

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut
or
****Dial in by phone**
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Phone conference ID: 654 447 788#

AGENDA

Regular Meeting of Thursday, June 26, 2025 at 12:30 p.m.

1. Call to order
 - 1.1 Safety Moment
2. Public Comment: The time limit granted to each speaker shall be three (3) minutes. Residents and customers may address the Board.
3. Meet as Strategic Planning Committee: S. Sack
 - 3.1 Approve Minutes – February 27, 2025 meeting
 - 3.2 FY 2026 Work Plan
4. Consent Agenda
 - 4.1 Approve Minutes – May 22, 2025 meeting
 - 4.2 Capital Budget Authorization - July 2025
 - 4.3 Key Performance Indicators – FY 2025 Q4 & Year-End
 - 4.4 FY 2026 Strategic Plan & Global Metrics
 - 4.5 FY 2020-2025 Strategic Plan Results Report
 - 4.6 Accounts Receivable Update – May 2025
 - 4.7 FY 2026 RPB Weighted Vote Calculation
 - 4.8 RPB Dashboard Report
5. Finance: R. Kowalski
 - 5.1 Fiscal Year-end Financial Report
 - 5.2 Allocation of Year-end Revenue Balance
 - 5.3 Proposed revisions to FY 2026 Capital Budget Projects and Release of Project Reserves
 - 5.4 Consider and act on modification to Lead Service Line Resolution to authorize for Interim Funding Obligation and Project Loan Obligation
6. RPB Committee meeting assignments and reports on RPB Committee meetings
7. Business Updates: S. Lakshminarayanan
 - 7.1 Monthly Business Highlights
8. Meet as Commercial Business Committee: K. Curseaden
 - 8.1 Approve Minutes – March 27, 2025 meeting
 - 8.2 Review and adopt existing Committee Charter
 - 8.3 *Blue Drop Update: S. Lakshminarayanan and R. Kowalski - Upon 2/3 vote, convene in executive session pursuant to C.G.S. Section 1-200(6)(E), to discuss matters covered by Section 1-210(b)(5)(A)(B), pertaining to trade secrets *and commercial and financial information*.
9. Act on matters arising from Committee meetings
10. Land Disposition Application – 233 Skiff Street, Hamden, Connecticut: V. Benni and J. Triana

**RPB Member (C. Havrda) will be excused at item 8.3*

****** Members of the public may attend the meeting in person or by conference call. To view meeting documents please visit <https://tinyurl.com/4b4mukzy>. For questions, contact the board office at 203-401-2515 or by email at jslubowski@rwater.com.

Weekly Safety Topic

June 2, 2025

Title: Wildlife Safety



Regional Water Authority

Whether working in construction, forestry, utilities, or any outdoor environment, encountering wildlife can pose serious safety risks. From snakes and insects to larger animals like bears or coyotes, it's important to know how to stay safe. Wildlife can be unpredictable and dangerous. Bites, stings, or attacks can lead to serious injuries, allergic reactions, or even fatalities.

Activity/Process

1. Be Aware of Your Surroundings

- Scan the area before starting work.
- Look for signs of wildlife such as tracks, droppings, or nests.
- Avoid tall grass, brush, or piles of debris where animals may hide.

2. Wear Appropriate Gear

- Wear boots and long pants to protect against bites and stings.
- Use gloves when handling materials that may conceal animals.

3. Don't Feed or Approach Wildlife

- Feeding animals encourages them to return and become aggressive.
- Maintain a safe distance and never try to touch or capture wildlife.

4. Keep Work Areas Clean

- Secure food and trash in sealed containers.
- Clean up spills and dispose of waste properly to avoid attracting animals.

5. Know Emergency Procedures

- Report sightings of dangerous animals to your supervisor immediately.
- Know the location of first aid kits and how to respond to bites or stings.
- Have emergency contact numbers readily available.

Summary:

Preventing encounters protects both workers and animals. Respect wildlife and their habitats. Your safety depends on awareness, preparation, and responsible behavior.

**South Central Connecticut Regional Water Authority
Minutes of the May 22, 2025 Meeting**

The regular meeting of the South Central Connecticut Regional Water Authority (“RWA” or “Authority”) took place on Thursday, May 22, 2025, at 90 Sargent Drive, New Haven, Connecticut, and via remote access. Chair Borowy presided.

Present: Authority – Messrs. Borowy, Curseaden, Ricozzi, and Mss. LaMarr(R) and Sack
Management – Mss. Kowalski and Calo(R), and Messrs. Lakshminarayanan, Hill(R), and Singh
RPB – Mr. Jaser
Staff – Mrs. Slubowski

1. CALL TO ORDER

The Chair called the meeting to order at 12:39 p.m.

1.1 SAFETY MOMENT

He reviewed the Safety Moment distributed to members.

2. PUBLIC COMMENT

Chair Borowy offered the opportunity for members of the public to comment. There were no members of the public present.

3. MEET AS AUDIT-RISK COMMITTEE

At 12:40 p.m., on motion made by Mr. Curseaden and seconded by Mr. Ricozzi, the Authority voted to recess the regular meeting to meet as the Audit-Risk Committee.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Absent

At 12:46 p.m., the Authority reconvened.

4. MEET AS ENVIRONMENTAL, HEALTH & SAFETY COMMITTEE

At 12:46 p.m., on motion made by Mr. Borowy and seconded by Mr. Ricozzi, the Authority voted to recess the regular meeting to meet as the Environmental, Health & Safety Committee.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Absent

At 12:51 p.m., Ms. Sack entered the meeting.

At 1:06 p.m., the Authority reconvened.

5. ACT ON MATTERS ARISING FROM COMMITTEE MEETING

There were no matters arising from Committee meetings.

6. CONSIDER AND ACT ON AMENDMENTS TO THE 401K AND UNION PENSION PLAN

Ms. Kowalski, the RWA's Senior Vice President, Chief Financial Officer & Head of Corporate Development stated that the Second Amendment is for the pension plan for the pension eligible union employees, and the Eleventh Amendment to the 401K is for union employees that are on the 401K, but not pension eligible. The Twelfth amendment should discuss separately in executive session.

Mr. Ricoszi moved for approval of the following resolution:

WHEREAS, by written Plan instrument dated November 21, 2013, the Authority has amended and restated the Plan, effective, except where otherwise indicated therein, as of January 1, 2013; and

WHEREAS, Section 5.01(a) of the Plan sets forth, in tabular form, the monthly benefit payable to a Participant (as defined in the Plan) at his or her Normal Retirement Date (as defined in the Plan); and

WHEREAS, Section 5.01(a) of the Plan provides, in pertinent part, that the table set forth therein "shall be deemed to be amended or expanded, as appropriate, from time to time to include any continuation or modification thereof incorporated into a duly executed, binding and effective collective bargaining agreement between the Authority and United Steel Workers of America, AFL-CIO, on behalf of Local Union 12160, the amendment of the benefit provisions of this Plan set forth in the table to be effected by the Authority's execution and acceptance of such collective bargaining agreement without further action by the Authority"; and

WHEREAS, the Authority and United Steelworkers, Local 12160 (the "Union") have been parties to a collective bargaining agreement (the "CBA"); and

WHEREAS, on or about January 21, 2025, the Authority and the Union became parties to an Interest Arbitration Award (the "Award"); and

WHEREAS, on or about January 21, 2025, and as the result of bargaining and the issuance of the Award, the Authority and the Union entered into a successor collective bargaining agreement to the CBA covering the period commencing as of April 16, 2023 and ending as of April 15, 2026 (the "Successor CBA"); and

WHEREAS, the Successor CBA provides, in pertinent part, that employees represented by the Union who are Participants in the Plan and who retire on or after June 1, 2025 shall have their benefit payable at the Normal Retirement Date computed through reference to a multiplier of \$71.93 (an increase from the \$69.50 in effect for retirements occurring on or after January 1, 2022); and

WHEREAS, Section 11.01 of the Plan vests in the Authority the right to amend the Plan from time to time; and

WHEREAS, notwithstanding the provisions of Section 5.01(a), by written Plan instrument dated June 19, 2014, the Authority, pursuant to the provisions of Section 11.01 of the Plan, has amended the Plan pursuant to the First Amendment thereto, effective as of the dates set forth therein; and

WHEREAS, notwithstanding the provisions of Section 5.01(a), the Authority desires to amend the Plan to reflect the foregoing increase in the benefit multiplier from \$69.50 to \$71.93 and increases in the multiplier applicable to retirements occurring on or after June 1, 2025;

NOW, THEREFORE, the Authority hereby amends the Plan with additions to Section 5.01 (a) as set forth to Exhibit A and as set above, the Plan is confirmed and there are no other changes.

Mr. Curseaden seconded the motion. The chair called for the vote and the resolution was approved.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Aye

Mr. Curseaden moved for approval of the following resolution:

WHEREAS, an Interest Arbitration Award was issued on or about January 21, 2025, between the South Central CT Regional Water Authority (the "Authority") and the United Steel Workers, Local 12160 (the "Union"); and

WHEREAS, said Arbitration Award included modifications to the retirement benefits for employees of the Authority represented by a union; and

WHEREAS, the Authority wishes to amend the Plan to be consistent with the Interest Arbitration Award;

NOW, THEREFORE, BE IT RESOLVED, that following changes to retirement benefits for eligible employees as outlined in the January 21, 2025, Interest Arbitration Award:

1. **401(k) Contribution for Pre-April 15, 2010 Hires:** For Participants, who are represented by the union, who were hired on or before April 15, 2010, the Authority will contribute in the 2024 Plan Year an amount equal to one-half of one percent (0.5%) of the Participant's base wages into the Participant's 401(k) plan during the period June 1, 2023 to May 31, 2024. This contribution is in addition to their Defined Benefit Plan pension and the existing 401(k) matching defined contribution benefit, regardless of the Participant's participation in the matching program.

For Participant's hired on or before April 15, 2010, effective June 1, 2024, the Authority will contribute an amount equal to one and twenty-five hundredths percent (1.25%) of the Participant's base wages into the Participant's 401(k) plan. This contribution is in addition to the Participant's Defined Benefit Plan pension and the existing 401(k) matching defined contribution benefit, regardless of the Participant's participation in the matching program.

2. **401k Contribution for On or After April 15, 2010 Hires:** For Participants, who are represented by the union, who were hired on or after April 15, 2010, if a Participant contributes up to four percent (4%) of their base wages to their 401(k) plan, the Authority will make a fifty percent (50%) matching contribution, up to a maximum Authority contribution of two percent (2%) of the Participant's base wages. This contribution is in addition to the non-elective employer contribution under the Voluntary Investment Plan.

3. **Except as hereinabove modified and amended, the terms of the plan are confirmed and remain unchanged.**

Mr. Ricoszi seconded the motion. The chair called for the vote and the resolution was approved.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricoszi	Aye
Sack	Aye

Chair Borowy noted that it would be appropriate to discuss the Twelfth Amendment to the Authority's Voluntary Investment Plan in executive session.

At 1:10 p.m., on motion made by Mr. Curseaden and seconded by Mr. Ricoszi, the Authority voted to go into executive session pursuant to C.G.S. Section 1-200(6)(E) for matters covered by Section 1-210(b)(5)(A)(B), pertaining to trade secrets and commercial and financial information. Present in executive session were Authority members, Messrs. Lakshminarayanan, Hill, and Singh, and Mss. Kowalski, Calo, and Slubowski.

At 1:13 p.m., the Authority came out of executive session.

Mr. Ricoszi move for approval of the following resolution for reasons discussed in executive session:

WHEREAS, the Authority wants to enhance the benefit for eligible non-bargaining unit employees, inclusive of a matching component.

NOW, THEREFORE, BE IT RESOLVED, that the Authority approves the following change to the 401(k) matching contribution for non-bargaining unit employees hired on or after January 1, 2011, effective June 1, 2025:

1. **401(k) Matching Contribution:** If an eligible non-bargaining union employee contributes up to four percent (4%) of their base wages to their 401(k) plan, the Authority will make a fifty percent (50%) matching contribution, up to a maximum matching contribution of two percent (2%) of the employee's base wages. This matching contribution, effective June 1, 2025, is in addition to the existing non-elective employer contribution of the eligible employee's base wages.
2. **Except as hereinabove modified and amended, the terms of the Plan are confirmed and remain unchanged.**

Ms. LaMarr seconded the motion. The chair called for the vote and the resolution was approved.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricoszi	Aye
Sack	Aye

7. CONSENT AGENDA

Ms. LaMarr commented on item 7.6, *RWA's AI Policy*, and noted that the policy, although comprehensive, should emphasize that employee training on AI use is critical, including policy compliance, security training and a process for ensuring policy compliance.

Ms. LaMarr stated that item 7.8, *Larry Bingaman – RWA Foundation Proposal*, is a wonderful tribute to the late Larry Bingaman.

Mr. Ricoszi commented on item 7.5, *Exemptions from Public Bid for FY 2026*. He stated that going forward he would like to see all exemptions include an estimated dollar amount associated with the exemption and to allow for greater purchasing leverage in the industry.

After discussion, on motion made by Mr. Ricoszi and seconded by Mr. Curseaden, the Authority voted to approve, adopt, or receive, as appropriate, the following items in the Consent Agenda, as discussed:

7.1 Minutes of the April 24, 2025 meeting

7.2 Capital budget authorization for June 2025

RESOLVED, that the Senior Vice President, Chief Financial Officer & Head of Corporate Development is authorized to submit to the Trustee one or more requisitions in an aggregate amount not to exceed \$5,000,000 for the month of June 2025 for transfer from the Construction Fund for capital expenditures. Each such requisition shall contain or be accompanied by a certificate identifying such requisition and stating that the amount to be withdrawn pursuant to such requisition is a proper charge to the Construction Fund. Such requisitions are approved notwithstanding the fact that amounts to be withdrawn for a particular project may exceed the amount indicated for such month and year in the current Capital Improvement Budget but will not cause the aggregate amount budgeted for Fiscal Year 2026 for all Capital Improvement Projects to be exceeded. In the absence of the Senior Vice President, Chief Financial Officer & Head of Corporate Development, the Controller is authorized to sign in her place.

7.3 Monthly Financial Report for April 2025.

7.4 Accounts Receivable Update for April 2025.

7.5 Exemptions from Public Bidding for FY 2026.

RESOLVED, that the Authority authorizes Management to negotiate the purchase of the following items for the fiscal year June 1, 2025 to May 31, 2026, without public bidding, and such purchases without public bidding are hereby determined to be in the best interest of the Regional Water Authority for the reasons set forth in Ms. Kowalski's memorandums of May 16, 2025, a copy of which is to be filed with the records:

Programmable Logic Controllers
John Deere Equipment
Variable Frequency Drives
Pick Up of Patch, Sand, Gravel, Stone, and Topsoil
Polymers
EH Wachs Gate Trailer
Printing & Media Services
Cla-Val Hydraulic Control Valves
Pump and Motor Repairs

Val Matic Air and Water Valves
Johnson Controls HVAC Software and Hardware
Flagging Services
Ductile Iron Pipe
RWA Well Services LLC
Homeowner Safety Valve
Console Upgrades
Uninterrupted Power Supply (UPS) Systems
Vibration Monitoring Equipment and Software Maintenance
UAV Drone Sensors
Chemical Waste Tank Liners

7.6 RWA AI Policy

7.7 FY 2026 Compensation Committee Work Plan

7.8 Larry Bingaman – RWA Foundation Proposal

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Aye

8. REPORTS ON RPB COMMITTEE MEETINGS

Authority members reported on recent Representative Policy Board committee meetings.

9. BUSINESS UPDATES

9.1 RWAY/CIS UPDATE

Mr. Singh, the RWA's Chief Information Digital Officer & Vice President of Customer Care, provided highlights of the RWAY/Customer Information System Update, which included:

- Budget tracking
- Accomplishments
- Current activities
- Risks and challenges
- Next steps

9.2 MONTHLY BUSINESS HIGHLIGHTS

Mr. Lakshminarayanan:

- Reported that the RWA is progressing its commercial business strategy through both organic initiatives and the consideration of targeted strategic acquisitions.
- Provided an update of the regional supply strategy.
- Highlighted that the RWA has achieved the highest ranking in overall customer satisfaction among midsize water utilities in the northeastern U.S., as reported in the J.D. Power 2025 Water Utility Residential Customer Satisfaction Study. This recognition was based on eight factors:

information provided, level of trust, quality and reliability, ease of doing business, total monthly costs, personnel, problem resolution, and digital channels. The RWA expressed its gratitude for the positive feedback from customers that contributed to this award.

- Commented on the RWA's submission of inaugural patent applications related to the removal of PFAS contaminants from groundwater and surface water. These applications will undergo examination by a patent examiner to ensure compliance with requisite criteria prior to the issuance of patents. Key contributors to this initiative include Jim Hill (General Manager, Head of Operations), Jesse Culbertson (Assistant Chief Operator Water Treatment), and Sherwin Gormly (Planning Engineer).
- Reported that the easements for the Route 80 control valve project, which has been ongoing for approximately six years is completed. All that is left to be done in phase II of the project is the control valve vault.
- Highlighted an Arbor Day event that was held on April 25th, where he and approximately 20 employee volunteers participated in the event by planting native trees at locations in East Haven and North Haven.
- Reported on a recent demonstration of Virtual Reality (VR) and Augmented Reality (AR) for the Engineering and Operations teams, focusing on future training and skill enhancement. These technologies offer water utility professionals valuable 3D visualizations of assets, foster remote collaboration, and enhance safety and efficiency. Currently in the development phase, VR and AR present significant opportunities for innovation.
- Noted that Chuck Delvecchio, the RWA's Controller, convened a session with project and cost center managers to enhance financial understanding of key dates and year-end protocols, their role in ensuring the accuracy of the RWA's fiscal 2025 financial statements and a clean audit. Also covered was the monitoring of fiscal 2026 expenses, following the submission of fiscal 2026 budgets, and tips for the fiscal 2027 budgets.

9.3 BLUE DROP UPDATE

At 1:50 p.m., Mr. Jaser withdrew from the meeting.

[BREAK FROM 1:50 TO 1:57]

At 1:57 p.m., on motion made by Mr. Ricozzi and seconded by Ms. Sack, the Authority voted to convene in executive session pursuant to C.G.S. Section 1-200(6)(E) to discuss matters covered by Section 1-210(b)(A)(5)(B), pertaining to trade secrets and commercial and financial information. Present in executive session were Authority members, Mss. Kowalski, Calo and Slubowski, and Messrs. Lakshminarayanan, Hill, and Singh.

At 2:34 p.m., Messrs. Lakshminarayanan, Hill, and Singh, and Mss. Kowalski, Calo, and Slubowski withdrew from the meeting.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Aye

At 2:45 p.m., the Authority came out of executive session. No votes were taken in, or as a result of executive session.

