosion, Collapse or Underground Hazard exclusions.

B. Automobile Liability:

Contractors shall maintain Automobile Liability insurance in conformance with applicable Connecticut law on all owned, leased or rented motor vehicles. Coverages shall be written for "symbol 1" covering "any vehicle", including owned, non-owned or hired vehicles.

The limit of insurance required is $1,000,000 per accident.

C. Workers' Compensation and Employers' Liability:

Contractors shall maintain a Workers' Compensation insurance policy in conformance with applicable Connecticut law.

Required Limits:

Workers' Compensation:	Statutory
Employers' Liability:	Bodily Injury by Accident: $1,000,000

Bodily Injury by Disease: $1,000,000
Bodily Injury by Each Employee: $1,000,000

D. Umbrella or Excess Liability:

Contractors shall maintain an Umbrella or Excess Liability policy.

1. Coverage shall be written excess of the General Liability, Automobile Liability, and Employers' Liability coverages as described above. Coverage may be written on an excess or following form basis but, in any event, it shall be no less broad than underlying liability policies.

2. Coverage shall be written on an occurrence basis.

3. The required limit of liability is $5,000,000. The Authority reserves the right to require additional limits of liability coverage.

4. The Authority's interest as an additional insured as described in the General Liability subsection, above, shall also extend to the Umbrella or Excess Liability coverage.

E. Contractor Environmental Impairment Liability Insurance (Pollution Liability):

1. Contractors involved in pollution remediation (including but not limited to the removal of lead or asbestos containing materials), shall maintain environmental impairment liability coverage for cleanup or remediation on the site, and property damage and bodily injury liability to third parties.

2. All insurance coverages shall be in full force and effect prior to the commencement of any work, and insurance coverage shall be maintained in effect for a period of three (3) years after completion of work on the project. Policies may be written on an occurrence basis or claims made basis. If written on a claims made basis, then any retroactive date or prior acts date on the claims made policy shall be set to a date equal or prior to the commencement of any work on the project, and shall not be changed on any subsequent renewal policies.

3. Mold Coverage shall apply to meet the mold requirement above.

4. The minimum amount of liability insurance coverage shall be the greater of (i) fifty percent (50%) of the contract cost, or (ii) $3,000,000. The Authority reserves the right to require additional limits of liability.

Section 4: Insurance Requirements for Property Management Companies

Mortgagors shall be responsible for submission of evidence of insurance acceptable to the Authority for all management companies providing property management services to the development. Evidence of insurance shall be provided prior to the first to occur of (i) the commencement of rendering of such property management services or (ii) the initial closing. Unless otherwise directed by the Authority, certificates of insurance shall be acceptable evidence of insurance for management companies.

The following insurance coverages shall be maintained by management companies:

A. Crime Insurance:

Management companies shall maintain a blanket employee dishonesty bond. The fidelity bond shall be written on a discovery form, shall be maintained continuously in force, and shall cover the management company and all of its directors, officers, and employees. The required limit of liability for such bond shall be the lesser amount of (i) six (6) months' gross potential total rents for the development (at full occupancy), or (ii) $500,000.

The Authority requires all fidelity bonds to have a Loss Payable endorsement in favor of the mortgagor and the Authority naming them as loss payee on all losses.

B. General Liability, Automobile Liability, Workers' Compensation and Employers' Liability:

Management companies shall maintain the same General Liability, Automobile Liability, Workers' Compensation and Employers' Liability insurance coverages in the same amounts as specified for mortgagors in Section 2 hereinabove.

C. Umbrella or Excess Liability:

Management companies shall maintain the same Umbrella or Excess insurance coverages as specified for mortgagors in Section 2 hereinabove except that the required limit of liability is $1,000,000. The Authority reserves the right, at its sole discretion, to require additional limits of liability.

Section 5: Insurance Requirements for Other Professionals

A. Professional Liability:

Design and/or supervisory architects, engineers, surveyors, and their professional consultants (individually or collectively, "other professionals") shall each maintain professional liability insurance (errors and omissions liability insurance) in form, amount, and term satisfactory to the Authority.

All design and/or supervisory architects shall furnish evidence of professional liability insurance satisfactory to the Authority prior to the date of submission of any preliminary drawings and/or

specifications to the Authority. Evidence of professional liability insurance satisfactory to the Authority for licensed landscape architects and civil, structural, mechanical and electrical or other engineers, Americans with Disabilities Act ("ADA") consultants, and/or other similar professionals shall be submitted to the design and/or supervisory architect prior to the commencement of their work. Unless otherwise directed by the Authority, certificates of insurance shall be acceptable evidence of insurance.

Insurance coverage shall be maintained in full force and effect as of the date of submission, and insurance coverage shall be kept in effect for a period of five (5) years after substantial completion of work on the project. Insurance coverage may be written on a claims made form. If so written, any retroactive date or prior acts date on the claims made form shall be set to a date equal or prior to the commencement of any work on the project, and shall not be changed on any subsequent renewals.

The minimum amount of Professional Liability insurance coverage for other professionals shall be $1,000,000 for projects with construction costs up to $5,000,000 and $3,000,000 for projects with construction costs between $5,000,000 and $10,000,000. Professional liability insurance coverage for projects with construction costs exceeding $10,000,000 shall be a minimum of $5,000,000 or as otherwise determined on a case-by-case basis by the Authority, in its sole discretion.

B. General Liability, Automobile Liability, Workers' Compensation and Employers' Liability

Other professionals shall maintain the same General Liability, Automobile Liability, Workers' Compensation, and Employers' Liability insurance coverages in the same amounts as specified for mortgagors in Section 2.

C. Umbrella or Excess Liability:

Other professionals shall maintain the same Umbrella or Excess coverages as specified for mortgagors in Section 2 hereinabove except that the required limit of liability is $1,000,000.

Protection of Confidential Information

(a) The Subrecipient has a duty to and shall, at its own expense, protect from a Confidential Information Security Incident any and all Confidential Information that it comes to possess or control, wherever and however stored or maintained, in a commercially reasonable manner in accordance with the highest current industry standards and best practices – as they may be amended from time to time.

(b) The Subrecipient shall develop, implement and maintain a comprehensive Written Information Security Policy (WISP) for the protection of Confidential Information that meets or exceeds current industry standards as may be amended from time to time. The safeguards contained in the WISP shall meet or exceed the standards for the protection of Confidential Information, and information of a similar character, as set forth in all applicable federal and State law and in the written policies of the Connecticut Department of Administrative Services ("DAS") or DOH concerning the confidentiality of Confidential Information. Such data-security program shall include, but not be limited to, the following:

i. A security policy for employees related to the storage, access and transportation of data containing Confidential Information;
ii. Reasonable restrictions on access to records containing Confidential Information, including access to any locked storage where such records are kept and an auditable electronic system of logging and tracking the viewing, accessing, or both, of Confidential Information;
iii. A process for reviewing policies and security measures at least annually;
iv. Creating secure access controls to Confidential Information, including but not limited to passwords; and
v. Encrypting Confidential Information that is stored on laptops, portable devices, and storage media or being transmitted electronically.