10. RECESS AUTHORITY MEETING TO ATTEND RPB MEETING

At 2:45 p.m., on motion made by Mr. Curseaden and seconded by Mr. Ricozzi, the Authority voted to recess the meeting to attend the RPB meeting. Chair Borowy announced that the Authority would reconvene immediately following the RPB meeting.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Aye

At 7:15 p.m., the Authority reconvened. Present were Authority members and Mss. Kowalski and Slubowski.

11. CONSIDER AND ACT ON RESOLUTIONS TO APPROVE FY 2026 BUDGET AND AUTHORIZE FILING WITH TRUSTEE

Chair Borowy requested approval of the budgets for the fiscal year June 1, 2025 – May 31, 2026, and authorization to file the budgets with the trustee, as required by the *General Bond Resolution*. Mario moved for approval of the following resolutions:

RESOLVED, that the Authority's Capital Improvements budget for Fiscal Year ("FY") 2026, from June 1, 2025 – May 31, 2026, including a plan of capital improvements for the FY 2026 through FY 2030, and the additional information required by Section 614 of the *General Bond Resolution*, is hereby adopted and ordered to be filed with US Bank, Trustee, pursuant to Section 614 of the *General Bond Resolution*; and

FURTHER RESOLVED, that the Authority's Operating budget for FY 2026, from June 1, 2025 – May 31, 2026, showing on a monthly basis projected Operating Expenses, and deposits and withdrawals from several Funds required by the *General Bond Resolution*, is hereby adopted and ordered to be filed with US Bank, Trustee, pursuant to Section 613 of the *General Bond Resolution*.

Ms. LaMarr seconded the motion. Chair Borowy noted the RPB's strong support for the FY 2026 Budget along with a unanimous vote to approve the resolution at its meeting. The Authority appreciates working with the RPB. He also recognized management for its work in preparing and making the Budget understandable, which allowed for a good and positive process.

After discussion, the Chair called for the vote:

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Absent

At 7:17 p.m., on motion made by Mr. Ricozzi and seconded by Mr. Curseaden, the Authority voted to adjourn the meeting.

Borowy	Aye
Curseaden	Aye
LaMarr	Aye
Ricozzi	Aye
Sack	Absent

Respectfully submitted,

Catherine E. LaMarr, Secretary

(R) = Attended Remotely.

UNAPPROVED

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966
<http://www.rwater.com>

MEMORANDUM

TO: David J. Borowy
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

FROM:  Rochelle Kowalski
Senior Vice President, Chief Financial Officer & Head of Corporate Development

DATE: June 20, 2025

SUBJECT: Capital budget authorization request for July 2025

Attached for your meeting on June 26, 2025, is a copy of the resolution authorizing expenditures against the capital improvement budget for July 2025. The amount of the requested authorization, for funds held by the trustee, is \$4,500,000.

This would result in projected expenditures through July 2025 of \$7,799,013 or approximately 12.1% of the total 2026 fiscal year capital budget, including State and Redevelopment.

Attachment

RESOLVED

That the Senior Vice President, Chief Financial Officer & Head of Corporate Development is authorized to submit to the Trustee one or more requisitions in an aggregate amount not to exceed \$4,500,000 for the month of July 2025 for transfer from the Construction Fund for capital expenditures. Each such requisition shall contain or be accompanied by a certificate identifying such requisition and stating that the amount to be withdrawn pursuant to such requisition is a proper charge to the Construction Fund. Such requisitions are approved notwithstanding the fact that amounts to be withdrawn for a particular project may exceed the amount indicated for such month and year in the current Capital Improvement Budget but will not cause the aggregate amount budgeted for fiscal year 2026 for all Capital Improvement Projects to be exceeded. In the absence of the Senior Vice President, Chief Financial Officer & Head of Corporate Development, the Controller is authorized to sign in her place.

MEMORANDUM

TO:

David J. Borowy
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

FROM: S. Lakshminarayanan

DATE: June 26, 2025

SUBJECT: Key Performance Indicator (KPI) Report for Fiscal 2025 Fourth Quarter & Fiscal Year

Attached is the Key Performance Indicator (KPI) Report for Fiscal 2025 Fourth Quarter & Fiscal Year.

All initiatives sustained key strategies that connected back to the 2025 Strategic Plan and Fiscal 2025 objectives and were based on the four perspectives of the Balanced Scorecard.

Attachment

Key Performance Indicators FY25 Q4 & Year-End Update June 26, 2025					
KPI Name	Level	Description	Result	FY25 Target	FY25 Q4 & Year-End Commentary
Customer Satisfaction	Global	Increase RWA’s Customer Satisfaction Index (CSI) Company Characteristics within 4 percentage points from FY24 baseline of 79.6%.	<div></div>	79.6% - 83.6% CSI (+/- 4% margin of error)	Achieved a 78.8% CSI score for Company Characteristics , which is within the margin of error. The overall CSI was 86.9%, which significantly exceeds researcher GreatBlue's industry benchmark of 77.5%.
Safety	Global	Continue the safety journey toward achieving zero recordable injuries.	<div></div>	0 Recordable Injuries	There were 7 recordable injuries in FY25. We continue to strive to reduce workplace hazards by implementing best-in-class corporate safety practices and promoting a culture of prevention and self care.
Training & Development	Global	Complete 12 hours of training and development per employee.	<div></div>	12 Hours Training	We exceeded the 12-hour per employee training and professional development target with employees averaging 16 hours of formal training and development.
Service Excellence	Global	Achieve ≥75% Service Assessment Index (SAI) rating in all-employee survey following six-month Delivering Service Excellence training and practice.	<div></div>	≥75% SAI	Achieved a 79% Service Assessment Index (SAI) rating , exceeding the target of 75%. Since undergoing DSX training, employees noted improvements within internal/external service for interdepartmental communication, teamwork, positive attitude and overall service excellence.
Cash Collections	Global	Meet 118% coverage with no shortfall.	<div></div>	118% Coverage	Exceeded target with 121% coverage with no shortfall.
Capital Efficiency	Global	Ensure that at least 96% of capital budget benefits customers.	<div></div>	96% of Capital Budget	Exceeded target by putting 98.6% capital budget to work to benefit customers.
Operating Efficiency	Global	Identify at least \$750,000 in annualized operating efficiencies and savings.	<div></div>	\$750,000 in Savings	Exceeded target with operating efficiencies and savings of \$1.1 million
Commercial Services Revenue	Executive	Achieve commercial net revenues of \$9.2M.	<div></div>	\$9.2M in Revenue	Exceeded target with \$10.2M in commercial net revenue.
Water Quality	Executive	Maintain 100% compliance with drinking water standards by ensuring that 90% of disinfection by-product tests are at least 10% below maximum drinking water thresholds.	<div></div>	100% Compliance	100% compliance with drinking water standards.
Unaccounted for Water	Executive	Reduce Unaccounted for Water (UFW) leakage by 125MG.	<div></div>	125MG UFW Reduction	Exceeded target with 150 million gallons of water saved.

Fiscal Year 2026 Strategic Plan & Global Metrics

(June 1, 2025 – May 31, 2026)

Strategic Priority 1: Customer & Community Service



PERSPECTIVE, GOAL & OUTCOMES

STRATEGIES & ACTIONS

TARGETS/AWWA BENCHMARKS

Perspective

Customer

Customer & Community Service Goal

Consistently provide outstanding internal/external customer service interactions and engage with community to build understanding, trust and support for RWA projects and programs.

Outcomes to Business

Reliable service consistently delivered as the needs of the service population change.

Timely and quality responses provided to external customer service requests.

Outstanding customer service and stakeholder engagement delivered for all interactions.

Strong internal customer service culture across the organization.

Position the RWA as a leading resource and reliable authority on water and environmental issues.

Strategy: Provide outstanding internal and external customer service in a timely, courteous and effective manner.

Actions

- Define Delivering Service Excellence (DSX) service-level targets for workgroups by FY26 year-end.
- Capitalize on new CIS solution to improve our service delivery to customers while also developing in-house expertise in the meter-to-cash cycle.
- With full implementation of CIS, identify, align and prioritize customer-focused technologies to improve responsiveness, customer satisfaction and ensure customer data is accurate and secure.

Strategy: Advance commercial business positioning and customer participation.

Actions

- Increase customer plans for signature water service protection plan programs.
- Advance PipeSafe and Homeowner Safety Valve (HSV) growth.

Strategy: Proactively communicate with and engage stakeholders on water matters of importance to the region.

Actions

- Develop and implement annual customer and stakeholder outreach engagement plans.
- Build customer support for programs and understanding of how we provide cost-effective and innovative services.

- 100% completion of DSX Mini-Module team trainings.

- Call abandonment rate \leq 5%.

- No less than 95% billing accuracy annually.

- Maintain \geq 85% of customers rating customer and field service employees as “good” or “excellent” in real-time transaction surveys annually.

- Achieve at least 500 gross pipe protection program net customer plans by May 31, 2026.

- Implement at least 2 district-wide communications campaigns and utilize various communications channels to garner no less than 24 positive/neutral news stories annually.



Strategic Priority 2: Workforce Planning & Development



PERSPECTIVE, GOAL & OUTCOMES

STRATEGIES & ACTIONS

TARGETS/AWWA BENCHMARKS

Perspective

Learning & Growth

Workforce Planning & Development Goal

The RWA will attract, develop and retain a high-performing and diverse workforce to fulfill the mission of the organization.

Outcomes to Business

Everyone owns safety and goes home the same way they came to work or better.

We create a vibrant and competitive environment that attracts, retains and invests in a skilled and engaged workforce.

Collaboration with internal teams help us achieve our shared objectives of enhanced communication, coordination and delivery of service.

Through rewards and recognition, employees are acknowledged as being critical to RWA's ability to promote best practices in delivering customer value.

Employee leadership competencies at all levels drive a culture of servant leadership in spirit and execution.

Strategy: Cultivate a safe and healthy working environment.

Actions

- Strive for no time-loss workplace incidents or accidents.
- Advance a safety-first culture where employees discuss hazards and concerns with candor and make sound, risk-based decisions to accomplish work safely.

Strategy: Create a workplace that attracts and retains skilled employees.

Actions

- Develop bi-annual individual development plans and rollup to department training priorities to develop internal talent.
- Update division succession plans to prepare staff for promotional opportunities and to retain institutional knowledge within the organization.
- Create new employee development and engagement programs to invest in a skilled and engaged workforce.

Strategy: Model inclusion and willingness to try new approaches in our pursuit of excellence.

Actions

- Develop and grow practices that value and draw strength from diversity of our people.
- Promote diversity in leadership by addressing systemic, cultural and organizational barriers to hiring and career advancement at all levels of the organization.

- **DART Rate of ≤ 1.8 (Days Away Restricted or Transferred is a safety metric measuring the severity of work-related injuries and illnesses).**
- **PMVA Rate of ≤ 3 (Preventable Motor Vehicle Accident).**
- **Maintain competitive employee turnover rate of $\leq 10\%$ annually.**
- **Individual Development Plans (IDPs) completed and documented for all employees seeking growth, transitioning to new roles, or needing performance support, with progress reviewed quarterly by managers.**
- **Develop at least 1 new employee development program (rotations, workforce flexibility, apprenticeships, internships, mentorships) to launch in FY27.**
- **100% of employees with planned retirements involved in a transitional plan for business continuity.**



Strategic Priority 3: Financial Stability



PERSPECTIVE, GOAL & OUTCOMES

STRATEGIES & ACTIONS

TARGETS/AWWA BENCHMARKS

Perspective

Financial

Financial Stability Goal

The RWA will maintain appropriate financial capacity to ensure operational efficiency to reliably meet the needs of present and future customers.

Outcomes to Business

Finances are managed optimally, and resources are used efficiently and effectively to meet customers' service priorities.

RWA's long-term financial needs are met.

Commercial service revenue is invested in utility, mitigating prospective water rate increases for customers while reducing the amount of debt financing needed to fund the RWA's increasing capital program.

Funding and implementing planned capital and maintenance projects on schedule ensures reliable services.

Reduction of costs and minimization of rate increases through securing federal, state and local appropriations, grants and loans and research funding.

Strategy: Maintain and leverage a strategic financial model to facilitate planning and predict long-term cash flows.

Actions

- Manage debt and cash reserves to ensure successful execution of long-range plans and meet short-term needs.
- Responsibly and strategically create additional revenue generation streams through the commercial business.
- Prudent and efficient management of utility finances.

Strategy: Ensure financial integrity and stability by implementing sound and equitable practices to meet infrastructure and service needs.

Actions

- Ensure adequate funding and increase grant and financing opportunities to reduce costs and support business priorities.
- Maintain stable or improving Bond rating on an annual basis.
- Continue to enhance the process through which projects are identified, prioritized, funded and scoped to develop the annual and multi-year Capital Improvement Plan.

Strategy: Develop deeper financial awareness, understanding, and accountability throughout the RWA.

Actions

- Maintain a strong control environment by effectively tracking, managing and transparently reporting financial resources, transactions and performance.
- Develop and execute budget process to ensure timely and accurate alignment with strategic priorities.

- Ensure at least 96% of capital budget benefits customers.
- Debt coverage ratio at least 118% annually.
- No more than 5% overage in actual overtime dollars versus budgeted.
- Commercial business revenue target of at least \$22 million by May 31, 2026.
- 100% of departments complete a year-end template in support of achieving a clean FY26 year-end audit.



Strategic Priority 4: Utility Assets & Natural Resources



PERSPECTIVE, GOAL & OUTCOMES

STRATEGIES & ACTIONS

TARGETS/AWWA BENCHMARKS

Perspective

Internal Processes

Utility Assets & Natural Resources Goal

Implement comprehensive, integrated and innovative utility asset and natural resource planning to increase operational reliability and environmental stewardship.

Outcomes to Business

Protect the quality of drinking water delivered to our customers to maintain and achieve water quality compliance for public health and brand reputation.

Minimize the number and duration of unplanned service disruptions.

Drive greater efficiency through use and evolution of standard work plans, asset and risk management practices, metrics and operational reporting.

Maintain all system infrastructure to ensure reliable service into the future.

Protect and sustain our watersheds to maintain water resources, ecosystems and communities.

Strategy: Implement initiatives that improve operational reliability, resiliency and efficiency.

Action Items

- Use data in comprehensive asset management system to improve planned replacement and maintenance programs and status reporting as well as support prioritized infrastructure renewal decision making.
- Apply scalability to capital and long-range planning to prioritize projects, funding and maintain flexibility.

Strategy: Achieve a sustainable and resilient water supply to meet community needs.

Action Items

- Invest diligently in our infrastructure to deliver a safe, reliable water supply to our customers.
- Protect, enhance and monitor natural resources, water source conditions and ecosystem health that are vital to RWA watersheds.

- **Lead Service Line:** Complete inventory, develop replacement plans and commence construction for at least one-third of RWA towns.
- **Planned Preventative Maintenance Completed - Fleet, Pump, Electric:** No less than 75% complete from the computerized management system annually.
- **Potable Water Compliance Rate:** No less than 100% per quarter annually.
- **Main Flushing Maintenance:** No less than 20% (340 miles) of main flushed annually.
- **Watershed Inspection:** Conduct at least 800 watershed/aquifer inspections annually.
- **Environmental Monitoring:** Conduct fisheries, wildlife and water quality monitoring through existing programs and introduce at least 1 new technology funded by a grant.
- **Vegetation Management:** Identify at least 1 new approach to meet vegetation mitigation and restoration needs that is funded by a grant.



Strategic Priority 5: Strategic Technology



PERSPECTIVE, GOAL & OUTCOMES

STRATEGIES & ACTIONS

TARGETS/AWWA BENCHMARKS

Perspective

Internal Processes

Strategic Technology Goal

Ensure technology to safely and securely meet the needs of the RWA and its customers.

Outcomes to Business

Investment in and utilization of technology enhances the customer experience and maximizes operational efficiency.

Customers are empowered with current technologies to interact with the RWA efficiently and effectively.

RWA is a resilient service provider with exceptional customer service because of adopting appropriate technologies and protecting the organization from cyber threats.

Commitment to technology and innovation considers solutions across the entire organization.

Physical and cybersecurity initiatives are aligned to protect RWA infrastructure.

Strategy: Invest in technology infrastructure to enhance customer engagement and satisfaction.

Action Items

- With full implementation of CIS, identify, align and prioritize customer-focused technologies to improve responsiveness, customer satisfaction and ensure customer data is accurate and secure.
- Leverage RWA's mobile app to provide customers with more access to RWA services and information.
- Ensure RWA systems keep pace with customer adoption of new technologies to enhance the customer experience.

Strategy: Enhance and maintain effective cybersecurity practices.

Action Items

- Ensure all cybersecurity incidents are reported and reviewed, and lessons learned are incorporated into future cybersecurity program updates and enhancements.
- Deploy regular cybersecurity exercises and drills with employees that address the full range of threats.
- Ensure full implementation of recommended Department of Homeland Security (DHS) activities are implemented.

• **No less than 99.9% availability of customer-facing IT/OT critical systems annually.**

• **Increase the number of online registered users of self-service account services by no less than 12% annually.**

• **Maintain RWA average phish prone rate of 95% versus industry average of 75%.**

• **100% of IT security DHS-recommended activities completed annually within budget.**



Fiscal 2026 Global Metrics

KPI	Description	Target
Customer Service	Complaints logged by service representatives in billing and service.	≤1,500 Complaints
Water Quality Compliance	Ensure 0 violations of water quality standards issued by state health regulators.	0
Safety	DART Rate of ≤ 1.8. (Days Away Restricted or Transferred is a safety metric measuring the severity of work-related injuries and illnesses)	≤ 1.8
Employee Engagement	Maintain competitive employee turnover rate of ≤ 10%.	≤ 10%
Coverage	Meet 118% coverage with no shortfall.	> 118% Coverage
Capital Efficiency	Ensure at least 96% of capital budget benefits customers.	≥ 96% of Capital Budget

Five Year Strategic Plan **Results Report**

Fiscal Years 2020-2025

June 26, 2025



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EXECUTIVE SUMMARY

Throughout fiscal 2018-2019, a five-year strategic plan was developed and introduced under the guidance of the President & CEO and members of the leadership team. Given the expiration of the preceding five-year strategic plan, the leadership team embarked on a forward-focused initiative to create a new five-year strategic roadmap for the RWA that spanned fiscal 2020 through fiscal 2025. This involved a comprehensive SWOT analysis, benchmarking with other world-class water utilities, planning and development meetings with the leadership team facilitated by a business consultant as well as input from employees participating in special workshops led by a local inspiration and ideation strategy firm.

Early into the adoption of the 2020-2025 strategic plan, the coronavirus pandemic hit. To ensure the RWA continued to perform and execute the strategic plan at a high level, in fiscal 2021, the leadership team systematically reexamined the original 2020-2025 strategic plan with the aim of more simply outlining the strategies and goals the organization needed to successfully attain to advance the RWA over the five-year period.

Concurrently, and at the suggestion of the Authority board, the Leadership Team met to envision what the RWA of the future should look like in 2050. This blue-sky visioning work was a unique chance to imagine a better RWA and identify long-view issues and topics for further exploration and ideation in future strategic plans.

Consequently, the leadership team reconstituted the strategic plan for the five-year period covering fiscal years 2020-2025 to meet the following objectives:

- simplify the overall strategic plan and clearly spell out the goals needed to advance the RWA over a defined time period;
- eliminate guideposts and reintroduce the four perspectives of the balanced scorecard management system – 1) Customers/Constituents; 2) Employee Learning and Growth; 3) Financial; and 4) Internal Business Process;
- link each perspective to an overarching strategy;
- connect each strategy to five-year goals that are time-bound and measurable; and
- enable RWA to develop capital and O&M budgets to support the plan goals.

To effectively monitor and document strategic plan progress, a tracking dashboard was devised and reviewed on a monthly basis with the leadership team and a quarterly basis with the Authority Board as KPI reports. This allowed for timely adjustments, the promotion of a culture of accountability and the creation of moment-in-time reports featuring verifiable measures.

This results report is intended to capture the progress made with the 2020-2025 strategic plan and annual accomplishments including any timely adjustments made since its initial adoption. In summary, the results report provides an unflinching assessment of each of the plan's 24 goal metrics. It shows noteworthy achievements across the board – essentially meeting and exceeding all target goals – and acknowledging the areas where more attention and work are needed in the future. These outcomes can be attributed to meticulous planning and monitoring by the leadership team and the boards, and the commitment demonstrated by all employees in the effective

execution of the strategic plan, along with other complementary organizational initiatives aligned with the strategic objectives.

Page 4 shows a summary list of the 2020-2025 plan's strategies.

Pages 5-14 show a summary of the five-year strategic goals with results. The five-year goals grew from the strategies. A significant amount of time was spent by the leadership team in the development of goals, that, when attained, would result in a strong, best-in-class organization. The goals cover all aspects of the organization, include stretch goals and all are SMART – Specific, Measurable, Actionable, Relevant and Time-framed.

The blue-sky visioning work is reflected in the Appendix on pages 15-21 and include key priorities that will enable the RWA to continue charting a course for a successful long-term future.

SUMMARY OF FIVE-YEAR STRATEGIES

Perspective: Customers/Constituents

Strategies

- Improve customer satisfaction
- Utilize technology to enhance the customer experience
- Increase constituent support of the RWA

Perspective: Employee Learning & Growth

Strategies

- Advance workforce safety
- Develop employees by improving knowledge, skills and abilities
- Foster a diverse, inclusive and engaged workforce

Perspective: Financial

Strategies

- Expand commercial revenue sources to mitigate rate increases
- Improve the financial operating performance of the RWA
- Strengthen pension and retirement funding

Perspective: Internal Business Process

Strategies

- Effectively manage and maintain our core business
- Sustainably manage our natural resources to deliver reliable, safe water
- Embrace innovation and new technology

RESULTS SUMMARY OF STRATEGIC GOALS

Perspective: Customers/Constituents

I. Strategy: Improve Customer Satisfaction

A. Goal – Customer Satisfaction: Maintain RWA best-in-class 91.8% Customer Satisfaction Index by May 2025.

A1. Results – Pandemic Impact on Original Goal; Exceeded Industry Benchmark

- Fiscal 2020: Achieved 91.8% Customer Satisfaction Index (CSI).
- Fiscal 2021: Survey suspended due to pandemic.
- Fiscal 2022: Survey suspended due to pandemic.
- Fiscal 2023: Partnered with independent research firm, GreatBlue, to develop reconstituted survey instrument using telephone and digital methods to launch in fiscal 2024.
- Fiscal 2024: Achieved 88.1% CSI; introduced reconstituted survey using telephone and digital methods; significantly exceeded the GreatBlue industry benchmark of 77.5%.
- Fiscal 2025: Achieved 86.9% CSI, significantly exceeded the GreatBlue industry benchmark of 77.5%; ranked highest in overall customer satisfaction among midsize water utilities in the northeast U.S. in the J.D. Power 2025 Water Utility Residential Customer Satisfaction Study.

B. Goal – Customer Transactions: Introduce transaction surveys and establish a baseline for improvement by May 2025.

B1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2021: Survey developed with independent research firm, GreatBlue.
- Fiscal 2022: Baseline established at 81.8% in line with call center industry benchmark average.
- Fiscal 2023: 97.1% customer satisfaction achieved.
- Fiscal 2024: 94.7% customer satisfaction achieved.
- Fiscal 2025: 83.7% customer satisfaction achieved.

C. Goal – First Contact Resolution: Establish a First Contact Resolution baseline and drive a 15% improvement by May 2025.

C1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2021: Survey developed with independent research firm, GreatBlue, to track first-contact resolution.
- Fiscal 2022: Baseline established at 77% in line with call center industry benchmark average.

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

- Fiscal 2023: 88.9% of customers reported their concern resolved by first person they spoke with, exceeding 15% improvement goal ahead of schedule.
- Fiscal 2024: 83.2% of customers reported their concern resolved by first person they spoke with.
- Fiscal 2025: 85.4% of customers reported their concern resolved by first person they spoke with.

II. Strategy: Utilize Technology to Enhance the Customer Experience

- A. Goal – Self Service:** Ensure 42% of customer base is using self-service options for billing and more by May 2025.

A1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2020: 24.8% customers enrolled in e-Bill.
- Fiscal 2021: 28.6% customers enrolled in e-Bill.
- Fiscal 2022: 31.5% customers enrolled in e-Bill.
- Fiscal 2023: 35.4% customers enrolled in e-Bill.
- Fiscal 2024: 42.1% customers enrolled in e-Bill; goal exceeded ahead of schedule.

III. Strategy: Increase Constituent Support of the RWA

- A. Goal – Brand Image:** Assess the brand image and reputation of the RWA using a triannual consumer survey and increasing FY20 baseline results 5% by 2025.

A1. Results – Successfully Achieved Goal Ahead of Schedule

- Fiscal 2020: Achieved 70.5% baseline brand image index score.
- Fiscal 2022: In consultation with independent research firm, GreatBlue, management decided to combine brand-image related questions into new CIS survey to be introduced in fiscal 2024 to achieve cost efficiencies and avoid customer survey fatigue.
- Fiscal 2024: Achieved 74.1% brand image index score; goal increase achieved ahead of schedule.
- Fiscal 2025: Achieved 72.5% brand image index score.

- B. Goal – Stakeholder Outreach:** Increase overall support of RWA with key stakeholders by introducing three new targeted outreach initiatives by 2025.

B1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2020: Created *Municipal Outreach Liaison Program* to further build and strengthen relationships with municipal leaders, their administrations and RPB members by conducting regular check-in meetings.
- Fiscal 2021: Created *South Central Regional Land Conservation Alliance*, a regional partnership with local land trust organizations to foster open space in the region.

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

- Fiscal 2024: Created annual *Arbor Day Tree Plantings* event where employee volunteers' plant RWA-gifted trees in communities throughout our service district; launched *Emergency Responder Grant Program*, which supports organizations that provide volunteer and professional emergency services within the RWA's territory; exceeded goal ahead of schedule.

C. Goal – Recreation Program: Add three new recreation programs by May 2025.

C1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2021: 1) Kayaks launched at Lake Saltonstall; 2) trails added in Prospect; 3) introduced North Branford Land Conservation Trust Trail at Gaillard to originate from Harrison Preserve; goal achieved ahead of schedule.
- Fiscal 2022: 1) Shoreline fishing added at Lake Chamberlain.
- Fiscal 2023: 1) Relocated part of the New England Trail in collaboration with the Connecticut Forest & Parks Association.

Perspective: Employee Learning and Growth

I. Strategy: Advance Workforce Safety

A. Goal – Safety: Achieve zero preventable injuries.

A1. Results – Did Not Achieve Goal

- Fiscal 2020: 5 injuries including overexertion, slips, trips and falls, and injuries related to motor vehicle accidents.
- Fiscal 2021: 5 injuries including overexertion, slips, trips and falls, and contact with objects and equipment.
- Fiscal 2022: 8 injuries including overexertion, slips, trips and falls, and injuries related to motor vehicle accidents.
- Fiscal 2023: 6 injuries including overexertion, injuries related to motor vehicle accidents and contact with hazardous materials.
- Fiscal 2024: 9 injuries including overexertion and contact with objects and equipment.
- Fiscal 2025: 7 injuries including overexertion, slips, trips and falls, and contact with objects and equipment.

II. Strategy: Develop Employees by Improving Knowledge, Skills and Abilities

A. Goal – Succession Planning: Implement succession planning and knowledge capture that addresses 75% (management changed to 100% in fiscal 2024) of the potential loss of institutional knowledge by May 2025.

A1. Results – Successfully Achieved Goal

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

- Fiscal 2020: Enterprise-wide commitment for pursuit of succession planning activity.
- Fiscal 2021: Determined the positions most critical to the organization's success and where knowledge loss would have the greatest impact.
- Fiscal 2022: With new HR leadership and team in place, established leadership and management buy-in, identified critical roles and created competencies framework.
- Fiscal 2023: Launched knowledge capture pilot and tested different knowledge capture methods (interviews, surveys, documentation).
- Fiscal 2024: 50% of succession planning goal completed including assessment and development, and evaluation of employee's potential to fill critical roles.
- Fiscal 2025: Remaining 50% of succession planning goal completed including assessment and development, and evaluation of employee's potential to fill critical roles.

B. Goal – Professional Development: Fully execute the Management Training Roadmap by 2025.

B1. Results – Successfully Achieved Goal

- Fiscal 2022: Learning Management System (LMS) software deployed.
- Fiscal 2023: Training Manager hired.
- Fiscal 2025: LMS fully implemented and utilized to enhance employee competencies and skills, professional development and training.

III. Strategy: Foster a Diverse, Inclusive and Engaged Workforce

A. Goal – Engagement: Grow workforce engagement to strengthen commitment to the organization and individual success as evidenced by a 30% increase in improved results from an employee engagement survey by May 2025. Note: in fiscal 2023, management changed to 20% increase given protracted pandemic, changes in HR leadership and union contract negotiations.

A1. Results – Successfully Exceeded Goal

- Fiscal 2020: Baseline employee engagement score assessed at 70% based on Gallup's Exceptional Workplace Award.
- Fiscal 2021: Focus on diversity strategy and leadership alignment.
- Fiscal 2022: Focus on well-being and work-life balance.
- Fiscal 2023: Focus on recognizing employee contributions.
- Fiscal 2024 Focus on teamwork and empowerment; reviewed and refined existing initiatives based on ongoing feedback and pulse survey results to ensure that programs are aligned with changing needs and organizational goals; achieved an all-employee engagement score of 82.7%, demonstrating an 18% increase from the 70% baseline.
- Fiscal 2025: Achieved an all-employee engagement score of 86.7%, demonstrating a 24% increase, surpassing the 20% target increase goal from the 70% baseline.

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

B. Goal – Workforce Diversity: Achieve workforce diversity in all underrepresented job groups by May 2025.

B1. Results – Successfully Achieved Goal

- Fiscal 2020: Established baseline understanding of current workforce demographics and identified areas for improvement.
- Fiscal 2021: Created a DE&I mission statement; set initial goals.
- Fiscal 2022: Established a DE&I employee volunteer committee called the TIDE Council (Tapping Inclusion, Diversity and Equity).
- Fiscal 2023: Enhanced recruitment and hiring processes to attract a wider pool of diverse candidates.
- Fiscal 2024: Focused on retaining and developing talent; created a more inclusive workplace culture that supports the retention and advancement of all employees.
- Fiscal 2025: Increased diversity in underrepresented groups by continuing to foster inclusive cultures and create opportunities for development and advancement. This included the continuation of diversifying recruitment sources, addressing unconscious bias in hiring processes, and ensuring equitable opportunities for all employees.

PERSPECTIVE: FINANCIAL

I. Strategy: Expand Commercial Revenue Sources to Mitigate Rate Increases

A. Goal – Commercial Enterprises: Increase commercial service net revenue to \$9.2 million by May 2025.

A1. Results – Successfully Exceeded Goal

- Fiscal 2020: \$6.1M
- Fiscal 2021: \$5.5M
- Fiscal 2022: \$5.5M
- Fiscal 2023: \$5.8M
- Fiscal 2024: \$8.3M
- Fiscal 2025: \$10.2M

II. Strategy: Improve the Financial Operating Performance of the RWA

A. Goal – Fiscal Efficiency: Reduce debt-to-capital plant ratio to 82% by May 2025.

A1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2020: Achieved D/C ratio of 87.8%.
- Fiscal 2021: Achieved D/C ratio of 85.2%.
- Fiscal 2022: Achieved D/C ratio of 81.9%

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

- Fiscal 2023: Achieved D/C ratio of 81.1%.
- Fiscal 2024: Achieved D/C ratio of 78.5%.
- Fiscal 2025: Achieved D/C ratio of 80.1%.

B. Goal – Capital Efficiency: Achieve an average of 3% capital efficiency each year through May 2025.

B1. Results – Successfully Achieved Goal

- Fiscal 2020: Achieved at least 3% capital efficiency to benefit customers.
- Fiscal 2021: Achieved at least 3% capital efficiency to benefit customers.
- Fiscal 2022: Achieved at least 3% capital efficiency to benefit customers.
- Fiscal 2023: Achieved at least 3% capital efficiency to benefit customers.
- Fiscal 2024: Achieved at least 3% capital efficiency to benefit customers.
- Fiscal 2025: Achieved at least 3% capital efficiency to benefit customers.

III. Strategy: Strengthen Pension and Retirement Funding

A. Goal – Pension Funding: Achieve 100% funding of pension obligation by May 2025.

A1. Results – Successfully Exceeded Goal

- Fiscal 2020: Pension contribution of \$4.7M; contributed above ARC by \$1.3M.
- Fiscal 2021: Pension contribution of \$4.2M; contributed above ARC by \$1.0M.
- Fiscal 2022: Pension contribution of \$4.3M; contributed above ARC by \$1.1M.
- Fiscal 2023: Pension contribution of \$5.1M; contributed above ARC by \$2.3M.
- Fiscal 2024: Pension contribution of \$5.0M; contributed above ARC by \$2.0M.
- Fiscal 2025: Pension contribution of \$3.4M; contributed above ARC by \$1.0M.

B. Goal – Retirement Benefits: Increase funding of OPEB/VEBA plan to 35% by May 2025.

B1. Results – Successfully Exceeded Goal

- Fiscal 2020: Increased funding of OPEB/VEBA to 29.08%.
- Fiscal 2021: Increased funding of OPEB/VEBA to 34.87%.
- Fiscal 2022: Increased funding of OPEB/VEBA to 34.61%.
- Fiscal 2023: Increased funding of OPEB/VEBA to 37.07%.
- Fiscal 2024: Increased funding of OPEB/VEBA to 38.45%.
- Fiscal 2025: Increased funding of OPEB/VEBA to 42.45%*.

**January 1, 2025 valuation; final fiscal 2025 result will not be known until August 2025 when actuarial report is due.*

Perspective: Internal Business Process

I. Strategy: Effectively Manage and Maintain Our Core Business

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

A. Goal – 3R's: Enhance RWA's enterprise risk management program by reviewing and improving 50% of the risk perspectives within the Risk Register with a focus on mitigating risk, improving redundancy and safeguarding resiliency by May 2025.

A1. Results – Exceeded Goal Ahead of Schedule

- Fiscal 2020: Reviewed Risk Register with goal of improving at least 50% of critical risk perspectives.
- Fiscal 2021: 25% of risk perspectives updated with improved controls including 1) loss of institutional knowledge; 2) environmental compliance risks; and 3) emergency preparedness planning.
- Fiscal 2022: 50% of risk perspectives updated with improved controls including 1) health and safety risks; 2) material and procurement practices; and 3) critical infrastructure management; met 50% goal ahead of schedule.
- Fiscal 2023: 80% of risk perspectives updated with improved controls including 1) robust insurance program; 2) updates to pipe protection plan program; and 3) safeguarding IT infrastructure.
- Fiscal 2024: 100% of risk perspectives completed; exceeded 50% goal ahead of schedule – 53 risk perspectives ranging from natural resource impairment to new and emerging regulatory updates to cyber and network resiliency have been reviewed and updated with improved controls.

B. Goal – Asset Management: Ensure 100% of assets (horizontal and vertical) are assessed and linked to an Enterprise Asset Management (EAM) system by May 2025.

B1. Results – Successfully Achieved Goal

- Fiscal 2020: 15% of assets assessed and linked to EAM.
- Fiscal 2021: 25% of assets assessed and linked to EAM.
- Fiscal 2022: 35% of assets assessed and linked to EAM.
- Fiscal 2023: 50% of assets assessed and linked to EAM.
- Fiscal 2024: 85% of assets assessed and linked to EAM.
- Fiscal 2025: 100% of assets assessed and linked to EAM.

II. Strategy: Sustainably Manage our Natural Resources to Deliver Reliable, Safe Water

A. Goal – Water Quality: Ensure levels of disinfection by-products (THMs & HAAs) are at least 10% below regulated limits by May 2025.

A1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2020: THMs 42.7% below the limit of 80 ppb; HAAs 48.7% below the limit of 60 ppb
- Fiscal 2021: THMs 51.0% below the limit of 80 ppb; HAAs 52.0% below the limit of 60 ppb

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

- Fiscal 2022: THMs 48.6% below the limit of 80 ppb; HAAs 45.8% below the limit of 60 ppb
- Fiscal 2023: THMs 47.1% below the limit of 80 ppb; HAAs 45.6% below the limit of 60 ppb
- Fiscal 2024: THMs 53.5% below the limit of 80 ppb; HAAs 46.6% below the limit of 60 ppb
- Fiscal 2025: THMs 59.6% below the limit of 80 ppb; HAAs 52.3% below the limit of 60 ppb

B. Goal – Unaccounted for Water: Implement a plan to ensure unaccounted-for-water is less than 10% by May 2025.

B1. Results – Did Not Achieve Goal

- Fiscal 2020: 10.58% (Mar 2019 – Feb 2020) 1,637 MG
- Fiscal 2021: 11.09% (Mar 2020 – Feb 2021) 1,766 MG
- Fiscal 2022: 13.52% (Mar 2021 – Feb 2022) 2,138 MG
- Fiscal 2023: 11.68% (Mar 2022 – Feb 2023) 1,804 MG
- Fiscal 2024: 13.12% (Mar 2023 – Feb 2024) 2,011 MG
- Fiscal 2025: 13.73% (Mar 2024 – Feb 2025) 2,169 MG*

**Prevailing issues with reliable data have contributed to presumptions made on water losses. Working with AMI vendor to study the differences between supply and demand; as a result of findings, will take corrective actions to account for apparent water losses.*

III. Strategy: Embrace Innovation and New Technology

A. Goal – Technology Roadmap: Link 100% of Technology Roadmap to Capital and Operating budgets by May 2025.

A1. Results – Successfully Achieved Goal

- Fiscal 2020: 15% complete including 1) SAP Mobile rollout and 2) HR self-service website replacement.
- Fiscal 2021: 25% complete including 1) fleet application management replacement and 2) LIMS launch and exchange email migration.
- Fiscal 2022: 55% complete including 1) flood alert and monitoring system and 2) Office 365, intranet/SharePoint document management system upgrades.
- Fiscal 2023: 70% complete including 1) Azure cloud migration and 2) construction database and Salespad implementation.
- Fiscal 2024: 85% complete including 1) upgrades to website; 2) payroll forecaster implementation; 3) financial system upgrades; and 4) recreation e-commerce.
- Fiscal 2025: 100% complete including 1) launch of new UMAX Customer Information System; 2) Prophix O&M budget implementation; and 3) IVR replacement.