(c) The Subrecipient shall notify the Grantee, DAS, DOH and the Connecticut Office of the Attorney General as soon as practical, but no later than the next business day, after they become aware of or suspect that any Confidential Information which the Municipality has come to possess or control has been subject to a Confidential Information Security Incident. If a Confidential Information Security Incident has occurred which, in the sole opinion of DOH after consultation with the Attorney General, constitutes a breach of security as defined in CGS § 36a-701b, or otherwise (collectively "Breach"), the Subrecipient shall, within three (3) business days after the notification, present a credit monitoring and protection plan to the Commissioner of Administrative Services, DOH and the Connecticut Office of the Attorney General, for review and approval. Such credit monitoring and protection plan shall be made available by the Subrecipient at its own cost and expense to all individuals and entities affected by the Confidential Information Security Incident. Such credit monitoring and protection plans shall include, but is not limited to reimbursement for the cost of placing and lifting one (1) security freeze per credit file pursuant to CGS § 36a-701a. Such credit monitoring and protection plans shall be approved by the State in accordance with this Section and shall cover a length of time commensurate with the circumstances of the Breach.

The Subrecipient's costs and expenses for the credit monitoring and protection plan shall not be recoverable from DAS, DOH or any State of Connecticut entity or any affected individuals and shall be outside of any liability cap or limitation contained in this Agreement.

(d) The Subrecipient shall incorporate the requirements of this Section in all subcontracts requiring each party to safeguard Confidential Information in the same manner as provided for in this Section.

Nothing in this Section shall supersede in any manner the Subrecipient's obligations pursuant to HIPAA, if applicable, or the provisions of this Agreement concerning the obligations of the Municipality to DOH or DAS.

The above section uses the terms "Confidential Information" and "Confidential Information Breach";

(a) "Confidential Information" shall mean any sensitive security information or personally identifiable information about an individual that may be used, alone or in conjunction with any other information, to identify a specific individual including, but not limited to, such individual's name, date of birth, mother's maiden name, motor vehicle operator's license number, telephone number, Social Security number, employee identification number, employer or taxpayer identification number, alien registration number, government passport number, health insurance identification number, demand deposit account number, savings account number, credit card number, debit card number or unique biometric data such as facial images, fingerprint, voice print, retina or iris image, or other unique physical representation. Without limiting the foregoing, Confidential Information shall also include any information that the State classifies as "personal," "confidential," "restricted," or "highly restricted," including, but not limited to medical or disability information. Confidential Information shall not include information that may be lawfully obtained from publicly available sources or from federal, state, or local government records that are lawfully made available to the general public

(b) "Confidential Information Security Incident" shall mean, generally, an instance where an unauthorized person or entity is suspected of having accessed Confidential Information in any manner, including but not limited to the following occurrences: (1) any Confidential Information that is not encrypted or protected is misplaced, lost, stolen or in any way compromised; (2) one or more third parties have had access to or taken control or possession of any Confidential Information that is not encrypted or protected without prior written authorization from the State; (3) the unauthorized acquisition or encrypted or protested Confidential Information together with the confidential process or key that is capable of compromising the integrity of the Confidential Information; (4) if such Confidential Information is maintained in a manner that allows for or causes a substantial risk of identity theft or fraud to an individual, the Subrecipient, Grantee, DOH, the Connecticut Department of Administrative Services ("DAS") or the State; or (5) the accessing or disclosure of Confidential Information by any person for unauthorized purposes, regardless of whether the Confidential Information is encrypted.

TOWN OF GRANBY

MEMORANDUM **DATE:** July 15, 2026

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Granby Town Manager

REGARDING: **Holcomb Farm Store Policy Approval**

The Town of Granby entered into a Holcomb Farm, Inc. Lease and Use Agreement dated October 26, 2022, which was recently updated to reflect the 2025 acquisition of the United Methodist Church property at 187 Simsbury Road which today is known as "the Farm Store".

In that agreement, section i. recites: "Lessee shall develop, in consultation with the Granby Agricultural Commission, polices consistent with Lessee's business practices that promote, and with respect to the sale of any product not produced by Lessee, prioritize, the sale of products, goods and services produced or provided by individuals and entities that operate in Granby.

Such policies, and any amendments thereto, shall be approved by Lessor, and implemented no later than May 31, 2026."

A copy of that policy is attached for your consideration. Accordingly, I respectfully request that the Board of Selectmen approve the following motion.

Proposed Motion:
I move that the Board of Selectmen approve the attached Farm Store Policy dated April 20, 2026.

I will be on hand at your meeting if anyone has any questions. Thank you.

Holcomb Farm, Inc.

Farm Store Policy, developed with Granby Agriculture Commission

Holcomb Farm, Inc. is committed to promoting other local farmers and producers who share a similar passion for chemical-free growing practices, responsible soil stewardship, and biodiversity. With respect to the sale of any product not produced by Holcomb Farm, Inc., Holcomb Farm, Inc. prioritizes products, goods, and services produced or provided using the aforementioned practices and principles and by individuals and entities that operate in Granby. Holcomb Farm, Inc. values transparency in growing practices and production methods and reserves the right to decline any product that does not adhere to our quality standards.

April 20, 2026

TOWN OF GRANBY

MEMORANDUM **DATE:** July 13, 2026

TO: The Granby Board of Selectmen

FROM: Betsy Mazzotta

REGARDING: **Review and Approval of Special Revenue Funds**

Attached for your review are descriptions for the Town's Special Revenue Funds. The purpose of the documentation is to provide a clear and consistent explanation of the purpose of each fund, its primary revenue sources, and how the funds may be used.

The objective of developing these descriptions is to establish a reference that clearly defines the intent and use of each Special Revenue Fund in order to support the General Fund. This will promote consistency and transparency in financial reporting, budgeting and communication and should serve as a resource for the boards, staff and the public.

The seven Special Revenue Funds included are the: Dog Fund, Fox Fund, Holcomb Farm Stewardship Fund, Local Capital Improvement Program (LoCIP), Parks & Recreation Event Fund, Sewer Utility Fund, and Solid Waste Fund.

Please review the attached documents and provide any comments or suggested revisions. Once finalized, staff is requesting board approval of the descriptions.

Proposed Motion
I move that the Board of Selectmen approve the documentation of the Special Revenue Funds as presented, including the purpose and use of each fund.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: Dog Fund (236)

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) dedicated to account for the revenue and expenses related to the Animal Control Officer.

Fund Purpose:
The purpose of the Dog Fund is to support the activities of the Animal Control Officer who is contracted with the Town to oversee animal population control and to operate the animal shelter. The ACO is part of the Police Department and works under the supervision of the Police Chief and also provides services to the towns of Barkhamsted and Hartland. Compensation and expenses associated with the function and maintenance of the animal shelter are processed through this fund.

Fund Management
The revenues and expenses associated with the Dog Fund are managed by the Director of Finance, the Town Clerk and the Chief of Police.

Fund Enabling Law/Legislation:
The Animal Control Officer follows regulations as required by the State Department of Agriculture as detailed in Chapter 435 of the Connecticut General Statutes. The statute grants the Chief of Police in each town or city the right to appoint a municipal animal control officer as deemed necessary to administer and enforce the laws relating to dogs and other domestic animals.