RESULTS SUMMARY OF STRATEGIC GOALS (CONTINUED)

B. Goal – Innovative Solutions: Facilitate 16 process improvements within the four perspectives of customers, employees, financial and internal business process by May 2025.

B1. Results – Successfully Exceeded Goal Ahead of Schedule

- Fiscal 2020-2021: Explored and finalized 4 process areas to improve: 1) Meter-to-Cash; 2) Source-to-Consumption; 3) Procure-to-Pay; and 4) Recruit-to-Retire.
- Fiscal 2022: 6 of 16 process improvements complete including 1) capital planning and budget enhancements; 2) automated continuous consumption alert using AMI, 3) customer escalation dashboard; 4) process change for providing meter vault assemblies to customers; 5) records retention initiative across technology, customer care and finance departments; and 6) remote work policy.
- Fiscal 2023: 12 of 16 process improvements complete including 1) implementation of NoDes flushing equipment; 2) intranet improvements to drive efficiencies and employee engagement; 3) commercial business field implementation to enhance productivity; 4) IVR improvements for Customer Contact Center; 5) Lab/LIMS improvements; 6) construction and jobbing improvements; and 7) capital planning enhancements.
- Fiscal 2024: 16 of 16 process improvements completed ahead of schedule including 1) succession planning process; 2) Sensus ally water meters; and 3) collections lien process improvements.

C. Goal – Cybersecurity: Continually implement cybersecurity best practices across RWA with full implementation achieved by May 2025.

C1. Results – Successfully Achieved Goal

- Fiscal 2021: Multi-year cyber roadmap developed; implemented the following best-practice initiatives: 1) intrusion detection and prevention; 2) denial of service filtering; 3) firewall segmentation; 4) forensic logging; 5) enterprise wide antivirus; and 6) bandwidth monitoring.
- Fiscal 2022: Implemented the following best-practice initiatives: 1) secure communications and cyber protections for new and existing commercial business acquisitions; 2) network hardware restricted administration access; 3) rogue accounts payable detection; 4) disaster recovery environment; and 5) vulnerable scanning.
- Fiscal 2023: Implemented the following best-practice initiatives: 1) network segmentation; 2) enterprise architecture governance; 3) network topology and cloud application documentation; 4) system backups and test restorations; and 5) joined state of Connecticut monthly cyber meetings to gain important insights and share best practices
- Fiscal 2024: Implemented the following best-practice initiatives: 1) multifactor authentication; 2) endpoint detection and response; 3) zero day vulnerability

RESULTS SUMMARY of STRATEGIC GOALS (CONTINUED)

scanning; and 4) conducted a business continuity plan ransomware drill with employees.

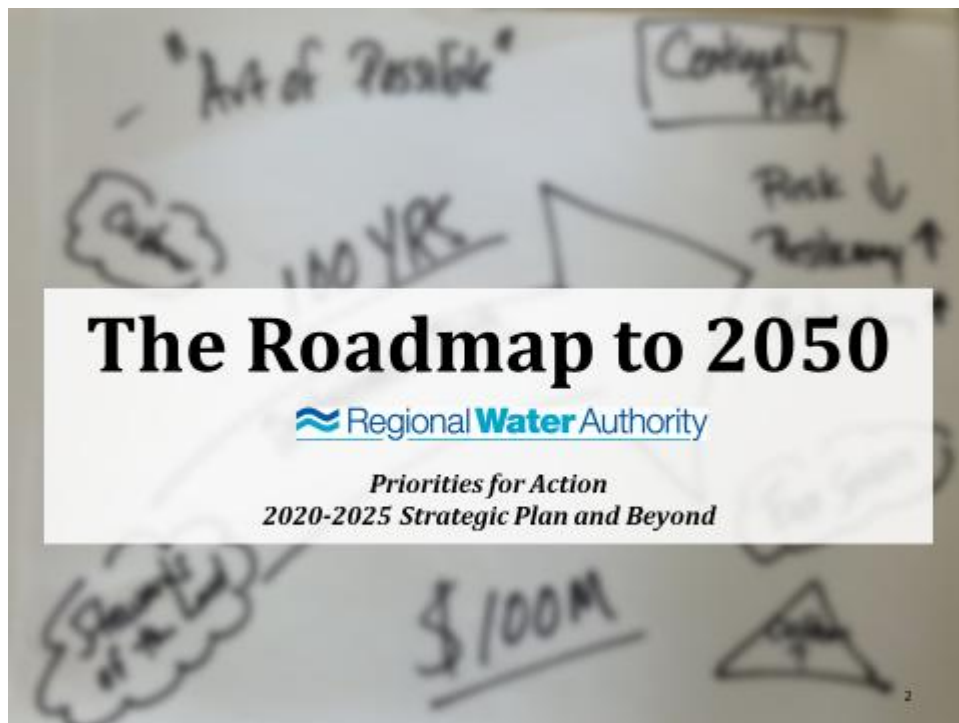
- Fiscal 2025: Implemented the following best-practice initiatives: 1) endpoint isolation for ransomware; 2) dedrone technology; and 3) conducted a business continuity plan website defacing drill with employees and closed gaps.

D. Goal – Technology Obsolescence: Develop technology roadmap to ensure technology obsolescence and single points of failure are eliminated by May 2025.

D1. Results – Successfully Achieved Goal

- Fiscal 2020: Five-year technology roadmap developed.
- Fiscal 2021: 3 technology obsolescence and single points of failure eliminated including 1) Fleet – Dossier Cloud; 2) Labware LIMS rollout; and 3) Exchange Mail migration.
- Fiscal 2022: 6 technology obsolescence and single points of failure eliminated including 1) Flood Alert System technology move; 2) Office 365 migration; and 3) My Source intranet/SharePoint.
- Fiscal 2023: 10 technology obsolescence and single points of failure eliminated including 1) Azure Cloud setup; 2) Construction Database Phase 1; 3) watershed application; 4) global search upgrade.
- Fiscal 2024: 14 technology obsolescence and single points of failure eliminated including 1) Umbraco upgrade; 2) Forecaster replacement; 3) Great Plains upgrade; and 4) RecTrac and PayTrac updates for recreation program.
- Fiscal 2025: 19 technology obsolescence and single points of failure eliminated including 1) SAP shutdown; 2) omni channel AI – IVR replacement; 3) labware version 8 upgrade; 4) Prophix O&M budgeting rollout; and 5) hydrant inspection app replacement for Sedaru.

Appendix



Trend | Rise of Technology

Implications

- Increased demand and use
- Digital customer (self-service, minimal contact)
- Cloud first strategy

Critical Issues to be Addressed

- Increase in spending for technology
- DIY service models needed
- Potential of 3D printing
- Need emphasis on cyber security
- Increase need for instruction and training
- Increase need for communications and outreach

Trend | Forced Agility

Implications

- Need to make decisions quicker
- Need to financial model
- Need for multi scenario planning
- Systems to anticipate desired changes / feedback loop

Critical Issues to be Addressed

- Systems and processes to facilitate quicker decisions
- Determine and implement new financial models
- Develop a process for regular scenario planning
- Develop systems for addressing unanticipated major impact incidents
- Develop new skills and competencies

Trend | Telecommuting as a Norm

Implication

- Need for less office space
- Increase needs for tech equipment
- Culture that focuses on outcomes not hours spent
- Increased customer expectations

Critical Issues to be Addressed

- Policies, procedures and resources addressing remote working
- Rethink office space needs
- New ways of working

Trend | Increase in Governmental Involvement

Implications

- Anti-corporation spirit
- Increased consumer activism
- Increased governmental intervention
- Regionalization of towns for efficiencies
- Increased regulations
 - Government regulates executive compensation
 - Control over rate setting
 - More involvement in O&M performance
 - Demand for technical expertise
- Decrease in flexible hiring and employee relations management
- Increase in Employee protection
 - EEO, ADA, FMLA

Trend | Increase in Governmental Involvement

Critical Issues to be Addressed

- Seize on the potential for greater consolidation of the water industry
- Need for greater planning
- Need for greater lobbying
- Need for alliances with non-governmental organizations
- Need for greater consumer and employee engagement



Trend | Financial Sustainability Threats

Implications

- End of cheap money
- Decreasing water usage
- Future resistance to increasing water rates
- Costly aging infrastructure

Critical Issues to be Addressed

- High borrowing costs in the future
- Need for non-core revenue as offset
- Financial planning essential
- Continuous postponement of critical infrastructure needs
- Pursuing funding alternatives



Trend | Generational Changes and the “New Customer”

Implications

- Activists for environment/sustainability
- Focus on diversity is important
- Flexible service environment
- Technology savvy
- Customers will be vocal
- Early adopters
- More impatient with change
- Importance of customer segmentation
- Opportunity to highlight environmental services and expand

Trend | Generational Changes and the “New Customer”

Critical Issues to be Addressed

- Increased customer expectation of environmental and climate protection
- Increase use of subscription services model
- More technology driven service
- Develop higher levels of quality/filtration
- Enhanced and expanded collection strategies
- Develop systems to increase responsiveness
- Understand customer segmentation
- Increase environmental services provided
- Need move from utility culture to service oriented entrepreneurial culture
- Early adopters' outreach for
 - New services
 - Different approaches
 - Broaden risk tolerance

Trend | Generational Changes and the “New Employee”

Implications

- Shifts in longevity may affect business models, pension costs, and talent goals/ambitions
- Focus on diversity, equity and inclusion is important
- Think/work like entrepreneurs
- Like to work for companies with social cause
- Flexible work environment / Work Life Balance
- Technology is a given
- Employees will be vocal
- Impatient with change
- Employee turnover expected
- Activists for the environment/sustainability
- Union as political allies/government as their protector

Trend | Generational Changes and the “New Employee”

Critical Issues to be Addressed

- Systematic succession planning
- More clearly defined career path
- Methods to capture and retain knowledge
- Continuous learning opportunities tailored, virtual and on the job
- Evaluate all policies, procedures and important company documents to ensure DE&I
- Provide opportunities for social platforming
- Hiring for different competencies
- Less rule bound
- Freedom to take risk, experiment & fail
- Greater leadership development for managers
- Increase employee engagement
- Partnering with union

Trend | Greater Focus on Clean Safe Water for All

Implications

- Upward pressure on rates and affordability
- Greater customer subsidization
- Water treated as a commodity
- Increased water quality regulations
- Increased customer expectations
- Greater global need for clean safe water

Critical Issues to be Addressed

- Differentiation of water rates
- Focus on risk, redundancy and resiliency
- Increase master planning
- Distribution system maintenance and renewal
- Increase in customer communication and ways we communicate
- Rethink centralized treatment process

South Central Regional Water Authority**Analysis of Accounts Receivable ("A/R")**

(\$000 omitted)

Total Accounts Receivable Aging (in days)

	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sept 2024	Aug 2024	July 2024	June 2024 (Note 1)	May 2024
Under 30	\$ 9,489	\$ 7,090	\$ 7,647	\$ 6,905	\$ 6,376	\$ 5,783	\$ 7,750	\$ 6,623	\$ 7,906	\$ 6,780	\$ 6,741	\$ 8,290	\$ 5,677
31-60	1,039	1,897	1,904	1,365	1,425	1,562	1,703	1,894	1,758	1,274	1,461	1,775	1,212
61-90	664	942	610	611	735	675	808	624	617	840	547	715	665
91-180	1,038	1,218	1,074	1,119	1,078	1,156	1,058	1,028	1,022	902	1,038	1,128	1,071
181-360	974	1,065	1,027	980	964	968	910	1,033	1,096	1,208	1,153	1,170	1,072
More than 1 year	2,929	3,077	3,209	3,253	3,306	3,432	3,504	3,423	3,477	3,758	3,476	3,530	3,557
Sub Total	16,133	15,289	15,471	14,233	13,884	13,576	15,733	14,625	15,876	14,762	14,416	16,608	13,254
Interest due	1,231	1,378	1,382	1,479	1,510	1,454	1,524	1,524	1,558	1,574	1,598	1,609	1,611
Total Gross A/R plus interest *****	\$ 17,364	\$ 16,667	\$ 16,853	\$ 15,712	\$ 15,394	\$ 15,030	\$ 17,257	\$ 16,149	\$ 17,434	\$ 16,336	\$ 16,014	\$ 18,217	\$ 14,865

Aged Accounts Receivable Focus of Collection Efforts

	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sept 2024	Aug 2024	July 2024	June 2024 (Note 1)	May 2024
Greater than 60 days:													
A/R	\$ 6,767	\$ 7,533	\$ 7,135	\$ 7,266	\$ 7,408	\$ 7,492	\$ 7,625	\$ 7,439	\$ 7,577	\$ 8,095	\$ 7,613	\$ 7,952	\$ 7,771
Less: Multi-Tenants	(1,470)	(2,357)	(1,571)	(1,616)	(1,619)	(1,563)	(1,478)	(1,417)	(1,469)	(1,482)	(1,423)	(1,633)	(1,673)
Receiverships***	(1,120)	(1,741)	(1,723)	(1,776)	(1,891)	(1,952)	(2,002)	(2,040)	(1,824)	(2,120)	(2,175)	(2,198)	(2,174)
Liens	(1,951)	(1,500)	(2,069)	(2,024)	(1,937)	(1,842)	(1,865)	(1,911)	(1,929)	(2,058)	(1,789)	(1,696)	(1,644)
Total	\$ 2,226	\$ 1,935	\$ 1,772	\$ 1,850	\$ 1,961	\$ 2,135	\$ 2,280	\$ 2,071	\$ 2,355	\$ 2,435	\$ 2,226	\$ 2,425	\$ 2,280
	33%	26%	25%	25%	26%	28%	30%	28%	31%	30%	29%	30%	29%

Collection Efforts

	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sept 2024	Aug 2024	July 2024	June 2024 (Note 1)	May 2024
Shuts *	\$ -	\$ -	\$ -	\$ 8	\$ 37	\$ 31	\$ 33	\$ 55	\$ 51	\$ 63	\$ 49	\$ 57	\$ 68
Red Tags **	-	-	-	5	6	-	-	-	-	-	-	-	-
Receivers	26	25	-	38	82	27	46	95	53	114	81	55	44
Top 100 Collection Calls	444	190	318	394	108	-	-	-	-	-	-	-	25
Other ⁽¹⁾	434	723	390	626	958	948	842	1,017	988	829	978	810	917
Total	\$ 904	\$ 938	\$ 708	\$ 1,071	\$ 1,191	\$ 1,006	\$ 921	\$ 1,167	\$ 1,092	\$ 1,006	\$ 1,108	\$ 922	\$ 1,054

* Number of shuts

** Number of Red tags

MEMORANDUM

TO: Sunny Lakshminarayanan
FROM: Tiffany Lufkin
CC: Victor Benni
SUBJECT: FY 2026 Representative Policy Board Weighted Vote Count
DATE: June 20, 2025

Attached please find the calculations for the Representative Policy Board (RPB) weighted vote count for Fiscal Year (FY) 2026, covering the period from June 1, 2025 through May 31, 2026. This calculation was performed according to the method prescribed in the enabling legislation of the South Central Connecticut Regional Water Authority (Authority). The FY 2026 vote calculations reflect the best available information.

The enabling legislation does not define the total number of votes, therefore, based on the particular spread of population and land, the total number of votes may vary from year to year. The FY 2026 total number of votes has been calculated to be 101.

Included with this memo is the following documentation associated with the vote calculation:

- Summary table of weighted votes per member Town, entitled "Computation of FY 2026 Weighted Votes for the Representative Policy Board", dated June 20, 2025.
- The Real Estate Department's report, entitled "Summary of Land by Town", dated May 31, 2025.
- Summary table of customers per member town, entitled "UMAX - Number of Customers Supplied", dated June 1, 2025¹.

The individual town votes in FY 2026 compared to FY 2025 will remain the same. Therefore, the total weighted vote count remains at 101. Votes are rounded to the nearest whole number, and the Authority's enabling legislation does not require that each town have a minimum number of votes. Therefore, similar to FY 2025, Beacon Falls will have a weighted vote of zero in FY 2026. In a November 28, 2007 legal opinion, our attorneys, Murtha Cullina LLP, determined that a weighted vote of zero is a possible and allowable outcome of the weighted vote procedure outlined in the enabling legislation.

¹ The number of customers for this vote calculation was obtained by a report from PowerBI from the UMAX system for all customers, titled "ENG- Active Water Accounts". This represents a change in reporting systems from FY 2025 due to the Customer Information System upgrade.