Fund Investment Policy:
The fund balance is not invested and does not earn interest.

Fund Goals and Objectives:
The goals and objectives of the Dog Fund are to support the activities of the Animal Control Officer.

Fund Sources of Revenue:
Funding sources include payments for service from the towns of Barkhamsted and Hartland; assessed fines; payments for licenses and an annual contribution from the General Fund.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Use of the Funds and Expenditures:

Funds from this account are used for dog supplies, kennel supplies for the animal shelter and other miscellaneous supplies and equipment needed by the Animal Control Officer. Compensation to the ACO is also paid from this fund.

The building maintenance and utilities for the animal shelter are part of the Department of Public Works annual budget.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: The Fox Fund

Fund Background:
In 1963, Robert A. Fox of Granby, Connecticut passed away and left the Town of Granby $50,000. Through prudent investing over the years, the value of this fund as of May 31, 2026 was $1.267 million.

Fund Purpose:
The principal and any investment earnings of the fund when spent, must be spent "for the care, benefit, and support of the poor and needy people of the Town of Granby." As specified by Mr. Fox in his trust document, the First Selectman of Granby shall provide approval of the disbursements to be consistent with the charge of the trust.

Fund Enabling Law/Legislation:
In 2025, the Attorney General's Office of the State of Connecticut opined that the use of this fund must be directly tied to the benefit of the poor of Granby.

Fund Investment Policy:
The Town of Granby invests the original proceeds and all subsequent investment earnings from the fund in Raymond James Investments, an arm of Liberty Bank, the Town of Granby's primary commercial banker.

The Town Manager and Finance Director have authorized an investment policy statement that Raymond James dutifully executes. That investment policy statement is then reviewed against the investment returns of the fund on a quarterly basis with any fund manager changes due to performance, made on a timely basis.

Fund Goals and Objectives:
Recognizing that Mr. Fox was vague when setting specific goals and objectives in his trust document, the Town promulgated these policies and procedures which follow prudent investment practices while disbursing funds that "benefit the poor of Granby".

The goal of this fund is to invest $1,000,000 in perpetuity so that the annual investment earnings of that balance can be disbursed annually according to the trust. No more than 7% of the investment balance of the fund can be used in any fiscal year.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY
SPECIAL REVENUE FUNDS

Fund Sources and Uses of Revenue:
The inflows to the fund are from investment earnings.

The outflows of the funds are for the direct benefit of the poor of Granby as detailed in the original trust document.

Beginning in 2026, $60,000 shall be reimbursed to the Town of Granby to offset 20% of the annual Elderly Tax Credit Program (Town Ordinance Chapter 156, Article I) which has an approximate cost of $331,000. Because the Elderly Tax Credit Program is income based, the lowest 20% of all participants captures an appropriate Granby demographic honoring the intent of the trust.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: The Holcomb Farm Stewardship Trust Fund

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) established in 2022 to address a number of challenges faced by the Town of Granby and the Friends of Holcomb Farm in their collective efforts to continue to preserve and use the land associated with Holcomb Farm. The challenges include: 1) limitations on the Friends ability to make improvements; 2) limitations on the ability of community partners to obtain grants and other funding; and 3) the risk of increased burden on taxpayers to maintain and improve the farm.

Granby Land Trust, Inc. made an initial grant of $500,000 to the Town through the Board of Selectmen to establish a Restricted Stewardship Fund for the purposes set forth in the Holcomb Farm Conservation Easement dated October 26, 2022.

Fund Purpose:
The purpose of the fund is to establish a long-term plan to maintain and strategically grow the activities at Holcomb Farm and continue to enhance its value to residents, while minimizing the impact on taxpayers. For example, the repatriation of the property located at 87 Simsbury Road, the former West Granby United Methodist Church) and the $1.2M renovation to a produce handling facility and farm store.

Fund Enabling Law/Legislation:
The co-trustees shall keep the fund invested in any one or more undivided trust funds deposited with and managed by the Town. The fund shall be managed in accordance with the Connecticut Uniform Prudent Management of Institutional Funds Act, C.G.S. Sections 45a-535 *et seq.* which may be amended from time to time.

Fund Investment Policy:
A portion of or all of the net income on any investments of the fund as well as principal in excess of four hundred thousand dollars ($400,000) may be used for the worthwhile and necessary support for the operation, maintenance and capital expenses of Holcomb Farm and other passive recreational activities conducted or authorized by the Town at Holcomb Farm. Any annual net income not expended shall be accumulated and added to the principal of the fund.

Further, in the event the principal balance of the fund is in excess of one million dollars ($1,000,000) at the end of any fiscal year, the Town may expend any excess of principal over the balance of $1,000,000 for passive recreational activities not associated with Holcomb Farm, provided that an equal distribution or expenditure shall have simultaneously been provided for the benefit of Holcomb Farm's operation and/or capital expenses.

Fund Goals and Objectives:
The goal of this fund is to invest the initial $500,000 grant from Granby Land Trust, Inc. in perpetuity so that the annual investment earnings of that balance can be used according to the trust. In 2025, the use agreement was amended to include the property located at 87 Simsbury Road.

Fund Sources:
Deposits to the fund include:

1. All funds received by the Town of Granby from Granby Land Trust, Inc. as described in the Conservation Easement dated October 26, 2022.
2. Investment income.
3. Additional funds received by the Town from any source, including but not limited to grants, loans, and gifts to the trust.
4. Any funds from any source designated by the Town of Granby to be added to the trust.

Use of the Funds:
Use of the funds are to support the operation, maintenance and capital expenses of Holcomb Farm according to the investment policy outlined in the trust agreement of June 8, 2023. Earnings from the account may also be used, in limited circumstances for other passive recreational activities in Granby.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: Local Capital Improvement Program (LoCIP) (246)

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) dedicated to account for the revenue and expenses related to the state-funded Local Capital Improvement Program (LoCIP).

Fund Purpose:
The purpose of the fund is to assist municipalities in financing, planning and constructing capital improvements. Eligible projects include road construction, bridge rehabilitation, public building improvements (other than schools), water and sewer line projects, parks, and landfill improvements. Funds cannot be used for routine maintenance. Municipalities are required to develop a five-year capital plan (CIP) and have projects approved by the state.

Fund Management
The administration of the revenues, expenses and reimbursements associated with the Local Capital Improvement Program are managed by the Director of Finance with project support from the Public Works Director.

Fund Enabling Law/Legislation:
The Local Capital Improvement Program (LoCIP) was established by the Connecticut General Assembly in 1999 and is authorized under Connecticut General Statutes Section 7-536. This legislation created a formula-based grant program administered by the Connecticut Office of Policy and Management to provide state funding directly to municipalities for capital improvement projects.

Fund Investment Policy:
Reimbursement funds from LoCIP are not invested by the Town.

Fund Goals and Objectives:
The goals and objectives of LoCIP are to support investments that maintain and enhance public infrastructure, facilities, and equipment essential to municipal operations and community well-being. The program helps towns address infrastructure and long-term asset needs without placing the full financial burden on the taxpayers.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Sources of Revenue:

LoCIP is funded through an annual appropriation authorized by the State of Connecticut and administered by the Connecticut Office of Policy and Management (OPM) with funds typically distributed annually by June 30th. Funding is allocated based on a statutory formula that considers factors such as population, equalized net grand list, and road mileage, ensuring predictable and equitable distribution of state resources to support long-term municipal capital planning. Funding from LoCIP is incorporated into the Town's Capital Improvement Plan to reduce the need for local bonding and to stabilize long-term debt levels.