COMPUTATION OF FY 2026 WEIGHTED VOTES FOR THE REPRESENTATIVE POLICY BOARD
June 20, 2025

TOWN	(1) VOTES FY 2025	(2) CUSTOMERS AS OF 5/31/2025	(3) QUOTIENT	(4) 2X QUOTIENT	(5) ACRES AS OF 5/31/2025	(6) QUOTIENT	(7) COLUMN 4+6	(8) COLUMN (4+6)/3	(9) COLUMN (4+6)/3 X 100	(10) VOTES FY 2026
ANSONIA	3	5,404	0.04635	0.09269	96	0.00349	0.09619	0.03206	3.20626	3
BEACON FALLS	0	0	0.00000	0.00000	22	0.00080	0.00080	0.00027	0.02668	0
BETHANY	5	6	0.00005	0.00010	3,941	0.14340	0.14351	0.04784	4.78353	5
BRANFORD	6	8,635	0.07406	0.14812	1,178	0.04286	0.19098	0.06366	6.36601	6
CHESHIRE	4	7,058	0.06053	0.12107	227	0.00826	0.12933	0.04311	4.31085	4
DERBY	2	2,904	0.02491	0.04981	2	0.00007	0.04988	0.01663	1.66283	2
EAST HAVEN	6	8,513	0.07301	0.14602	860	0.03129	0.17732	0.05911	5.91054	6
GUILFORD	4	1	0.00001	0.00002	3,295	0.11990	0.11991	0.03997	3.99713	4
HAMDEN	10	15,058	0.12914	0.25829	1,329	0.04836	0.30665	0.10222	10.22160	10
KILLINGWORTH	2	0	0.00000	0.00000	1,381	0.05025	0.05025	0.01675	1.67504	2
MADISON	6	0	0.00000	0.00000	4,715	0.17157	0.17157	0.05719	5.71889	6
MILFORD	10	18,279	0.15677	0.31354	4	0.00015	0.31368	0.10456	10.45615	10
NEW HAVEN	13	22,798	0.19553	0.39105	24	0.00087	0.39193	0.13064	13.06421	13
NO. BRANFORD	8	1,551	0.01330	0.02660	6,032	0.21949	0.24609	0.08203	8.20311	8
NO. HAVEN	5	8,042	0.06897	0.13794	54	0.00196	0.13991	0.04664	4.66363	5
ORANGE	3	4,054	0.03477	0.06954	580	0.02110	0.09064	0.03021	3.02143	3
PROSPECT	1	0	0.00000	0.00000	866	0.03151	0.03151	0.01050	1.05038	1
SEYMOUR	1	319	0.00274	0.00547	706	0.02569	0.03116	0.01039	1.03871	1
WEST HAVEN	8	13,451	0.11536	0.23072	275	0.01001	0.24073	0.08024	8.02436	8
WOODBIDGE	3	525	0.00450	0.00901	1,895	0.06895	0.07796	0.02599	2.59865	3
GOV. REP.	1	-	-	-	-	-	-	-	-	1
TOTALS	101	116,598	1	2	27,482	1	3	1	100	101

**RPB Weighted Vote Calculation
SUMMARY OF LAND BY TOWN
May 31, 2025**

Town	FY2022	FY2023	FY2024	FY2025	FY2026
ANSONIA	96	96	96	96	96
BEACON FALLS	22	22	22	22	22
BETHANY	3,945	3,947	3,947	3,947	3,941
BRANFORD	1,175	1,175	1,174	1,178	1,178
CHESHIRE	149	149	149	149	227
DERBY	2	2	2	2	2
EAST HAVEN	860	860	860	860	860
GUILFORD	3,294	3,294	3,295	3,295	3,295
HAMDEN	1,322	1,321	1,321	1,333	1,329
KILLINGWORTH	1,377	1,381	1,381	1,381	1,381
MADISON	4,716	4,716	4,716	4,716	4,715
MILFORD	4	4	4	4	4
NEW HAVEN	24	24	24	24	24
NO. BRANFORD	6,069	6,069	6,069	6,069	6,032
NO. HAVEN	54	54	54	54	54
ORANGE	587	587	584	580	580
PROSPECT	822	822	866	866	866
SEYMOUR	706	706	706	706	706
WEST HAVEN	275	275	275	275	275
WOODBIDGE	1,897	1,896	1,896	1,895	1,895
Total	27,396	27,400	27,441	27,452	27,482

(1) All values in acres. Beginning with the FY17 calculation, land values are based on GIS data. This data continues to be updated as newer and better information is collected on boundaries; therefore the reported total land by town may change although no acquisitions or dispositions have necessarily been made. This data is for informational purposes only.

(2) There was one acquisition of land in FY25, in Cheshire. There were two dispositions, in North Branford.


RPB Weighted Vote Calculation
UMAX - NUMBER OF CUSTOMERS SUPPLIED⁽¹⁾
June 1, 2025

Town	FY2022 Customers	FY2023 Customers	FY2024 Customers	FY2025 Customers	FY2026 Customers
ANSONIA	5,426	5,427	5,439	5,459	5,404
BEACON FALLS					
BETHANY	6	6	6	6	6
BRANFORD	8,631	8,648	8,669	8,701	8,635
CHESHIRE	6,803	6,830	6,870	6,974	7,058
DERBY	3,240	3,240	3,249	3,259	2,904
EAST HAVEN	8,567	8,565	8,569	8,573	8,513
GUILFORD	1	1	1	1	1
HAMDEN	15,062	15,072	15,078	15,111	15,058
KILLINGWORTH					
MADISON					
MILFORD	18,322	18,340	18,363	18,387	18,279
NEW HAVEN	22,734	22,733	22,716	22,825	22,798
NORTH BRANFORD	1,557	1,568	1,564	1,569	1,551
NORTH HAVEN	7,882	7,928	7,981	8,017	8,042
ORANGE	4,039	4,064	4,072	4,083	4,054
PROSPECT					
SEYMOUR	333	334	333	334	319
WEST HAVEN	13,427	13,424	13,429	13,460	13,451
WOODBIDGE	471	478	479	504	525
Overall Result	116,501	116,658	116,818	117,263	116,598

(1) Beginning in FY26, this calculation uses the PowerBI Report from UMAX "ENG- Active Water Accounts" for accounts active prior to June 1. This report change was necessary to utilize the current CIS reporting system.

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966
<http://www.rwater.com>

TO: David J. Borowy
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

FROM:  Rochelle Kowalski
Senior Vice President, Chief Financial Officer & Head of Corporate Development

DATE: June 20, 2025

SUBJECT: Quarterly financial statements for fiscal year 2025 (ending May 31, 2025)

Attached are the following preliminary financial reports regarding the fiscal year ended May 31, 2025, ("FY 2025") including the following:

- Statement of net position as of May 31, 2025 and May 31, 2024;
- Schedule A: Statements of revenues, expenses and changes in net position as of May 31, 2025, maintenance test, and commentary;
- Schedule B: Operating and maintenance expenses;
- Schedule C: Capital budget report;
- Schedule D: Investment earnings report-comparison of investment rates of return

Please recall that management will refine these figures as we proceed to close out FY 2025 and as we go through the Authority's annual audit with CliftonLarsenAllen, LLP (CLA).

REGIONAL WATER AUTHORITY
STATEMENTS OF NET POSITION
AS OF MAY 31, 2025 AND 2024

Assets	FY 2025	FY 2024	Y/Y Variance	Liabilities and Net Assets	FY 2025	FY 2024	Y/Y Variance
Utility plant				Liabilities			
Property, plant and equipment in service	1,047,460,475	1,008,015,447	39,445,028	Revenue bonds payable, less current portion	470,755,000	481,395,000	(10,640,000)
Accumulated depreciation	(473,150,027)	(448,604,266)	(24,545,761)	Net premiums and discounts from revenue bonds payable	39,766,659	40,636,651	(869,992)
Utility plant in service	574,310,448	559,411,182	14,899,266	DWSRF loans payable, less current portion	36,603,894	36,484,446	119,447
Land	28,172,373	28,085,903	86,471	Net pension liability	11,622,449	11,622,449	-
Construction work in progress	37,813,423	32,553,312	5,260,111	Net OPEB obligation	16,145,432	16,145,432	-
Intangible Assets, Net	9,134,766	4,598,642	4,536,124	Lease Liability	102,816	102,816	-
Total utility plant, net	649,431,010	624,649,038	24,781,973	SBITA Liability	3,221,293	3,221,293	-
Nonutility land, at cost	65,847,546	65,597,918	249,628	Total noncurrent liabilities	578,217,543	589,608,087.51	(11,390,545)
Current assets				Current liabilities			
Cash and cash equivalents	55,040,197	42,534,942	12,505,255	Current portion of revenue bonds payable	25,125,000	23,905,000	1,220,000
Investments	-	-	-	Current portion of DWSRF loans payable	2,202,275	2,053,603	148,672
Accounts receivable, less allowance for doubtful accounts	13,736,356	9,777,991	3,958,365	Accounts payable	16,949,486	5,299,201	11,650,285
Accrued revenue	11,137,649	13,281,584	(2,143,935)	Notes payable	50,500	50,500	-
Accrued interest receivable	303,001	318,160	(15,159)	Customer deposits and advances	1,998,234	1,925,394	72,840
Materials and supplies	3,512,152	3,522,405	(10,254)	Current Lease Liability	38,646	38,646	-
Prepaid expenses and other assets	4,392,863	4,273,144	119,719	Current SBITA Liability	1,296,063	1,296,063	-
Total current assets	88,122,218	73,708,227	14,413,991	Other accrued liabilities	12,138,365	8,502,140	3,636,225
Note Receivable	500,000	500,000	-	Total current liabilities	59,798,568	43,070,546	16,728,022
Lease Receivable	1,310,890	1,310,890	-	Liabilities payable from restricted assets			
Restricted assets	151,684,993	172,564,534	(20,879,542)	Accounts payable for construction	5,401,415	5,145,433	255,981
Regulatory assets	29,928,132	9,073,313	20,854,819	Accrued interest payable	6,974,941	6,981,376	(6,436)
Total assets	986,824,789	947,403,921	39,420,868	Customer deposits and advances	1,497,541	1,450,143	47,398
Deferred Outflows of Resources				Total liabilities payable from restricted assets	13,873,896	13,576,953	296,943
Deferred charge on refunding	5,356,537	12,177,953	(6,821,416)	Other liabilities	-	-	-
Deferred Outflows - Goodwill	15,269,485	10,196,066	5,073,419	Total liabilities	651,890,007	646,255,587	5,634,421
Deferred charge on pension plans	883,096	1,231,876	(348,780)	Deferred inflows of resources			
Deferred charge on OPEB plans	1,704,192	2,328,425	(624,233)	Deferred inflows related to pensions	-	132,401	(132,401)
Total	1,010,038,100	973,338,242	36,699,858	Deferred inflows related to OPEB	1,895,543	3,090,279	(1,194,735)
				Deferred inflows related to Leases	1,372,086	1,372,086	-
				Net Position			
				Invested in capital assets, net of related debt	136,132,708	113,921,633	22,211,075
				Restricted assets	158,490,998	158,868,015	(377,016)
				Unrestricted assets	60,256,757	49,698,243	10,558,515
				Total net assets	354,880,464	322,487,891	32,392,573
				Total liabilities and net assets	1,010,038,100	973,338,242	36,699,858

REGIONAL WATER AUTHORITY
REVIEW OF FINANCIAL DATA
May 31, 2025 (FY 2025)

SCHEDULE A-1 - COMMENTARY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Operating Revenues

FY25 revenue for water, including wholesale and fire service, is over budget by \$1,750k (approx. 1.3%).

Metered water revenue is over budget by \$1,122k (approx. 1.0%)

Total net other revenue is \$2,002k over budget due to other water and proprietary revenue being higher than budget.

Operating Expenses

Operating and Maintenance Expenses are currently under budget due to the following:

	May-25
Payroll is under budget primarily due to head count under runs.	\$ (341,000)
Employee Benefits are over budget primarily due to the Global Metric and recording a new GASB required liability.*	1,126,000
Transportation is under budget due to lower body repairs, diesel fuel expense, and other underruns.	(70,000)
Utilities & Fuel is over budget primarily due to higher electric service costs.	277,000
Material From Inventory is under budget primarily due to lower than anticipated costs.	(70,000)
Pump Power is over budget primarily due to CT statutory charges not reflected in the budget.	747,000
Chemicals Expense is under budget primarily due to lower than anticipated costs.	(135,000)
Road Repairs are under budget primarily due to lower than anticipated costs.	(118,000)
Collection Expense is under budget due to lower year-to-date attorney fees, bank fees, and other collection related fees.	(290,000)
Business Improvement is under budget primarily due to lower than anticipated costs.	(162,000)
Workers Compensation, pre-Churchill are under budget primarily due to reimbursement and a lower reserve requirement.	(72,000)
Training and Cont. Education is under budget due primarily to lower than anticipated costs.	(162,000)
Info. Technology Licensing & Maintenance Fees are under budget primarily due to lower than anticipated costs.	(53,000)
Maintenance & Repairs are under budget due to more pump and valve replacements vs. O&M repairs and lower than anticipated costs.	(443,000)
All Other	(92,000)
Interest Income	142,000

Interest Income is above budget primarily due to higher investment earnings.

PROJECTED MAINTENANCE TEST

The projected coverage is 1.21 with no shortfall.

**partially funded outside the Revenue Fund*

REGIONAL WATER AUTHORITY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE MONTHS ENDING MAY 31, 2025

Schedule A-1

	FY 2024 Actual	FY 2025 Budget	FY 2025 Actual	(Under)Over Budget
Operating revenues				
Metered water revenues	\$ 116,301	\$ 116,586	\$ 117,708	\$ 1,122
Fire service	13,695	13,518	13,891	373
Wholesale	988	845	1,099	254
Other revenue - water	4,662	4,142	4,863	721
Other revenue - proprietary	11,796	12,367	16,953	4,585
Total operating revenues	147,443	147,458	154,514	7,055
Operating expenses				
Operating and maintenance expense	65,673	71,610	71,752	142
Pension Expense	(3,344)			-
OPEB Expense	(319)			-
Expense associated with other revenue - water	2,054	2,095	2,647	552
Expense associated with other revenue - proprietary	4,198	5,067	7,819	2,752
Provision for uncollectible accounts	(30)	500	(543)	(1,043)
Depreciation and amortization	26,080	26,000	26,601	601
Payment in lieu of taxes	8,747	9,295	8,912	(382)
Amortization Pension Outflows/Inflows	1,235	216	216	(0)
Amortization OPEB Outflows/Inflows	(915)	(571)	(571)	(0)
Total operating expenses	103,378	114,212	116,834	2,622
Operating income	44,065	33,246	37,680	4,435
Nonoperating income and (expense)				
Interest income	10,931	7,802	9,697	1,894
(Loss) Gain on disposal of assets	(859)	(1,500)	(878)	622
Realized and unrealized (losses) gains on investments	412		189	189
Interest expense	(22,036)	(21,191)	(21,576)	(385)
Amortization of bond discount, premium, issuance cost and deferred losses	2,581	2,821	2,995	174
Amortization of Goodwill	(249)	(249)	(937)	(688)
Intergovernmental revenue	1,941		1,755	1,755
Contributions to related entities	(1,670)		-	-
Total nonoperating income and (expense) before captial contributions	(8,949)	(12,316)	(8,756)	3,561
Income (expense) before contributions	35,116	\$ 20,930	28,924	\$ 7,996
Capital contributions	4,240		3,467	
Change in net assets	39,356		32,392	
Total net assets - beginning of fiscal year	283,130		322,489	
Total net assets - end of reporting month	322,487		\$ 354,880	

	Budget FY 2025 @114%	Projected FY 2025 @114%	(Under)Over FY 2025 @114%
FY 2025 MAINTENANCE TEST			
(Budget vs. Projected)			
Revenue Collected:			
Water sales	130,838	130,354	(484)
Interest Income	4,028	5,084	1,056
BABs Subsidy	644	\$ 618	(20)
Other Net	9,093	10,888	1,810
Common Non-Core	(390)	(157)	233
Total	144,213	146,788	2,596
Less:			
Operating and maintenance expenses	(71,610)	(71,610)	-
Depreciation	(9,000)	(9,729)	(729)
PILOT (A)	(9,295)	(8,933)	362
Net Avail for Debt Service (B)	\$ 54,308	\$ 56,516	\$ 2,208
Debt Service Payments (C)	\$ 47,638	46,687	\$ (951)
Debt Service @ 114% (D)	\$ 54,307	53,223	\$ (1,084)
Difference (B-D)	\$ 0	\$ 3,293	
RSF, Growth and/or General Fund (D)	-		
Coverage	114%	121%	

REGIONAL WATER AUTHORITY
OPERATING AND MAINTENANCE EXPENSES

SCHEDULE B

Fiscal Year 2025

(\$000 Omitted)

TWELVE MONTHS ENDING MAY 31				
	FY 2024	FY 2025	FY 2025	(Under)
	Actual	Budget	Actual	Over
1 Payroll	\$ 25,412	\$ 27,281	\$ 26,940	\$ (341)
2 Employee Benefits Allocation	8,177	8,650	9,776	1,126
Opeb/Pension - GASB	(3,663)			
Pension	4,062	2,650	2,650	-
3 Administrative Building Space Alloc.	1,098	1,051	1,052	2
4 General & Administrative	1,425	1,668	1,658	(10)
5 Transportation Allocation	872	1,036	966	(70)
6 Tools & Stores Allocation	398	396	420	24
7 Utilities & Fuel	1,938	1,977	2,254	277
8 Material From Inventory	230	337	267	(70)
9 Pump Power Purchased	3,040	3,428	4,176	747
10 Chemicals	3,633	3,394	3,259	(135)
11 Road Repairs	141	300	182	(118)
14 Postage	668	671	638	(33)
15 Printing & Forms	45	71	32	(39)
17 Collection Expense	1,028	1,240	950	(290)
18 Business Improvement	397	548	386	(162)
19 Public/Customer Information	300	335	313	(22)
20 Outside Services	4,221	4,553	4,554	1
21 Insurance Premiums	1,944	2,063	2,064	1
22 Worker's Compensation, pre-Churchill	(79)	45	(27)	(72)
23 Damages	61	70	72	2
24 Training & Cont. Education	473	643	481	(162)
25 Authority Fees	134	175	150	(25)
26 Consumer Counsel	37	60	61	1
27 RPB Fees	99	193	240	47
28 Organizational Dues	143	130	91	(39)
29 Donations	46	41	35	(7)
34 Central Lab/Water Quality	386	401	381	(19)
40 Environmental Affairs	98	150	173	23
44 Info. Technology Licensing & Maintenance Fees	1,513	3,874	3,821	(53)
45 Maintenance and Repairs	3,499	3,947	3,504	(443)
46 Regulatory Asset Amortization	233	234	233	(0)
	<u>\$ 62,010</u>	<u>\$ 71,610</u>	<u>\$ 71,752</u>	<u>\$ 142</u>

	Period Ending May 31, 2025		
	Budget	Expenditures	(Under)/Over
I. NATURAL RESOURCES			
Watershed Protection	240	257	17
Land Management	20	13	(7)
Lake Whitney Dam & Spillway Improvements	417	370	(47)
Prospect Dam Improvements	1,000	959	(41)
Peat Swamp Dam Modifications	212	137	(75)
Lake Chamberlain Dam Improvements	50	1	(49)
Lake Watrous & Lake Glen Aeration System Improvements	432	341	(91)
Tunnel Diversion Raw Water Main Rehabilitation Program	133	135	2
Bridge Refurbishments	209	166	(42)
Lake Gaillard Pavilion	99	99	(0)
Access Road Miscellaneous Improvements	100	132	32
Miscellaneous Natural Resources	75	33	(42)
Prior Year	-	5	5
TOTAL	2,987	2,647	(340)
II. TREATMENT			
Filter Media Replacement	1,734	1,680	(54)
LGWTP -Clarifiers Recycle & Building Improvements	2,683	2,546	(136)
LGWTP-HVAC Upgrades	1,900	2,076	175
LGWTP Filter Underdrain Replacement	2,810	3,226	416
LGWTP Roof Replacement	25	-	(25)
LGWTP Local Control Console Upgrade	155	108	(47)
LGWTP Improvements	200	245	45
LSWTP Electrical Upgrades	75	101	26
LGWTP Electrical Upgrades	75	6	(69)
LSWTP HVAC Upgrades	930	989	59
LSWTP Improvements - Gravity Thickener	125	104	(21)
LSWTP Improvements (Miscellaneous)	240	168	(72)
LWWTP Ozone and DAF Controls	134	179	45
LWWTP Chemical Feed Improvements	150	170	20
LWWTP Geothermal Vault Improvements	10	5	(5)
WRWTP Salt Storage	340	320	(20)
West River Drying Bed Improvements	89	116	27
West River Fuel Tank Replacement	330	388	58
WRWTP Improvements (Miscellaneous)	250	221	(29)
WRWTP Rooftop Air Handling Unit	35	16	(19)
Water Treatment Plant Valve Replacement Program	40	25	(15)
Treatment Plant Buried Valve Improvements	20	13	(7)
Seymour Wellfield Generator Replacement	300	160	(140)
Wellfield Facility Improvements - North Cheshire	60	11	(49)
Wellfield Facility Improvements - Derby	1,667	1,680	12
Well Rehabilitation Program	505	535	30
Well Replacements	75	-	(75)
Motor Control Center (MCC) Replacements-North Cheshire Wellfield	160	67	(92)
Miscellaneous Wellfield Improvements	100	130	30
Future Regulatory Treatment Compliance	450	416	(34)
Lead and Copper Rule Compliance	50	15	(35)
Sodium Hydroxide Contamination (Day Tank)	72	72	0
Treatment Facility Roof Replacements	375	315	(60)
Treatment Facilities Asphalt Driveway Repaving	100	100	0
WRWTP Improvements (Dissolved Air Flotation, Electrical, Chemical)- DWSRF	273	421	148
Miscellaneous Treatment	-	-	-
Prior Year	-	97	97
TOTAL	16,537	16,723	186

	Period Ending May 31, 2025		
	Budget	Expenditures	(Under)/Over
III. TRANSMISSION AND DISTRIBUTION			
Pipe	8,358	8,283	(75)
Valve Replacements	250	574	324
Service Connections	1,900	1,756	(144)
Capital Pipe Service Connections	500	646	146
Meters	450	411	(39)
Hydrants and Connections	125	66	(59)
Lead Service Line Replacements	5,325	5,359	34
Totoket Road Transmission Main	850	839	(11)
Raw Water/Transmission Main Replacement & Redundancy	22	1	(21)
Pipe Bridge Rehabilitation Program	879	901	22
George Street Pipe Relocation, New Haven	-	-	-
Meriden Bi-Directional Interconnection	-	-	-
Ansonia-Derby Tank	72	72	(1)
North Branford Tank Structural Improvements & Additional Tank	230	219	(11)
York Hill Tank No. 1 Painting & Stairs	200	65	(135)
Ford Street Tank #1 Painting and Stairs	80	62	(18)
Ford Street Tank #2 Painting and Stairs	80	62	(18)
Variable Frequency Drive Replacement Program	150	230	80
Storage Tank DBP Compliance	380	380	0
Critical Pump Station & Transmission Facilities Upgrades	175	142	(33)
Lake Gaillard Pump Station Improvements	-	-	-
Spring Street Pump Station Replacement	100	11	(89)
Armory Pump Station Chimney Rehabilitation	50	10	(40)
Pump Station Generator Replacement	100	90	(10)
Pump Station Roof Replacements	64	8	(56)
Pump Station Bypass Improvements	-	-	-
Route 80 Throttling Valve Relocation	700	756	56
Mill Rock Basins Control Valve Improvements	80	54	(26)
Water Quality Improvements Program	219	178	(41)
Burwell Hill Pump Station Equipment Replacement	-	6	6
PCCP Repair Parts	430	413	(17)
Bulk Fills Stations	-	-	-
Miscellaneous Transmission & Pumping	220	114	(106)
Prior Year	-	436	436
TOTAL	21,990	22,144	153
IV. GENERAL PLANT			
CIS (Customer Information Services)	5,784	5,766	(18)
Work & Asset Management Solutions (Formerly InforEAM GIS Data Integ)	50	20	(30)
LIMS Business Enhancements	-	-	-
LIMS Upgrades	165	150	(15)
AMI Software Business Enhancements	50	25	
Cyber Security Enhancements	120	84	(36)
SCADA	120	109	(11)
Enterprise Data Archive	625	610	(15)
Data Center Life Cycle Replacements	650	541	(109)
GIS Aerial Mapping	163	99	(64)
Business Analytical Platform	250	217	(33)
Robotics Process Automation	200	196	(4)
Miscellaneous Information Systems	202	106	(96)
Equipment	2,295	2,174	(121)
Miscellaneous Equipment	39	37	(2)
90 Sargent Drive	230	84	(146)
Miscellaneous 90 Sargent Drive	145	142	(3)
Prior Year	-	34	34

	Period Ending May 31, 2025		
	Budget	Expenditures	(Under)/Over
TOTAL	11,088	10,393	(696)
SUB-TOTAL	52,603	51,906	(696)
V. CONTINGENCY	1,010	-	(1,010)
V. PROJECT RESERVE	3,457	-	(3,457)
SUB-TOTAL	4,467	-	(4,467)
 VI. STATE & REDEVELOPMENT PIPE	 3,000	 1,100	 (1,900)
 VII. COMMERCIAL	 100	 -	 (100)
 TOTAL	 60,170	 53,006	 (7,163)

Investment Earnings Report
Comparison of Investment Rates of Return

Fund Type	Balance @ May 31, 2025	Budgeted Return	Rate of Return May 31, 2025	Rate of Return Fiscal Year to Date
<u>Less than Six Months</u>				
Revenue Investment (A)	\$ 31,876,595	3.75%	4.39%	4.85%
Revenue (B)	3,586,163	0.00%	0.38%	0.45%
Rate Stabilization (A)	10,000,000	3.75%	4.39%	4.85%
Operating Reserve (A)	11,948,104	3.75%	4.39%	4.85%
Capital Contingency (A)	6,244,220	3.75%	4.39%	4.85%
Debt Reserve (A)	23,546,756	3.75%	4.39%	4.85%
Debt Service (A)	31,306,215	3.75%	4.39%	4.85%
PILOT (A)	4,109,925	3.75%	4.39%	4.85%
General Fund (A)	12,978,128	3.75%	4.39%	4.85%
Sub-Total	\$ 135,596,107			
<u>Long Term Investments</u>				
Debt Reserve	1,250,000	2.45%	3.21%	2.27%
Sub-Total	\$ 1,250,000			
<u>Other</u>				
Construction (A)	\$ 60,832,711	3.75%	4.39%	4.85%
Construction (C)	2,078	0.00%	3.79%	4.18%
Construction (E)	1	0.00%	0.00%	0.00%
Growth Fund (D)	4,808,728	0.00%	1.92%	2.24%
Interim Financing	956	0.00%	2.02%	2.19%
Sub-Total	\$ 65,644,475			
Total	\$ 202,490,582			

(A) Investments are in the Connecticut Short Term Investment Fund (STIF). The May budgeted rate of return is based on a straight average for the fourth quarter, while the fiscal year to date rate of return is based on a straight average for the full twelve month period.

(B) Reflects sweep product with balances fully insured. Balances earn credits to offset bank fees.
Percentage based on month-end book balance.

(C) Invested in the First American Government Fund.

(D)

(E) Cash Balance as of May 31, 2025.

Fund	(Cash Basis) as of May 31, 2025	(Cash Basis) as of May 31, 2025	(Under)/ Over
Debt Reserve	730,818	967,352	236,534
Operating Reserve	447,716	575,509	127,793
Capital Contingency	235,812	306,190	70,378
PILOT	84,408	147,605	63,197
Debt Service	774,126	915,779	141,653
Revenue	822,030	1,061,602	239,572
Rate Stabilization	390,833	483,806	92,973
General	541,885	625,950	84,065
Sub Total	4,027,628	5,083,792	1,056,164
Construction	2,419,156	3,464,816	1,045,660
Growth Fund	-	186,395	186,395
Interim Financing	-	21	21
Total	6,446,784	8,735,025	2,288,241

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966
<http://www.rwater.com>

TO: David J. Borowy
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

FROM: Rochelle Kowalski

DATE: June 20, 2025

SUBJECT: Distribution of Fiscal Year 2025 Revenue Fund Balance and General Fund
Balance per Section 404D of the *General Bond Resolution*

REVENUE FUND

The Revenue Fund balance available for disposition at May 31, 2025, was \$20,719,589.

You will recall that the *General Bond Resolution* (Section 404D) requires the Authority to distribute any balance at year-end in the Revenue Fund as follows:

1. To the Capital Contingency Fund, if necessary.
2. To the Operating Reserve Fund, if necessary.
3. To the Rate Stabilization Fund, if desirable.
4. To the General Fund.

Since the balance of \$6,244,220 in the Capital Contingency Fund meets the requirement of the *General Bond Resolution*, no transfer is necessary.

Since the balance in the Operating Reserve is \$11,948,104, prior to the last day of this month, in accordance with the *General Bond Resolution*, management proposes to transfer \$395,552 to the Operating Reserve Fund to bring the balance to the required level.

Therefore, the amount of \$20,324,037 will be transferred to the General Fund prior to the last day of this month in accordance with the *General Bond Resolution* associated with the Year End Distribution. Of the \$20,320,037 management proposes to transfer 1,750,000 to the Growth Fund and \$16,074,037 from the General Fund to the Construction Fund as part of the Year-End Distribution.

Summary of Proposed Revenue Fund Transfers:

Operating Reserve Fund	\$ 395,552
General Fund	<u>\$20,324,037</u>
	<u>\$20,719,589</u>

Summary of Proposed General Fund transfers for Year-End Distribution:

Growth Fund	\$ 1,750,000
Construction Fund	<u>\$ 16,074,037</u>
	<u>\$ 17,824,037</u>

Additional Transfer from General Fund:

General Fund Balance After Above Transfers: \$ 15,500,000

The attached schedules further detail the proposed transfers.

PROPOSED RESOLUTION FOR AUTHORITY MEETING

June 26, 2025

Resolution Authorizing the Transfer of **\$20,324,037** from the Revenue Fund
to the General Fund

Whereas, The Senior Vice President, Chief Financial Officer & Head of Corporate Development has and will make certain transfers from the Revenue Fund as required by Section 404D of the General Bond Resolution;

Whereas, the balance remaining in the Revenue Fund after taking into account such transfers as of year-end is approximately **\$20,324,037** and pursuant to the General Bond Resolution will be deposited to the General Fund;

Now, therefore, be it hereby resolved, that after such transfer is made to the General Fund, the balance of the General Fund is approximately **\$33,330,637**.

PROPOSED RESOLUTION FOR AUTHORITY MEETING

June 26, 2025

Resolution Authorizing the Transfer of **\$16,074,037** from the General Fund
to the Construction Fund.

Whereas, pursuant to section 410 of the General Bond Resolution, the Authority may
apply any moneys in the General Fund to any lawful purpose of the Authority;

Now, therefore, be it hereby resolved by the Regional Water Authority;

The Senior Vice President, Chief Financial Officer & Head of Corporate Development is
hereby authorized and directed to transfer and pay over from the General Fund,
\$16,074,037 to the Construction Fund.

PROPOSED RESOLUTION FOR AUTHORITY MEETING

June 26, 2025

Resolution Authorizing the Transfer of **\$16,074,037** from the General Fund
to the Construction Fund.

Whereas, pursuant to section 410 of the General Bond Resolution, the Authority may
apply any moneys in the General Fund to any lawful purpose of the Authority;

Now, therefore, be it hereby resolved by the Regional Water Authority;

The Senior Vice President, Chief Financial Officer & Head of Corporate Development is
hereby authorized and directed to transfer and pay over from the General Fund,
\$16,074,037 to the Construction Fund.

PROPOSED RESOLUTION FOR AUTHORITY MEETING

June 26, 2025

Resolution Authorizing the Transfer of **\$1,750,000** from the General Fund
To the Growth Fund.

Whereas, pursuant to section 410 of the General Bond Resolution, the Authority may apply any moneys in the General Fund to any lawful purpose of the Authority;

Now, therefore, be it hereby resolved by the Regional Water Authority;

The Senior Vice President, Chief Financial Officer & Head of Corporate Development is hereby authorized and directed to transfer from the General Fund **\$1,750,000** to the Growth Fund.

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020

<http://www.rwater.com>

David J. Borowy
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

FROM: Rochelle Kowalski

DATE: June 20, 2025

SUBJECT: Release of Funds from Project Reserve/"Carry-over"

In Fiscal Year 2025, management requested approval from the Authority to hold monies in the project reserve for Fiscal Year 2026 for those projects where work progress and/or completion had been impacted by supply chain, legal/approval delays, and other factors. The Authority approved this request.

Management is now requesting approval to release funds from the \$3,456,925 reserve, inclusive of funds added to the project reserve after the submission of the Fiscal Year 2026 budget in March, to the following specific project accounts:

Lake Gaillard WTP Clarifiers & Recycle Building	\$	300,000
CIS	\$	522,272
Enterprise Data Archive	\$	175,000
Trucks	\$	200,000
	\$	<u>1,197,272</u>

Please note that in the case of the Trucks, the amount requested is less than the amount put into reserve due to the expenditures in Fiscal Year 2025.

Management is also requesting approval for the release of funds for projects identified as requiring increased funding following the submission of the Fiscal Year 2026 capital budget:

Derby Wellfield Facility Upgrades	\$	700,000
Future Regulatory Treatment Compliance	\$	300,000
LIMS Upgrades	\$	70,000
Large Tapping Machine	\$	85,000
	\$	<u>1,155,000</u>

Management further requests approval for the release of funds from the project reserve to be distributed to the following project being carried over from Fiscal Year 2025.

West River WTP Rooftop Air Handling Unit	\$	150,000
--	----	---------

Following these transfers, the remaining balance of funds that will continue to be held in the fiscal 2025 project reserve is \$954,653. This is a total distribution of \$2,502,272 of the \$3,456,925 reserve. Management is requesting approval to carry \$500,000 of the remaining \$954,653 Fiscal Year 2025 project reserve over into the Fiscal Year 2026 capital budget, to continue to be held in reserve.

Attached are the changes to the fiscal 2026 capital improvements plan and the revised fiscal 2026 through fiscal 2030 five-year capital plan.

cc: Sunny Lakshminarayanan

Attachment

-CAUTION-

THE DISCLOSURE OF CERTAIN INFORMATION ON PAGES, MAPS OR OTHER MATERIALS STAMPED HEREIN MAY POSE A SAFETY AND SECURITY RISK TO PERSONS AND/OR PROPERTY. THE DETERMINATION TO DISCLOSE THIS INFORMATION SHALL ONLY BE MADE PURSUANT TO C.G.S. SECTION 1-210.

**South Central Connecticut Regional Water Authority
5-Year Plan of Capital Improvements
(000's omitted)**

	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	TOTAL
NATURAL RESOURCES (1)						
Land Management	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 250
Watershed Protection	50	50	50	50	50	250
Improvements to Reservoir Intakes	75	100	522	-	450	1,147
Improvements to Reservoir Dams & Spillways	2,750	19,470	19,997	15,232	6,200	63,649
Bridge Refurbishments	200	250	250	50	300	1,050
Tunnel Repairs & Improvements	100	100	250	150	750	1,350
Miscellaneous	371	385	1,126	258	2,305	4,445
	<u>3,596</u>	<u>20,405</u>	<u>22,245</u>	<u>15,790</u>	<u>10,105</u>	<u>72,141</u>
TREATMENT (2)						
Lake Saltonstall WTP Process Improvements	4,436	3,600	3,750	3,250	2,500	17,536
Lake Gaillard WTP Process Improvements	9,475	1,597	650	2,050	3,275	17,047
West River WTP Process Improvements	3,375	860	275	315	275	5,100
Lake Whitney WTP Process Improvements	2,120	1,206	575	2,550	2,200	8,651
Improvements to Groundwater Treatment Facilities	5,306	400	550	550	1,900	8,706
Filter Media Replacement	800	800	900	900	900	4,300
Miscellaneous	1,100	450	550	950	3,600	6,650
	<u>26,612</u>	<u>8,913</u>	<u>7,250</u>	<u>10,565</u>	<u>14,650</u>	<u>67,990</u>
TRANSMISSION & PUMPING (3)						
Pipe and Transmission Main	11,050	7,685	5,925	7,835	9,650	42,145
Cleaning and Lining	600	3,000	3,000	3,000	3,000	12,600
Lead Service Line Replacements	2,500	2,500	2,500	2,500	5,000	15,000
Valve Replacements	400	400	500	500	500	2,300
Service Connections & Hydrants	2,725	2,825	2,825	2,875	2,875	14,125
Meters	450	450	500	450	450	2,300
Tank Painting & Improvements	4,748	1,910	2,225	3,025	3,623	15,531
Tank Construction/Replacement	500	3,000	2,700	1,215	3,494	10,909
Motor Control Center Replacements/Electrical Improvements	100	350	350	350	350	1,500
Critical Pump Station & Transmission Facilities Upgrades	650	200	350	350	350	1,900
Variable Frequency Drive Replacements	150	150	20	200	200	720
Pump Station Generator Replacements	725	650	250	1,000	-	2,625
Raynham Hill Pump Station Improvements	50	150	1,970	-	-	2,170
Spring Street Pump Station Replacement	50	338	1,555	6,015	3,060	11,018
Lake Gaillard Pump Station Improvements	300	300	300	300	-	1,200
Devonwood Drive, Cheshire Booster Pump Station	100	155	1,200	-	-	1,455
Miscellaneous	1,445	5,311	6,196	1,630	1,534	16,116
	<u>26,543</u>	<u>29,374</u>	<u>32,366</u>	<u>31,245</u>	<u>34,086</u>	<u>153,614</u>
GENERAL PLANT (4)						
CIS	522					522
Information Systems	1,166	1,220	925	928	971	5,210
Data Center Life Cycle Replacements	650	650	550	550	556	2,956
System-Wide RTU Upgrade	-	-	-	-	1,400	1,400
Equipment	2,511	1,774	1,181	1,115	1,300	7,881
90 Sargent Drive	345	140	205	170	470	1,330
	<u>5,194</u>	<u>3,784</u>	<u>2,861</u>	<u>2,763</u>	<u>4,697</u>	<u>19,299</u>
CONTINGENCY	594	775	797	754	785	3,705
PROJECT RESERVE	500	-	-	-	-	500
TOTAL	<u>\$ 63,039</u>	<u>\$ 63,251</u>	<u>\$ 65,519</u>	<u>61,117</u>	<u>64,324</u>	<u>\$ 317,249</u>
CONSTR. FUND STATE & REDEV REVOLV. ACCT	\$ 3,000	\$ 3,000	\$ 3,000	3,000	3,000	\$ 15,000
COMMERCIAL (6)	\$ 210	\$ 300	\$ 40	40	40	\$ 630

(1) Projects required to provide for present and future water requirements as well as protection of existing water supplies.