Use of the Funds and Expenditures:

Municipalities must submit an annual LoCIP project plan to OPM outlining intended expenditures. Once approved, funds may be drawn down to reimburse eligible project costs. Towns are required to maintain documentation supporting expenditures and to report annually on the use of funds.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: Parks & Recreation Programs Event Fund (251)

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) dedicated to account for the revenue and expenses associated with Parks and Recreation programs and events.

Fund Purpose:
The Parks & Recreation Programs Event Fund is supported through program fees paid by participants in recreational activities and programs, as well as events and facility rentals. The fees are structured to cover the cost of the programs as well as support seasonal staff and program supplies. The department is self-funded to ensure those who directly benefit from the recreational opportunities help sustain and enhance the quality of the services for the community.

Fund Management
The revenues and expenses associated with the Parks & Recreation Program Event Fund are managed by the Director of Community Services.

Fund Enabling Law/Legislation:
None.

Fund Investment Policy:
The fund balance is not invested and does not earn interest.

Fund Goals and Objectives:
The goals and objectives of the Parks & Recreation Programs Event Fund are to support the recreational programming, as well as full time and seasonal staff and program supplies.

Fund Sources of Revenue:
The Parks & Recreation Programs Event Fund is funded through program fees paid by participants in recreational activities and programs, as well as events and facility rentals. Revenue types include fees from youth sports, clinics and activities; adult activities fees; Holcomb Farm weddings and events; trip fees, summer camp tuition and Salmon Brook Park fees and usage.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Use of the Funds and Expenditures:

Funds from this account are used to conduct a variety of programs, events and facility enhancements. Expenditures include Holcomb Farm building maintenance; special events; staff training; trip expenses; program costs and debt service on bonds.

Salaries for full time staff are also paid from this fund.

Costs associated with building maintenance and improvements, parks maintenance and improvements as well as utilities are part of the Department of Public Works budget.

Other

Call for a biannual review of the sources and uses of income to validate the solvency of the fund.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: Sewer Utility Fund (243)

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) dedicated to account for the revenue and expenses associated with the Sewer System.

Fund Purpose:
The purpose of the Sewer Utility Fund is to support the public sanitary sewer lines through routine maintenance of the pump stations, inspections of sewer lines and the treatment and transportation of sewage to the Simsbury Water Pollution Control Authority.

Fund Management
Sewer use fees, set by the Collector of Revenue, are established to cover the costs of operating, maintaining and improving the Town's wastewater and collection infrastructure. The sewer rates are approved annually by the Board of Selectmen acting as the Granby Water Pollution Control Authority. The Sewer Use Fund is managed by the Director of Finance.

Fund Enabling Law/Legislation:
The Granby Water Pollution Control Authority is established by Town Ordinance and exercises the powers and duties granted upon such authorities by the Connecticut General Statutes.

Fund Investment Policy:
Interest is charged to delinquent sewer use bills and any interest collected is recorded in the fund.

Fund Goals and Objectives:
The goals and objectives of the Sewer Utility Fund are to support the construction, maintenance and repair of the public sanitary sewer lines and pump stations serving the Town's central corridors.

Fund Sources of Revenue:
Revenue to the fund is derived from sewer fees charged to business and residential users of the public sewer system. No general tax revenue is used. Only those residents

and businesses who benefit from the sewer service contribute to its ongoing upkeep and necessary capital improvements.

Use of the Funds and Expenditures:

The Town pays an annual fee for the transportation and treatment of its sewage to the Town of Simsbury based on the total gallons processed.

A portion of staff salaries is allocated to the Sewer Utility Fund to reflect time spent supporting sewer-related functions.

Five percent (5%) of the Collector of Revenue's salary is charged to the fund for billing and collection services associated with sewer use funds.

In addition, ten percent (10%) of the Director of Public Works salary is allocated to the fund to account for supervision, planning and coordination of maintenance and capital projects.

Other expenses recorded in this fund include electricity, town use charges and pump repairs.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Fund Name: Solid Waste Fund (225)

Fund Background:
This is a Special Revenue Fund (Non-Major Governmental Fund) dedicated to account for the revenue and expenses of the Solid Waste and Recycling Program.

Fund Purpose:
The purpose of the Solid Waste Fund is to support drop site bulky waste recycling at the Town transfer station and the Household Hazardous Waste program. The purchase and sale of additional residential trash and recycle barrels, as well as bear-resistant barrels are also processed through this fund.

Fund Management
The revenues and expenses associated with the Solid Waste Fund are managed by the Department of Public Works. Starting in FY27, salaries for this activity are maintained in this fund. Prior to FY27, this activity was captured in the General Fund.

Fund Enabling Law/Legislation:
None.

Fund Investment Policy:
The Director of Finance invests available funds in accordance with the Town's investment policy and investment interest is recorded in the fund.

Fund Goals and Objectives:
The goals and objectives of the Solid Waste Fund are to support the operation of the Town's Solid Waste and Recycling Program with the goal of reducing the waste stream to increase efficiency and reduce cost.

Fund Sources of Revenue:
Funding sources include investment earnings, bulky waste/recycling, transfer station fees for drop-off services, and the sale of residential trash barrels. A recycling grant in the amount of $10,954.02 was deposited in this account in FY19.

TOWN OF GRANBY

POLICIES AND PROCEDURES OF THE TOWN OF GRANBY SPECIAL REVENUE FUNDS

Use of the Funds and Expenditures:

Funds from this account are used for transfer station activities, the purchase of residential trash barrels and to fund the Household Hazard Waste Program.

TOWN OF GRANBY

MEMORANDUM **DATE:** July 15, 2026

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Granby Town Manager

REGARDING: **Town Manager FY27 Salary Adjustment**

On page 24 of the FY27 Recommended Budget Book, the Town Manager's salary is presented as part of the budget book.

With the Board of Selectmen having completed the annual Town Manager evaluation on July 6, 2026, the attached motion, if approved, will complete the evaluation and compensation process for FY27 for the position of Town Manager.

PROPOSED MOTION

Move that the Board of Selectmen approve a 3%, or $4,500 compensation increase, for the Town Manager for FY27.

I will be on hand to answer any questions related to this agenda item. Thank you.

TOWN OF GRANBY

MEMORANDUM

DATE: July 14, 2026

TO: The Board of Selectmen

FROM: Mike Walsh, Town Manager

REGARDING: **Bonding – Timelines and Next Steps**

As you work to approve placing bond questions in front of voters, please accept the following "proceedings" and timelines as presented below. A series of approvals and referrals will be needed to advance the attached questions with the result being a voter referendum on the bond questions.