(2) Projects which are necessary to maintain compliance with all Federal and State regulations as well as provide an adequate supply for future expansion of water demand.

(3) Projects necessary to correct deficiencies in the system and provide for current and future demands needed for both consumption and fire protection, as well as modify and upgrade pumping facilities.

(4) Expenditures for specific items including information systems, equipment, vehicles and plant modifications.

(5) Escalated at 3% per year.

(6) To be funded out of the Growth Fund

SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY

WATER SYSTEM REVENUE BOND RESOLUTION
GENERAL BOND RESOLUTION

PROJECT LOAN OBLIGATION
SUPPLEMENTAL RESOLUTION
FOR THE LEAD SERVICE LINE-PLANNING PROJECT

Authorizing the Issue of

PROJECT LOAN OBLIGATION # _____
FOR THE LEAD SERVICE LINE-PLANNING PROJECT
Approved _____, 2025

SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY
PROJECT LOAN OBLIGATIONS FOR THE LEAD SERVICE LINE-PLANNING PROJECT

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SUPPLEMENTAL RESOLUTION

Authorizing the Issuance of the Project Loan Obligation for the Lead Service Line-Planning Project

RECITALS

WHEREAS, the South Central Connecticut Regional Water Authority (the “Authority”) is authorized pursuant to Connecticut Special Act No. 77-98, as amended (the “Act”), and the Water System Revenue Bond Resolution, General Bond Resolution, adopted July 31, 1980 as amended and supplemented (the “General Bond Resolution”), to issue bonds of the Authority from time to time; and

WHEREAS, the General Bond Resolution provides that such bonds shall be issued subject to the terms, conditions and limitations established by the General Bond Resolution and one or more supplemental resolutions authorizing each series of bonds; and

WHEREAS, under the General Bond Resolution bonds are defined to mean, inter alia, project loan obligations delivered to evidence the Authority’s obligation to repay the financing of a loan from the State of Connecticut (the “State”) under its Drinking Water State Revolving Fund Program (“DWSRF”); and

WHEREAS, the Representative Policy Board of the South Central Connecticut Regional Water District (the “RPB”) approved the issuance of bonds or project loan obligations on September 26, 2024 in the maximum principal amount of \$8,500,000 to (i) finance or refinance the cost of planning and efforts associated with inventory development for certain capital improvements to the water system of the Authority related to the Lead Service Line-Planning Project; (ii) to provide funds for deposit to the Capital Contingency Fund and the Debt Reserve Fund, as necessary pursuant to the General Bond Resolution and as permitted by the Internal Revenue Code of 1986, as amended and (iii) to pay costs of issuance (the “Lead Service Line-Planning Project”); and

WHEREAS, the Authority hereby determines that it is necessary and desirable that the Authority issue its Project Loan Obligation (the “PLO”) to permanently finance the Lead Service Line-Planning Project.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY AS FOLLOWS:

ARTICLE I

AUTHORITY AND DEFINITIONS

Section 101. Authority for Supplemental Resolution.

This supplemental resolution (the “Supplemental Resolution”) to the General Bond Resolution in substantially the form presented at this meeting with such changes, omissions, insertions and revisions as the Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development

shall deem advisable and as set forth in the Certificate or Certificates of Determination (as hereinafter defined) is adopted in accordance with the provisions of Article II and Article IX of the General Bond Resolution and pursuant to the authority contained in the Act.

Section 102. Definitions.

A. All terms defined in Section 102 of the General Bond Resolution shall have the same meanings, respectively, in this Supplemental Resolution.

B. In addition, as used in this Supplemental Resolution, unless the context otherwise requires, the following term shall have the following meaning:

“Certificate of Determination” means one or more certificates of determination required by Section 701 hereof, signed by the Chairperson or Vice Chairperson and the President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development setting forth the terms of the PLO and attached hereto as **Exhibit A** and made a part hereof.

C. Unless the context otherwise requires, in this Supplemental Resolution words of the masculine gender shall mean and include correlative words of the feminine and neuter genders; words importing the singular number shall mean and include the plural number and vice versa; words importing persons shall include firms, associations and corporations; and the terms, “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms refer to this Supplemental Resolution.

ARTICLE II

AUTHORIZATION OF PLO

Section 201. Principal Amount, Designation and Series.

One or more series of bonds entitled to the benefit, protection and security of the General Bond Resolution is hereby authorized in the maximum amount not to exceed \$8,500,000. Each such series of bonds shall be designated as, and shall be distinguished from, the Bonds of all other series by the title of Project Loan Obligation with the number assigned to it by the State. The principal amount of the PLO shall be as set forth in the Certificate of Determination.

Section 202. Purpose.

The purposes for which the PLO are being issued are to permanently finance the Lead Service Line-Planning Project. The amount of the PLO being issued for Other Corporate Purposes is as set forth in the Certificate of Determination.

Section 203. Date, Maturity and Interest Rates.

The PLO shall be dated the Date of Delivery as set forth in the Certificate of Determination.

The PLO shall be issued as a term bond which shall mature in the aggregate principal amount as established by the Certificate of Determination. The PLO shall bear interest at a rate of 2% per year on the unpaid principal balance calculated on the basis of a 360-day year consisting of twelve 30-day months.

Section 204. Interest Payment Dates.

The PLO shall bear interest from its dated date, payable monthly as set forth in the Certificate of Determination.

Section 205. Reserved.

Section 206. Method of Payments.

The principal of, premium, if any, and interest on the PLO shall be payable by check, draft or wire transfer payable to the Treasurer, State of Connecticut at: State of Connecticut, Office of the Treasurer, 165 Capitol Avenue, Hartford, CT 06106, Attn: DWSRF Financial Administrator, or to such other place as the State shall designate in writing to the Authority. Such payments to the Treasurer are in lieu of payments to the Trustee required by Section 404 C1 and Section 404 C2 of the General Bond Resolution for the principal and interest payments due on the PLO.

Section 207. Redemption.

A. The PLO shall be subject to optional redemption as set forth in the Certificate of Determination.

B. The PLO shall be subject to mandatory sinking fund redemption at 100% of the principal amount thereof plus accrued interest to the date of redemption, from sinking fund payments in the amounts as established by the Certificate of Determination.

C. The PLO is subject to mandatory redemption in whole at 100% of the principal amount thereof plus accrued interest to the date of redemption if all or substantially all of the Water System is taken by the State or any municipality in the State with general governmental powers and duties as more particularly described in Section 507 of the General Bond Resolution.

Section 208. Delivery of PLO.

The PLO shall be delivered to the State to evidence the Authority's obligation to repay the financing of a loan from the State's DWSRF.

ARTICLE III

DISPOSITION OF PROCEEDS OF PLO

Section 301. Refunding.

Upon delivery of the PLO and receipt of payment therefor, the Authority shall pay from the net proceeds thereof, after the payment of certain Costs of Issuance, the amounts necessary to reimburse the Construction Fund or such other Funds as set forth in the Certificate of Determination for moneys used to pay the costs of the Lead Service Line-Planning Project.

Section 302. Other Funds.

The Trustee or the Authority shall deposit such other proceeds in such other funds as set forth in the Certificate of Determination.

ARTICLE IV

FORM AND EXECUTION OF PLO

Section 401. Form of PLO and Trustee's Certificate of Authentication.

Subject to the provisions of the General Bond Resolution, the PLO and the Trustee's certificate of authentication shall be, respectively, in substantially the form as set forth in **Exhibit B** to this supplemental resolution, with such insertions or omissions, endorsements and variations as may be required or permitted by the General Bond Resolution.

Section 402. Execution of PLO.

The Chairperson, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them is hereby authorized and directed to execute the PLO and the Secretary, Chairman, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them is hereby authorized to sign and attest the Authority's seal on the PLO, each by their manual or facsimile signatures.

Section 403. Continued Exemption from Federal Income Taxation.

The Authority hereby agrees and covenants that it shall at all times perform all acts and things necessary or appropriate under any valid provision of law or in order to ensure that interest or amounts treated as interest, as applicable, paid on the PLO shall not be includable in the gross income of the owners thereof for Federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"). Further, the Chairman, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them are hereby authorized to execute all instruments and documents necessary to take such action.

Section 404. No Recourse on PLO.

No recourse shall be had for the payment of the principal or Redemption Price, if any, of or interest or amounts treated as interest, as applicable, on the PLO or for any claim based thereon or on the General Bond Resolution against any member or officer of the Authority or any person executing the PLO and neither any member or officer of the Authority nor any person executing the PLO shall be liable personally on the PLO by reason of the issuance thereof.

ARTICLE V

MISCELLANEOUS

Section 501. Delegation of Authority to Chairperson or Vice Chairperson and President and Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development

The Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development are hereby delegated the authority to (i) determine with respect to the PLO the amount, issue date, date of maturity, denominations, redemption provisions, interest rate and mode, and other details of the PLO, (ii) determine whether the PLO shall be sold by competitive or negotiated sale and if such sale is negotiated, the purchaser of the PLO and (iii) accept and incorporate into the PLO Supplemental Resolution any terms or provisions which they deem necessary or appropriate, all in accordance with the Act, the General Bond Resolution and any other provision of law applicable thereto. The Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development shall prepare a Certificate of Determination for each such PLO prior to the date of delivery of the PLO

to be attached hereto as **Exhibit A** and incorporated in this PLO Supplemental Resolution setting forth such details and particulars of each PLO as determined in accordance with this delegation. Should the details and particulars of a PLO conflict with such details and particulars set forth in this PLO Supplemental Resolution, the Certificate of Determination shall control.

Section 502. Effective Date.

This Supplemental Resolution shall take effect immediately.

EXHIBIT A

CERTIFICATE OF DETERMINATION

SEE ITEM __

EXHIBIT B

FORM OF PROJECT LOAN OBLIGATION

U.S. \$ _____

_____, 20____

**UNITED STATES OF AMERICA
STATE OF CONNECTICUT
SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY**

Project Loan Obligation

The South Central Connecticut Regional Water Authority, New Haven, Connecticut (the "Municipality"), for value received, hereby unconditionally promises to pay to the STATE OF CONNECTICUT (the "State") pursuant to the terms and conditions of a _____ and Project Loan and Subsidy Agreement dated __, 20____ between the Municipality and the State, (the "Agreement"), the principal sum of:

(\$ _____)

together with interest on the aggregate unpaid principal balance thereof. Unless otherwise required by law, the aggregate unpaid principal amount of this Project Loan Obligation and the interest thereon shall be payable in the amount of _____

_____, with final payment due and owing on _____. Such installments shall be comprised of principal and interest as shown on the Schedule of Payments attached hereto, subject to the Municipality's rights to prepay this Project Loan Obligation in whole or in part without premium or penalty as set forth in the Agreement. If the Municipality should exercise such right of prepayment, the schedule of remaining principal and interest payments, if any, shall be adjusted accordingly by the State.

Interest on the aggregate unpaid principal amount of this Project Loan Obligation shall be payable at the rate of two percent (2%) per annum. Interest on this Project Loan Obligation shall be computed on the basis of a year of three hundred sixty (360) days and twelve 30-day months.

The Municipality agrees to make all payments in lawful money of the United States, to pay interest at the rate specified above and to pay all costs including reasonable attorneys' fees incurred by the State in the collection of this Project Loan Obligation. Both the principal of and interest on this Project Loan Obligation shall be payable in lawful money of the United States of America to the Treasurer, State of Connecticut, at: State of Connecticut, Office of the Treasurer 165 Capitol Avenue, Hartford, Connecticut 06106, Attn: Clean Water Fund Financial Administrator or to such other place as the State shall designate in writing to the Municipality.

This Project Loan Obligation has been executed and delivered subject to the terms and conditions of the Agreement to which reference is hereby made for the terms and conditions upon which it shall be and may be prepaid in whole or in part without premium or penalty and generally as to the rights and duties of the State and as to the rights and duties of the Municipality.

Any capitalized terms used herein shall have the meanings ascribed to them in the Agreement.

It is hereby certified that every requirement of law relating to the issue hereof has been duly complied with and that this Project Loan Obligation is within every debt and other limit prescribed by law or by the Municipality. **This Project Loan Obligation is a special obligation of the Municipality issued pursuant to and secured by its Water System Revenue Bond Resolution, General Bond Resolution adopted on July 31, 1980 as amended and supplemented to date including as supplemented by its _____ Supplemental Resolution (collectively, the “General Bond Resolution”) and payable solely from the revenues derived from the Water System as that term is defined in the General Bond Resolution, and the full faith and credit of the Municipality is pledged to the payment of the principal of and interest on this Project Loan Obligation as the same may become due.**

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the _____, Connecticut, has
caused the seal of the _____ to be affixed hereto and this Project Loan Obligation to be signed in
its name by the manual signature of the _____ of _____ and the
seal of the Authority to be attested by the manual signature of the _____ of the Authority as of
the _____ day of _____, 20__.

**SOUTH CENTRAL CONNECTICUT
REGIONAL WATER AUTHORITY**

By: _____

Its

(SEAL)

Attested

By: _____

CERTIFICATION OF BANK

This is to certify that the within Project Loan Obligation is one of the particular issues described therein; that the signatures and seal thereto affixed are genuine; and that an opinion approving the legality of this issue has been rendered by _____ Attorney-at-Law, of _____, Connecticut.

By: _____

(Bank Officer)

SCHEDULE OF PAYMENTS

SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY

WATER SYSTEM REVENUE BOND RESOLUTION
GENERAL BOND RESOLUTION

INTERIM FUNDING OBLIGATION
SUPPLEMENTAL RESOLUTION

Authorizing the Issuance of
8,500,000 WATER SYSTEM REVENUE INTERIM FUNDING OBLIGATIONS

FOR THE LEAD SERVICE LINE PLANNING PROJECT

Approved _____, 2025

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RECITALS:

WHEREAS, the South Central Connecticut Regional Water Authority (the “Authority”) is authorized pursuant to Connecticut Special Act No. 77-98, as amended (the “Act”), and the Water System Revenue Bond Resolution, General Bond Resolution, adopted July 31, 1980 as amended and supplemented (the “Resolution”), to borrow money and to issue bonds of the Authority from time to time; and

WHEREAS, under the Resolution bonds are defined to mean, inter alia, any bond or bonds, notes or other obligations, including but not limited to, project loan obligations delivered to evidence the Authority’s obligation to repay the financing of a loan from the State of Connecticut under its Drinking Water State Revolving Fund Program, authenticated and delivered under and pursuant to the Resolution; and

WHEREAS, the Representative Policy Board of the South Central Connecticut Regional Water District (the “RPB”) approved the issuance of bonds or project loan obligations on September 26, 2024 in the maximum principal amount of \$8,500,000 to (i) finance or refinance the cost of planning and efforts associated with inventory development for certain capital improvements to the water system of the Authority related to the Lead Service Line-Planning Project; (ii) to provide funds for deposit to the Capital Contingency Fund and the Debt Reserve Fund, as necessary pursuant to the General Bond Resolution and as permitted by the Internal Revenue Code of 1986, as amended and (iii) to pay costs of issuance (the “Lead Service Line-Planning Project”); and

WHEREAS, the Authority also approved the issuance of temporary notes of the Authority, which may be issued as interim funding obligations (the “IFO”) delivered to the State of Connecticut by the Authority in the amount of \$8,500,000 in anticipation of the receipt of the proceeds from the sale of such bonds or project loan obligations; and

WHEREAS, the Authority has determined that it is in its best interest to temporarily finance a portion of the Project through the issuance of one or more IFOs;

NOW, THEREFORE, BE IT RESOLVED by the South Central Connecticut Regional Water Authority as follows:

ARTICLE I AUTHORITY AND DEFINITIONS

Section 1.01. Short Title.

This resolution may be hereafter cited and is sometimes herein referred to as the “IFO Resolution.”

Section 1.02. Definitions.

Unless a different meaning applies from the context or as set forth in this Section 1.02, capitalized terms used in this IFO Resolution shall have the same meaning as used in the General Bond Resolution.

“Certificate of Determination” means a certificate or certificates of determination signed by the Chairperson or the Vice Chairperson and the President / Chief Executive Officer or the Senior Vice President, Chief Financial Officer and Head of Corporate Development of the Authority required by Section 5.01 hereof, setting forth the terms of the IFO, and attached hereto as **Exhibit A** and made a part hereof.

“IFO” mean the IFO of the Authority authorized to be issued herein in anticipation of the project loan obligations.

ARTICLE II AUTHORIZATION AND ISSUANCE OF THE IFO

Section 2.01. Authority for this IFO Resolution.

This IFO Resolution in substantially the form presented at this meeting with such changes, omissions, insertions and revisions as the Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development shall deem advisable and as set forth in the Certificate or Certificates of Determination is adopted in accordance with the provisions of the Resolution and pursuant to the authority contained in the Act.

Section 2.02. Principal Amount, Designation and Series.

One or more series of IFOs entitled to the benefit, protection and security of the Resolution are hereby authorized in the maximum amount not to exceed \$8,500,000. Each such series of IFOs shall be designated as, and shall be distinguished from, the obligations of all other series by the

title of Interim Funding Obligation with the number assigned to it by the State. The principal amount of the IFO shall be as set forth in the Certificate of Determination.

Section 2.03. Purpose.

The purposes for which the IFOs are being issued are to temporarily finance or refinance (I) the cost of certain capital improvements to the water system of the Authority including the cost of planning and efforts associated with inventory development for certain capital improvements to the water system of the Authority related to the Lead Service Line-Planning Project; (ii) funds for deposit to the Capital Contingency Fund and the Debt Reserve Fund, as necessary pursuant to the General Bond Resolution and as permitted by the Internal Revenue Code of 1986, as amended and (iii) the costs of issuance (the “Lead Service Line-Planning Project”);

Date, Maturity and Interest Rates.

The IFO shall be dated the Date of Delivery as set forth in the Certificate of Determination.

The IFO shall be issued as a draw down bond and term bond which shall mature in the aggregate principal amount as established by the Certificate of Determination. The IFO shall bear interest at a rate of 2% per year on the unpaid principal balance calculated on the basis of a 360-day year consisting of twelve 30-day months.

Section 2.04. Interest Payment Dates.

The IFO shall bear interest on the draw down amount from the date of such draw down, as set forth in the Certificate of Determination.

Section 2.05. Reserved.

Section 2.06. Method of Payments.

The principal of, premium, if any, and interest on the IFO shall be payable by check, draft or wire transfer payable to the Treasurer, State of Connecticut at: State of Connecticut, Office of the Treasurer, 165 Capitol Avenue, Hartford, CT 06106, Attn: DWSRF Financial Administrator, or to such other place as the State shall designate in writing to the Authority. Such payments to the Treasurer are in lieu of payments to the Trustee required by Section 404 C1 and Section 404 C2 of the Resolution for the principal and interest payments due on the IFO.

Section 2.07. Redemption.