An approved bond question is a charter required step in order to begin work on each capital project, as well as the authorization to issue bonds. The timelines below provide an understanding of the steps required to advance this process:

Task #	Task Description	Task Date
1	The Board of Selectmen officially receive the "proceedings" on five bond questions, allowing the public the opportunity to read and comment	Monday, July 20, 2026
2	The Board of Selectmen make any final edits to the proceedings/five bond questions and approve the various resolutions; set a Town Meeting for December 1, 2026; and a Town Referendum date of December 8, 2026 with polling hours from 8 a.m. to 8 p.m. here at Town Hall	Monday, August 3, 2026
3	The Board of Finance approve of the various resolutions	Monday, August 27, 2026
4	The Town Clerk Issues Notice of Town Meeting and Town Referendum	November 16, 2026 (or at least 5 days prior)
5	An Open House for resident questions is held	TBD
6	The Town Meeting is held at 7 p.m. in the Town Hall Meeting Room	December 1, 2026
7	The Town Referendum vote is held from 8 a.m. to 8 p.m. in the Town Hall Meeting Room	December 8, 2026

The motions below are needed to advance the questions and the process:

1. Approve Bond Resolution for the Library Renovation Project
2. Approve Bond Resolution for the Middle School Repairs and Design/Scoping Work
3. Approve the combined Bond Resolution for the Stadium Field, Track, Field Two, and Baseball/Softball fields at the High School Complex
4. Approve Bond Resolution for Pickleball Courts and Bathroom at Salmon Brook Park
5. Approve Bond Resolution for the Sewer Pumps Maintenance Project
6. Refer the resolutions on the aforementioned projects to the Board of Finance.
7. Direct the Town Clerk to issue a Notice of Town Meeting on Tuesday, December 1, 2026 and Referendum Vote on the Bond Questions on Tuesday, December 8, 2026.

If you have any questions or comments on any of the information attached, please feel free to let me know. I will be on hand at your meeting to answer any questions. Thanks.

WARNING
NOTICE OF SPECIAL TOWN MEETING AND REFERENDUM VOTE
GRANBY, CONNECTICUT

All electors and persons qualified to vote in town meetings of the Town of Granby, Connecticut (the "Town"), are hereby notified that the Board of Selectmen of the Town are convening a Special Town Meeting to be held at the Senior Center Community Room, 15 North Grany Road, Granby, CT 06035. The Special Town Meeting will be held at 7:00 p.m. on December 1, 2026 for the following purposes:

Item 1. To consider and discuss, but not vote upon an appropriation not to exceed $1,500,000 for costs associated with the planning, design, construction, renovation, maintenance, repair, and upgrade of three sewer pumps located in the Town of Granby, (the "Town") 1) adjacent to 52 N. Granby Road, 2) at 166 Salmon Brook Street, and 3) in Salmon Brook Park including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Sewer Pumps Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $1,500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the Town's sewer users through the Special Revenue Sewer Utility Fund, and the Town Manager be authorized to issue and sell temporary notes of the Town in an amount not to exceed $1,500,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes.

The full text of the authorizing resolution for the Sewer Pumps Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Rd., Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

> Shall the Town of Granby (the "Town") appropriate not to exceed $1,500,000 for costs associated with the planning, design, construction, renovation, maintenance, repair, and upgrade of three sewer pumps located in the Town 1) adjacent to 52 N. Granby Road, 2) at 166 Salmon Brook Street, and 3) in Salmon Brook Park including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and

temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $1,500,000 to finance such appropriation with all debt service on the bonds to be paid by the Town's sewer users through the Special Revenue Sewer Utility Fund?

The vote will be conducted at Granby Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035, during the hours between 8:00 a.m. and 8:00 p.m. on December 8, 2026.

Item 2. To consider and discuss, but not vote upon an appropriation not to exceed $500,000 for costs associated with the planning, design, and construction of up to four pickleball courts and a year round bathroom at the Salmon Brook Park Facility located at 215 Salmon Brook Street in the Town of Granby (the "Town") including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Salmon Brook Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the Parks and Recreation Special Revenue Fund, and the Town Manager be authorized to issue and sell temporary notes of the Town in an amount not to exceed $500,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes.

The full text of the authorizing resolution for the Salmon Brook Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Rd., Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

Shall the Town of Granby (the "Town") appropriate not to exceed $500,000 for costs associated with the planning, design, and construction of up to four pickleball courts and a year round bathroom at the Salmon Brook Park Facility located at 215 Salmon Brook Street in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and

> authorize the issuance of bonds and notes in the amount not to exceed $500,000 to finance such appropriation with all debt service on the bonds to be paid by the Parks and Recreation Special Revenue Fund?

The vote will be conducted at Granby Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035, during the hours between 8:00 a.m. and 8:00 p.m. on December 8, 2026.

Item 3. To consider and discuss, but not vote upon an appropriation not to exceed $10,450,000 for costs associated with the planning, design, construction and reconstruction of the Stadium Field, Track, Field Two and Baseball/Softball Fields at the High School Complex in the Town of Granby (the "Town") including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "High School Track and Field Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $10,450,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, and the Town Manager be authorized to issue and sell temporary notes of the Town in an amount not to exceed $10,450,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes.

The full text of the authorizing resolution for the High School Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Rd., Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

> Shall the Town of Granby (the "Town") appropriate not to exceed $10,450,000 for costs associated with the planning, design, construction and reconstruction of the Stadium Field, Track, Field Two, and Baseball/Softball Fields at the High School Complex in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $10,450,000 to finance such appropriation?

The vote will be conducted at Granby Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035, during the hours between 8:00 a.m. and 8:00 p.m. on December 8, 2026.

Item 4. To consider and discuss, but not vote upon an appropriation not to exceed $3,000,000 for costs associated with the planning, design, construction and reconstruction of the HVAC, air handlers, sprinklers, and other needed building code work at the Granby Memorial Middle School in the Town of Granby (the "Town"), including further building assessment and scoping work including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Middle School HVAC Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $3,000,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, and the Town Manager be authorized to issue and sell temporary notes of the Town in an amount not to exceed $3,000,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes.

The full text of the authorizing resolution for the Middle School HVAC Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Rd., Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

> Shall the Town of Granby (the "Town") appropriate not to exceed $3,000,000 for the planning, design, construction and reconstruction of the HVAC, air handlers, sprinklers, and other needed building code work at the Granby Memorial Middle School in the Town, including further building assessment and scoping work including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $3,000,000 to finance such appropriation?

The vote will be conducted at Granby Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035, during the hours between 8:00 a.m. and 8:00 p.m. on December 8, 2026.

Item 5. To consider and discuss, but not vote upon an appropriation not to exceed $12,000,000 for costs associated with the planning, design, construction and reconstruction of the Granby Public Library located at 15 N. Granby Road in the Town of Granby (the "Town") including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Library Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in an amount not to exceed $6,000,000 to finance a portion of the appropriation, with the remainder of the appropriation to be funded by private contributions and grant proceeds, and the Town Manager be authorized to issue and sell temporary notes of the Town in an amount not to exceed $6,000,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes.

The full text of the authorizing resolution for the Library Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Rd., Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

> Shall the Town of Granby (the "Town") appropriate not to exceed $12,000,000 for costs associated with the planning, design, construction and reconstruction of the Granby Public Library located at 15 N. Granby Road in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in an amount not to exceed $6,000,000 to finance a portion of such appropriation, with the remainder of the appropriation to be funded by private contributions and grant proceeds?

The vote will be conducted at Granby Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035, during the hours between 8:00 a.m. and 8:00 p.m. on December 8, 2026.

_____

Mark H. Fiorentino
First Selectman

_____

Margaret Q. Chapple
Selectman

_____

Frederick A. Moffa, O.D.
Selectman

_____

Mark C. Neumann
Selectman

_____

Kimberly Becker
Selectman

TOWN OF GRANBY
BOARD OF SELECTMEN
BOND RESOLUTIONS

Re: Appropriation and Bond Authorization Not to Exceed $10,450,000 for Stadium Field, Track, Field Two and Baseball/Softball Fields at the High School Complex Project

RESOLVED, (i) that the sum not to exceed $10,450,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the Stadium Field, Track, Field Two, and Baseball/Softball Fields at the High School Complex in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $10,450,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor; and

(ii) that the Town Manager be authorized to issue and sell temporary notes of the Town not to exceed $10,450,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purpose; and

(iii) that the Town Manager and the Treasurer shall sign the bonds or notes by either manual or facsimile signatures; and

(iv) that the Town Manager is authorized to determine the priority of and exact amounts to be spent on each public improvement project described above, designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance and to all persons qualified to vote in town meetings of the Town that it approve the appropriation and bond authorization of not to exceed $10,450,000 for the Project.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital projects for which general functional descriptions are provided above. The Town reasonably expects to reimburse itself for the costs of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $10,450,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that should the Board of Finance approve the appropriation recommended above for the Project, a Special Town Meeting is hereby called to be held on December 1, 2026 at 7:00, p.m. at the Senior Center Community Room, 15 North Granby Road, Granby, CT 06035 (the "Town Meeting"), to consider the resolution recommended and approved by the Board of Selectmen at its meeting held on _____, 2026, and the Board of Finance at its meeting to be held following the Board of Selectmen meeting to appropriate not to exceed $10,450,000 and authorize bonds and notes to fund such appropriation for the Project.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, and the Charter of the Town hereby removes the item described above on the call of the Town Meeting to be held on December 1, 2026 for submission to the voters for vote by voting machine on December 8, 2026 by the voters entitled to vote at the Town Meeting during the hours from 8:00 a.m. to 8:00 p.m. such referendum to be held at the Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035 under the following heading:

> Shall the Town of Granby (the "Town") appropriate not to exceed $10,450,000 for costs associated with the planning, design, construction and reconstruction of the Stadium Field, Track, Field Two, and Baseball/Softball Fields at the High School Complex in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $10,450,000 to finance such appropriation?

The moderator of the Town Meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the Town Meeting and order such vote by voting machine in accordance with this resolution, Section 7-7 of the Connecticut General Statutes and the Charter.

BE IT FURTHER RESOLVED, that the Board of Selectmen authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory text and other printed materials concerning the question to be submitted to the voters at

referendum on December 8, 2026 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

TOWN OF GRANBY
BOARD OF SELECTMEN
BOND RESOLUTIONS

Re: Appropriation and Bond Authorization Not to Exceed $3,000,000 for the Granby Memorial Middle School Repairs and Design/Scoping Work Project

RESOLVED, (i) that the sum not to exceed $3,000,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the HVAC, air handlers, sprinklers, and other needed building code work at the Granby Memorial Middle School in the Town of Granby (the "Town"), including further building assessment and scoping work including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $3,000,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor; and

(ii) that the Town Manager be authorized to issue and sell temporary notes of the Town not to exceed $3,000,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purpose; and

(iii) that the Town Manager and the Treasurer shall sign the bonds or notes by either manual or facsimile signatures; and

(iv) that the Town Manager is authorized to determine the priority of and exact amounts to be spent on each public improvement project described above, designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance and to all persons qualified to vote in town meetings of the Town that it approve the appropriation and bond authorization not to exceed $3,000,000 for the Project.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital projects for which general functional descriptions are provided above. The Town reasonably expects to reimburse itself for the costs of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $3,000,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that should the Board of Finance approve the appropriation recommended above for the Project, a Special Town Meeting is hereby called to be held on December 1, 2026 at 7:00, p.m. at the Senior Center Community Room, 15 North Granby Road, Granby, CT 06035 (the "Town Meeting"), to consider the resolution recommended and approved by the Board of Selectmen at its meeting held on _____, 2026, and the Board of Finance at its meeting to be held following the Board of Selectmen meeting to appropriate not to exceed $3,000,000 and authorize bonds and notes to fund such appropriation for the Project.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, and the Charter of the Town hereby removes the item described above on the call of the Town Meeting to be held on December 1, 2026 for submission to the voters for vote by voting machine on December 8, 2026 by the voters entitled to vote at the Town Meeting during the hours from 8:00 a.m. to 8:00 p.m. such referendum to be held at the Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035 under the following heading:

> Shall the Town of Granby (the "Town") appropriate not to exceed $3,000,000 for the planning, design, construction and reconstruction of the HVAC, air handlers, sprinklers, and other needed building code work at the Granby Memorial Middle School in the Town, including further building assessment and scoping work including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $3,000,000 to finance such appropriation?

The moderator of the Town Meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the Town Meeting and order such vote by voting machine in accordance with this resolution, Section 7-7 of the Connecticut General Statutes and the Charter.

BE IT FURTHER RESOLVED, that the Board of Selectmen authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory text and other printed materials concerning the question to be submitted to the voters at

referendum on December 8, 2026 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

TOWN OF GRANBY
BOARD OF SELECTMEN
BOND RESOLUTIONS

Re: Appropriation in the Amount Not to Exceed $12,000,000 for the Granby Public Library Renovation and Expansion Project and Bond Authorization in an Amount Not to Exceed $6,000,000 to Fund a Portion of the Appropriation with the Balance of the Appropriation to be Funded by Private Contributions and Grants

RESOLVED, (i) that the sum not to exceed $12,000,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the Granby Public Library located at 15 N. Granby Road in the Town of Granby (the "Town") including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in an amount not to exceed $6,000,000 to finance a portion of the appropriation, with the remainder of the appropriation to be funded by private contributions and grant proceeds; and

(ii) that the Town Manager be authorized to issue and sell temporary notes of the Town not to exceed $6,000,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purpose; and

(iii) that the Town Manager and the Treasurer shall sign the bonds or notes by either manual or facsimile signatures; and

(iv) that the Town Manager is authorized to determine the priority of and exact amounts to be spent on each public improvement project described above, designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance and to all persons qualified to vote in town meetings of the Town that it approve the appropriation in the amount not to exceed $12,000,000 for the Project and a bond

authorization in an amount not to exceed $6,000,000 to fund a portion of the Project with the remainder of the appropriation to be funded by private contributions and grant proceeds.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital projects for which general functional descriptions are provided above. The Town reasonably expects to reimburse itself for the costs of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $6,000,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that should the Board of Finance approve the appropriation recommended above for the Project, a Special Town Meeting is hereby called to be held on December 1, 2026 at 7:00, p.m. at the Senior Center Community Room, 15 North Granby Road, Granby, CT 06035 (the "Town Meeting"), to consider the resolution recommended and approved by the Board of Selectmen at its meeting held on _____, 2026, and the Board of Finance at its meeting to be held following the Board of Selectmen meeting to appropriate not to exceed $12,000,000 and authorize bonds and notes in an amount not to exceed $6,000,000 to fund such appropriation for the Project.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, and the Charter of the Town hereby removes the item described above on the call of the Town Meeting to be held on December 1, 2026 for submission to the voters for vote by voting machine on December 8, 2026 by the voters entitled to vote at the Town Meeting during the hours from 8:00 a.m. to 8:00 p.m. such referendum to be held at the Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035 under the following heading:

> Shall the Town of Granby (the "Town") appropriate not to exceed $12,000,000 for costs associated with the planning, design, construction and reconstruction of the Granby Public Library located at 15 N. Granby Road in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in an amount not to exceed $6,000,000 to finance a portion of such appropriation, with the remainder of the appropriation to be funded by private contributions and grant proceeds?

The moderator of the Town Meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the Town Meeting and order such vote by voting machine in accordance with this resolution, Section 7-7 of the Connecticut General Statutes and the Charter.

BE IT FURTHER RESOLVED, that the Board of Selectmen authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory text and other printed materials concerning the question to be submitted to the voters at referendum on December 8, 2026 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

TOWN OF GRANBY
BOARD OF SELECTMEN
BOND RESOLUTIONS

Re: Appropriation and Bond Authorization Not to Exceed $500,000 for Salmon Brook Park Pickleball Courts and Year-Round Bathroom Project

RESOLVED, (i) that the sum not to exceed $500,000 be appropriated for costs associated with the planning, design, and construction of up to four pickleball courts and a year round bathroom at the Salmon Brook Park Facility located at 215 Salmon Brook Street in the Town of Granby (the "Town") including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the Parks and Recreation Special Revenue Fund; and

(ii) that the Town Manager be authorized to issue and sell temporary notes of the Town not to exceed $500,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purpose; and

(iii) that the Town Manager and the Treasurer shall sign the bonds or notes by either manual or facsimile signatures; and

(iv) that the Town Manager is authorized to determine the priority of and exact amounts to be spent on each public improvement project described above, designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance and to all persons qualified to vote in town meetings of the Town that it approve the appropriation and bond authorization not to exceed $500,000 for the Project.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital projects for which general functional descriptions are provided above. The Town reasonably expects to reimburse itself for the costs of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $500,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that should the Board of Finance approve the appropriation recommended above for the Project, a Special Town Meeting is hereby called to be held on December 1, 2026 at 7:00, p.m. at the Senior Center Community Room, 15 North Granby Road, Granby, CT 06035 (the "Town Meeting"), to consider the resolution recommended and approved by the Board of Selectmen at its meeting held on _____, 2026, and the Board of Finance at its meeting to be held following the Board of Selectmen meeting to appropriate not to exceed $500,000 and authorize bonds and notes to fund such appropriation for the Project.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, and the Charter of the Town hereby removes the item described above on the call of the Town Meeting to be held on December 1, 2026 for submission to the voters for vote by voting machine on December 8, 2026 by the voters entitled to vote at the Town Meeting during the hours from 8:00 a.m. to 8:00 p.m. such referendum to be held at the Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035 under the following heading:

> Shall the Town of Granby (the "Town") appropriate not to exceed $500,000 for costs associated with the planning, design, and construction of up to four pickleball courts and a year round bathroom at the Salmon Brook Park Facility located at 215 Salmon Brook Street in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $500,000 to finance such appropriation with all debt service on the bonds to be paid by the Parks and Recreation Special Revenue Fund?

The moderator of the Town Meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the Town Meeting and order such vote by voting machine in accordance with this resolution, Section 7-7 of the Connecticut General Statutes and the Charter.

BE IT FURTHER RESOLVED, that the Board of Selectmen authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory text and other printed materials concerning the question to be submitted to the voters at

referendum on December 8, 2026 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

TOWN OF GRANBY
BOARD OF SELECTMEN
BOND RESOLUTIONS

Re: Appropriation and Bond Authorization Not to Exceed $1,500,000 for Sewer Pumps Maintenance Project

RESOLVED, (i) that the sum not to exceed $1,500,000 be appropriated for costs associated with the planning, design, construction, renovation, maintenance, repair, and upgrade of three sewer pumps located in the Town of Granby, (the "Town") 1) adjacent to 52 N. Granby Road, 2) at 166 Salmon Brook Street, and 3) in Salmon Brook Park including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town (the "Charter") or any other provision of law thereto enabling in the amount not to exceed $1,500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the Town's sewer users through the Special Revenue Sewer Utility Fund; and

(ii) that the Town Manager be authorized to issue and sell temporary notes of the Town not to exceed $1,500,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purpose; and

(iii) that the Town Manager and the Treasurer shall sign the bonds or notes by either manual or facsimile signatures; and

(iv) that the Town Manager is authorized to determine the priority of and exact amounts to be spent on each public improvement project described above, designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance and to all persons qualified to vote in town meetings of the Town that it approve the appropriation and bond authorization not to exceed $1,500,000 for the Project.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital projects for which general functional descriptions are provided above. The Town reasonably expects to reimburse itself for the costs of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $1,500,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that should the Board of Finance approve the appropriation recommended above for the Project, a Special Town Meeting is hereby called to be held on December 1, 2026 at 7:00, p.m. at the Senior Center Community Room, 15 North Granby Road, Granby, CT 06035 (the "Town Meeting"), to consider the resolution recommended and approved by the Board of Selectmen at its meeting held on _____, 2026, and the Board of Finance at its meeting to be held following the Board of Selectmen meeting to appropriate not to exceed $1,500,000 and authorize bonds and notes to fund such appropriation for the Project.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, and the Charter of the Town hereby removes the item described above on the call of the Town Meeting to be held on December 1, 2026 for submission to the voters for vote by voting machine on December 8, 2026 by the voters entitled to vote at the Town Meeting during the hours from 8:00 a.m. to 8:00 p.m. such referendum to be held at the Town Hall Meeting Room, 15 North Granby Road, Granby, CT 06035 under the following heading:

> Shall the Town of Granby (the "Town") appropriate not to exceed $1,500,000 for costs associated with the planning, design, construction, renovation, maintenance, repair, and upgrade of three sewer pumps located in the Town 1) adjacent to 52 N. Granby Road, 2) at 166 Salmon Brook Street, and 3) in Salmon Brook Park including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and authorize the issuance of bonds and notes in the amount not to exceed $1,500,000 to finance such appropriation with all debt service on the bonds to be paid by the Town's sewer users through the Special Revenue Sewer Utility Fund?

The moderator of the Town Meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the Town Meeting and order such vote by voting machine in accordance with this resolution, Section 7-7 of the Connecticut General Statutes and the Charter.

BE IT FURTHER RESOLVED, that the Board of Selectmen authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory

text and other printed materials concerning the question to be submitted to the voters at referendum on December 8, 2026 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

TOWN OF GRANBY
BOARD OF FINANCE
RESOLUTION

Re: Appropriation and Bond Authorization Not to Exceed $10,450,000 for the Stadium Field, Track, Field Two and Baseball/Softball Fields at the High School Complex Project

WHEREAS, on _____, 2026, the Board of Selectmen adopted a resolution to recommend to the Board of Finance that it appropriate not to exceed $10,450,000 and finance such appropriation with the issuance of bonds for the Stadium Field, Track, Field Two and Baseball/Softball Fields at the High School Complex project; and

WHEREAS, the Board of Finance wishes to approve such recommendation.

NOW THEREFOR, BE IT RESOLVED, that the Board of Finance of the Town of Granby (the "Town") on recommendation from the Board of Selectmen, approves and recommends to all persons qualified to vote at town meetings of the Town that the sum not to exceed $10,450,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the Stadium Field, Track, Field Two, and Baseball/Softball fields at the High School Complex in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town or any other provision of law thereto enabling in the amount not to exceed $10,450,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor.

TOWN OF GRANBY
BOARD OF FINANCE
RESOLUTION

Re: Appropriation and Bond Authorization Not to Exceed $3,000,000 for the Granby Memorial Middle School Repairs and Design/Scoping Work Project

WHEREAS, on _____, 2026, the Board of Selectmen adopted a resolution to recommend to the Board of Finance that it appropriate not to exceed $3,000,000 and finance such appropriation with the issuance of bonds for the Granby Memorial Middle School Repairs and Design/Scoping Work Project; and

WHEREAS, the Board of Finance wishes to approve such recommendation.

NOW THEREFOR, BE IT RESOLVED, that the Board of Finance of the Town of Granby (the "Town") on recommendation from the Board of Selectmen, approves and recommends to all persons qualified to vote at town meetings of the Town that the sum not to exceed $3,000,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the HVAC, air handlers, sprinklers, and other needed building code work at the Granby Memorial Middle School in the Town, including further building assessment and scoping work including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town or any other provision of law thereto enabling in the amount not to exceed $3,000,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor.

TOWN OF GRANBY
BOARD OF FINANCE
RESOLUTION

Re: Appropriation in the Amount Not to Exceed $12,000,000 for the Granby Public Library Renovation and Expansion Project and Bond Authorization in an Amount Not to Exceed $6,000,000 to Fund a Portion of the Appropriation with the Balance of the Appropriation to be Funded by Private Contributions and Grants

WHEREAS, on _____, 2026, the Board of Selectmen adopted a resolution to recommend to the Board of Finance that it appropriate the amount not to exceed $12,000,000 for the Granby Public Library Renovation and Expansion Project and approve a bond authorization in an amount not to exceed $6,000,000 to fund a portion of the appropriation with the remainder of the appropriation to be funded by private contributions and grant proceeds; and

WHEREAS, the Board of Finance wishes to approve such recommendation.

NOW THEREFOR, BE IT RESOLVED, that the Board of Finance of the Town of Granby (the "Town") on recommendation from the Board of Selectmen, approves and recommends to all persons qualified to vote at town meetings of the Town that the sum not to exceed $12,000,000 be appropriated for costs associated with the planning, design, construction and reconstruction of the Granby Public Library located at 15 N. Granby Road in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town or any other provision of law thereto enabling in the amount not to exceed $6,000,000 to finance a portion of the appropriation, with the remainder of the appropriation to be funded by private contributions and grant proceeds.

TOWN OF GRANBY
BOARD OF FINANCE
RESOLUTION

Re: Appropriation and Bond Authorization Not to Exceed $500,000 for Salmon Brook Park Pickleball Courts and Year-Round Bathroom Project

WHEREAS, on _____, 2026, the Board of Selectmen adopted a resolution to recommend to the Board of Finance that it appropriate not to exceed $500,000 and finance such appropriation with the issuance of bonds for the Salmon Brook Park pickleball courts and year-round bathroom project; and

WHEREAS, the Board of Finance wishes to approve such recommendation.

NOW THEREFOR, BE IT RESOLVED, that the Board of Finance of the Town of Granby (the "Town") on recommendation from the Board of Selectmen, approves and recommends to all persons qualified to vote at town meetings of the Town that the sum not to exceed $500,000 be appropriated for costs associated with the planning, design, and construction of up to four pickleball courts and a year round bathroom at the Salmon Brook Park Facility located at 215 Salmon Brook Street in the Town including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town or any other provision of law thereto enabling in the amount not to exceed $500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the Parks and Recreation Special Revenue Fund.

TOWN OF GRANBY
BOARD OF FINANCE
RESOLUTION

Re: Appropriation and Bond Authorization Not to Exceed $1,500,000 for Sewer Pumps Maintenance Project

WHEREAS, on _____, 2026, the Board of Selectmen adopted a resolution to recommend to the Board of Finance that it appropriate not to exceed $1,500,000 and finance such appropriation with the issuance of bonds for the sewer pumps maintenance project; and

WHEREAS, the Board of Finance wishes to approve such recommendation.

NOW THEREFOR, BE IT RESOLVED, that the Board of Finance of the Town of Granby (the "Town") on recommendation from the Board of Selectmen, approves and recommends to all persons qualified to vote at town meetings of the Town that the sum not to exceed $1,500,000 be appropriated for costs associated with the planning, design, construction, renovation, maintenance, repair, and upgrade of three sewer pumps located in the Town 1) adjacent to 52 N. Granby Road, 2) at 166 Salmon Brook Street, and 3) in Salmon Brook Park including architectural, engineering, testing, inspection, surveys, alterations, repairs and improvements in connection therewith and temporary and permanent financing costs related thereto, including capitalized interest costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter of the Town or any other provision of law thereto enabling in the amount not to exceed $1,500,000, or so much thereof as may be necessary after deducting grants or other sources of funds available therefor, with all debt service on the bonds to be paid by the sewer users through the Special Revenue Sewer Utility Fund.

TOWN OF GRANBY

MEMORANDUM **DATE**: July 15, 2026

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager

REGARDING: **Town Manager's Project Update Report**

Provided below please find an update of ongoing Town of Granby projects as well as commentary on noteworthy items you may find of interest.

Town Manager's Commentary on Projects/Noteworthy Items

- Attended the monthly CRCOG Policy Board
- The first monthly Public Building and Capital Project Committee (PBCPC) was held
- The first Intra-Board Advisory Committee (IBAC) was held and the eight responses to the RFP for shared services were reviewed with three firms invited to the August meeting where interviews will be completed
- Re-Issued 2026 Bond Timelines/Proceedings memo to the BOS
- DB Pension Contract negotiation items are being compiled
- The inaugural "Granby Volunteer Appreciation Gathering" was held at La Figata with nearly 90 attendees participating
- Town staff supported as necessary the Granby America 250 Celebration
- The weekly Radio Communication Project meeting was held with steady progress made and a completion in the later part of 2026 is still expected
- Handling a number of nuisance related resident complaints
- Resent an edited Term Sheet on Kearns School back to the developer
- Respond to Broadleaf solar questions as they prepare the Siting Council filing
- Met with the State of Connecticut on the close out of various 2019 bridge projects
- Continued to work the GAA, LAFD, and GCTV operating agreement edits
- Completing STEAP Grant II and Radio Project Grant reporting to the State by July 31

If you have any questions on the aforementioned, I will be on hand at your next meeting to answer any questions. Thank you.