A. The IFO shall be subject to optional redemption as set forth in the Certificate of Determination.

B. The IFO shall be subject to mandatory sinking fund redemption at 100% of the principal amount thereof plus accrued interest to the date of redemption, from sinking fund payments in the amounts as established by the Certificate of Determination.

C. The IFO is subject to mandatory redemption in whole at 100% of the principal amount thereof plus accrued interest to the date of redemption if all or substantially all of the Water System is taken by the State or any municipality in the State with general governmental powers and duties as more particularly described in Section 507 of the Resolution.

Section 2.08. Delivery of IFO.

The IFO shall be delivered to the State to evidence the Authority's obligation to repay the financing of a loan from the State's DWSRF.

Section 2.09. IFO Resolution to Constitute a Contract.

In consideration of the purchase and acceptance of the IFO by those who shall hold (the "Holders") the same from time to time, the IFO Resolution shall constitute a contract between the Authority and the Holders from time to time of the IFO, and the pledge made in this IFO Resolution and the covenants and agreements herein set forth to be performed by or on behalf of the Authority shall be for the equal benefit, protection and security of the Holders of any and all of the IFO, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority or distinction of any of the IFO over any other IFO, PLO or bonds issued pursuant to the General Bond Resolution.

ARTICLE III
DISPOSITION OF PROCEEDS OF IFO

Section 3.01. Construction Fund

The IFO proceeds shall be deposited in the Construction Fund as set forth in the Certificate of Determination.

Section 3.02. Other Funds

The IFO proceeds shall be deposited in such other funds held by the Trustee as set forth in the Certificate of Determination.

Section 3.03. Other Corporate Purposes.

No proceeds of the IFO shall be used for Other Corporate Purposes.

ARTICLE IV
FORM AND EXECUTION OF IFO

Section 4.01. Form of IFO and Trustee's Certificate of Authentication.

Subject to the provisions of the Resolution, the IFO and the Trustee's certificate of authentication shall be in substantially the form as set forth in **Exhibit B** to this supplemental resolution, with such insertions or omissions, endorsements and variations as may be required or permitted by the Resolution.

Section 4.02. Execution of IFO.

The Chairperson, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them is hereby authorized and directed to execute the IFO and the Secretary, Chairman, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them is hereby authorized to sign and attest the Authority's seal on the IFO, each by their manual or facsimile signatures.

Section 4.03. Continued Exemption from Federal Income Taxation.

The Authority hereby agrees and covenants that it shall at all times perform all acts and things necessary or appropriate under any valid provision of law or in order to ensure that interest or amounts treated as interest, as applicable, paid on the IFO shall not be includable in the gross income of the owners thereof for Federal income tax purposes under the Code. Further, the Chairman, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them are hereby authorized to execute all instruments and documents necessary to take such action.

Section 4.04. No Recourse on IFO.

No recourse shall be had for the payment of the principal or Redemption Price, if any, of or interest or amounts treated as interest, as applicable, on the IFO or for any claim based thereon or on the Resolution against any member or officer of the Authority or any person executing the IFO and neither any member or officer of the Authority nor any person executing the IFO shall be liable personally on the IFO by reason of the issuance thereof.

ARTICLE V
MISCELLANEOUS

Section 5.01. Delegation of Authority to Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development.

The Chairperson or the Vice Chairperson and the President/Chief Executive Officer or the Senior Vice President, Chief Financial Officer and Head of Corporate Development of the Authority are hereby delegated the authority to (i) determine with respect to the IFO the amount, series, issue date, date of maturity, denominations, redemption provisions, interest rate and mode, and other details of the IFO, (ii) determine whether the IFO shall be sold by competitive or negotiated sale or by direct placement and if such sale is negotiated or sold by direct placement, the purchaser of the IFO, and (iii) accept and incorporate into this IFO Resolution any terms or provisions required by the State or the purchaser of the IFO which they deem necessary or appropriate, all in accordance with the Act, the Resolution and any other provision of law applicable thereto. The Chairperson or the Vice Chairperson and the President / Chief Executive Officer or the Senior Vice President, Chief Financial Officer and Head of Corporate Development shall prepare a Certificate of Determination prior to the date of delivery of each series of the IFO to be attached hereto and incorporated in this IFO Resolution setting forth such details and particulars of the IFO and provisions, if any, as determined in accordance with this delegation.

Section 5.02. Effective Date.

This IFO Resolution shall take effect immediately upon its adoption.

EXHIBIT A

Certificate of Determination

EXHIBIT B

Form of Interim Funding Obligation

UNITED STATES OF AMERICA STATE OF CONNECTICUT

Interim Funding Obligation

The *****, Connecticut, (the "Municipality"), for value received, hereby unconditionally promises to pay to the State of Connecticut (the "State"), pursuant to the terms and conditions of a Project Loan and Subsidy Agreement dated _____ between the Municipality and the State (the "Agreement") up to the principal sum of \$ _____, or the aggregate unpaid principal amount of all Project Loan Advances made by the State to the Municipality pursuant to the Agreement, whichever is less, together with interest on the aggregate unpaid principal balance thereof. Unless otherwise required by law, the aggregate unpaid principal amount of all Project Loan Advances and the interest thereon shall be payable on or before _____ at which time the obligation to pay such principal and interest shall be transferred to the Project Loan Obligation attached hereto. At the option of the Municipality, the Municipality may pay the principal and interest on the Interim Funding Obligation on _____. Interest on the aggregate unpaid principal amount of all Project Loan Advances shall be payable at the rate of two percent (**2.0%**) per annum from the date of each Project Loan Advance. Interest on this Interim Funding Obligation shall be computed on the basis of a year of three hundred sixty (360) days and the actual number of days elapsed.

The State will endorse on Schedule 1 to this Interim Funding Obligation an appropriate notation evidencing each Project Loan Advance, the date of such Project Loan Advance, the amount of principal prepaid as of the date of such Project Loan Advance, if any, and the principal balance remaining unpaid as of the date of such Project Loan Advance on account of the principal thereof and the Municipality agrees that the amount of the principal balance remaining unpaid as shown on said Schedule 1 from time to time shall constitute the principal amount owing to the State pursuant to this Interim Funding Obligation, absent manifest error.

The Municipality agrees to make all payments in lawful money of the United States, to pay interest at the rate specified above and to pay all costs including reasonable attorneys' fees, incurred by the State in the collection of this Interim Funding Obligation. Both the principal of and interest on this Interim Funding Obligation shall be payable in lawful money of the United States

of America to the Treasurer, State of Connecticut, at: State of Connecticut, Office of the Treasurer, 165 Capitol Avenue, 2nd Floor, Hartford, Connecticut 06106, Attn: CWF/DWF Financial Administrator or to such other place as the State shall designate in writing to the Municipality.

This Interim Funding Obligation has been executed and delivered subject to the terms and conditions of the Agreement to which reference is hereby made for the terms and conditions upon which it shall be and may be prepaid in whole or in part without premium or penalty and generally as to the rights and duties of the State and as to the rights and duties of the Municipality.

Any capitalized terms used herein shall have the meanings ascribed to them in the Agreement.

It is hereby certified that every requirement of law relating to the issue hereof has been duly complied with and that this Interim Funding Obligation is within every debt and other limit prescribed by law or by the Municipality. This Interim Funding Obligation is a special, limited obligation of the Municipality and the Revenues, as defined in the Agreement, are pledged to the payment of the principal of and interest on this Interim Funding Obligation as the same may become due.

IN WITNESS WHEREOF, the _____ of _____, Connecticut, has caused its seal to be affixed hereto and this Interim Funding Obligation to be signed in its name by the manual signatures of its _____ and _____, all as of the ____ day of _____, _____.

(SEAL)

By: _____
Its: _____

CERTIFICATION OF BANK

This is to certify that the within Interim Funding Obligation is one of the particular issue described therein; that the signatures and seal thereto affixed are genuine; and that an opinion approving the legality of this issue has been rendered by _____, Attorney-at-Law, of _____, Connecticut.

By _____
(Bank Officer)

SCHEDULE 1

<u>Date</u>	Amount of Project Loan Advance Made <u>This Date</u>	Amount of Principal Repaid <u>This Date</u>	Principal Balance Remaining <u>Unpaid</u>	Notation <u>Made by</u>
-------------	--	---	---	----------------------------

Advances and payments of Principal pursuant to an Interim Funding Obligation dated as of _____, between the State of Connecticut and the _____.

**SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY
RESOLUTION REGARDING INTERIM FUNDING OBLIGATION AND PROJECT
LOAN OBLIGATION FOR LEAD SERVICE LINE-PLANNING PROJECT**

WHEREAS, on August 22, 2024, the Authority adopted (the “Authority Resolution”) and on September 26, 2024, the Representative Policy Board approved the resolutions (the “RPB Resolution” and together with the Authority Resolution, the “Resolutions”) which established the general terms and provisions of the Authority’s bonds which may be issued as project loan obligations in one or more series delivered to the State of Connecticut (the “State”) in the aggregate principal amount not to exceed \$8,500,000 (the “Bonds”) or so much as may be necessary after deducting grants or other sources of funds available therefore to (i) finance or refinance the cost of planning and efforts associated with inventory development for certain capital improvements to the water system of the Authority related to the Lead Service Line-Planning Project; (ii) to provide funds for deposit to the Capital Contingency Fund and the Debt Reserve Fund, as necessary pursuant to the General Bond Resolution and as permitted by the Internal Revenue Code of 1986, as amended and (iii) to pay costs of issuance (the “Lead Service Line-Planning Project”). The Resolutions also provided that it is expected that the Authority will receive grant funding in the amount of 75% of the contract cost of the Lead Service Line-Planning Project, but not exceeding \$5,000,000: and

WHEREAS, the Authority Resolution further provided that temporary notes of the Authority, which may be issued as Interim Funding Obligations delivered to the State of Connecticut, may be issued by the Authority in the amount of \$8,500,000 in anticipation of the receipt of the proceeds from the sale of such Bonds or project loan obligations; and

WHEREAS, the Authority wishes to provide for the issuance, sale and delivery of the Authority’s one or more interim funding obligations (the “IFO”) and Bonds issued as a project loan obligation each, as the case may be, to be delivered to the State for the Lead Service Line-Planning Project (the “PLO”) in one or more series and approve the Project Loan and Subsidy Agreement by and between the State and the Authority related to the Lead Service Line-Planning Project (the “Loan Agreement”).

NOW THEREFORE,

BE IT RESOLVED, that the President/Chief Executive Officer and the Senior Vice President, Chief Financial Officer and Head of Corporate Development or any one of them may apply to the State Department of Public Health for eligibility and funding of the Lead Service Line-Planning Project and sign such applications and any other documents which may be necessary or desirable to apply for eligibility of and to apply for and obtain financial assistance for the Lead Service Line-Planning Project from the State’s Drinking Water Fund Program and that any such action taken prior hereto is hereby ratified and confirmed.

BE IT FURTHER RESOLVED, that the Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development be authorized (i) to issue, sell and deliver the IFO and PLO in a total amount not to exceed \$8,500,000, and (ii) to determine the principal amount, date, date of maturity, interest rate, form and other details of the IFO and PLO, pursuant to the Act and the Water System Revenue

Bond Resolution, as amended and supplemented (the “General Bond Resolution”) or any other provisions of law thereto enabling.

BE IT FURTHER RESOLVED, that the Authority hereby approves the supplemental resolution authorizing the issuance of the IFO (the “IFO Supplemental Resolution”) substantially in the form attached hereto as Exhibit A, with such changes, omissions, insertions and revisions as the Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development shall deem advisable and which shall be as set forth in one or more Certificates of Determination attached thereto.

BE IT FURTHER RESOLVED, that the Authority hereby approves the supplemental resolution authorizing the issuance of the PLO (the “PLO Supplemental Resolution”) substantially in the form attached hereto as Exhibit B, with such changes, omissions, insertions and revisions as the Chairperson or Vice Chairperson and President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development shall deem advisable and which shall be as set forth in one or more Certificates of Determination attached thereto.

BE IT FURTHER RESOLVED, that for the purposes of providing to the Authority the loan and grant from the State, the Authority hereby approves the Loan Agreement substantially in the form as the President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development shall deem advisable and the approval of the Authority shall conclusively be determined from any of their signatures thereon.

BE IT FURTHER RESOLVED, that the Chairperson, Vice Chairperson, President/Chief Executive Officer and Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them, are hereby authorized to execute and deliver such documents as may be necessary or desirable to issue and deliver the IFO and PLO, including but not limited to, the Loan Agreement, and to take such actions or to designate other officials or employees of the Authority to take such actions and execute such documents in connection with the issuance, sale and delivery of the IFO and PLO as are determined necessary or advisable and in the best interests of the Authority and that the execution of such documents shall be conclusive evidence of such determination.

BE IT FURTHER RESOLVED, that the Chairperson, Vice Chairperson, President/Chief Executive Officer or Senior Vice President, Chief Financial Officer and Head of Corporate Development, or any one of them are hereby authorized to accept such grants from the State for the Lead Service Line-Planning Project as set forth in the Loan Agreement and to apply the proceeds of the grant to the Lead Service Line-Planning Project, as applicable.

EXHIBIT A

IFO SUPPLEMENTAL RESOLUTION

EXHIBIT B

PLO SUPPLEMENTAL RESOLUTION

CIS/RWAY Post Go-Live stabilization



CIS/RWAY Project Health Indicators

Schedule	✓	April 2025 Go-Live	Capital Budget	✓	\$16.01M	Capital Spend	✓	\$15.47M	Scope	✓	+ Omni-Channel
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Accomplishments

Decisions, Risks & Issues

- **Collections Release implemented and interests turned on June 1 2025, as planned**
 - **Successfully implemented UMAX Service Pack 2 Release**
 - Successful Project RWAY Go-Live. On Track to complete 90 days stabilization
 - All 17 billing cycles completed and successfully sent to customers for 2 consecutive months
 - Autopay enrollments levels outperforming 14,475 as of 06/06/25 and continues to grow with target initiatives
 - Continued OCM/Business activities on Post go-live/Stabilization period
- Key Decision(s)
 - **Completed May close, with challenges.**
 - Key Risks – Mitigation Plans Underway
 - Identified/documented workarounds for open Sev-2 post go-live defects(26)
 - Outstanding Financial Reporting defects being worked by Itineris & finance team for year end and June close
 - Continue AutoPay re-enrollment of customers to increase cash flow -Mitigation Plans Underway
 - Key Issues – None

Current Activities

Next Steps:

- **Tailored End user training classes refreshers**
 - RWAY post go-live/steady state team supporting all departments across customer care, finance, operations and commercial.
 - Continued internal and customer communications addressing improvements
 - TopDesk (replacing ALM for defects/tickets) transition starting June 13, 2025
- Continued Customer Communications via many channels
 - Complete Year End and June Close
 - Plan to address remaining defects
 - **Complete Stabilization Phase and Project Closure Documentation**

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

DATE: June 13, 2025

TO: David J. Borowy, Chair
Kevin J. Curseaden
Catherine E. LaMarr
Mario Ricozzi
Suzanne C. Sack

CC: Sunny Lakshminarayanan

FROM: John Triana

SUBJECT: Application to the Representative Policy Board for Disposition of 0.32 acres located at 233 Skiff Street, Hamden

Enclosed for your review is an application to the Representative Policy Board (RPB) for the disposition of 0.32 acres at 233 Skiff Street in Hamden for not less than \$20,000. This parcel is located on the south side of Skiff St. It contains improvements including a house and detached garage. The lot has been subdivided from the Authority's Land Unit HA 9A.

Section 18 of Special Act 77-98, as amended, requires RPB approval before the Authority sells or otherwise transfers any property or interest or right therein. This application proposes the sale of improved property owned by the Authority. Subsection (i) of Section 18 discusses the disposition of unimproved property while being silent on improved property. It is our attorneys' longstanding legal interpretation that Section 18 applies to both unimproved and improved properties.

A draft resolution of the Authority accepting the application and a draft letter from the Authority to the RPB requesting consideration of the application are also attached.

John Triana and I would like to discuss the application at your June 26, 2025 meeting and, upon your approval, request that it be submitted to the RPB. If you have any questions prior to the meeting, please contact us.

**RESOLUTIONS FOR ADOPTION
BY REGIONAL WATER AUTHORITY**

Authority Meeting June 26, 2025

Resolved, that the Authority hereby accepts the Application for Disposition of 0.32 acres located at 233 Skiff Street in Hamden that is part of Land Unit HA 9A, as a completed application, substantially in the form submitted to this meeting, and authorizes filing said application with the Representative Policy Board.

Further Resolved, if approved by the Representative Policy Board, the Interim CEO is authorized to take any and all actions necessary to complete the transfer interest in real estate.

Proposed Disposition of Class I and II Land

**Portion of HA 9A
233 Skiff St., Hamden**

Application to the Representative Policy Board (RPB) From the Regional Water Authority

June 2025

1. AUTHORIZATION SOUGHT

The Regional Water Authority (Authority) proposes the disposition of 0.32 acres of improved Class I and II land (hereinafter referred to as “the Property”) located within Hamden, Connecticut conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Hamden. The authorization for this disposition comes from Section 18 of Special Act 77-98, as amended. Additionally, the Property will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12. The purchase price shall be not less than \$20,000. RPB approval is required before the Authority sells or otherwise transfers any property or interest or right therein.

The Property, part of the Authority’s land unit HA 9A, comprises 0.32 acres and is located at 233 Skiff Street in Hamden. The parcel has been subdivided from the larger tract at stretches from Skiff St. to Connolly Parkway, which is approximately 42 acres. The subdivided Property is bounded by Skiff St. to the north. ACES owns property to the east. Authority property resides on the remaining two sides, including the Mill River. The Property at 233 Skiff Street contains a 1 ½-story house of 1,055 square feet with a detached garage. The house was originally constructed in the mid-1800’s and located on the New Haven Water Company’s (NHWC) property on the west side of the Mill River. About 1959, the house was moved to the current site when the NHWC constructed a new office building at 205 Skiff St. The house was renovated multiple times throughout the years. The Authority will retain an easement for access to the retained acreage of land unit HA 9A.

The Property is classified as Class I and II land and is within the Lake Whitney watershed. It is approximately 10 feet from the Mill River which drains into Lake Whitney. The Property is over 4,000 feet from Lake Whitney.

The Authority’s Land Use Plan, approved by the RPB on January 21, 2016, designates the area as Non-water System Land. This location is planned for disposition. In 2003, the Authority’s enabling legislation was amended to allow the sale of Class I and II property that is associated with existing single-family homes and barns on its property. That amendment expired and then was reauthorized by a new amendment in 2013.

The Property is not needed for water supply purposes. Therefore, the Authority proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority’s public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority’s public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of additional water supply watershed lands or conservation easements.
3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.
5. To reduce the exposure to the liabilities of owning a vacant house.

Furthermore, as outlined in the Authority’s 2007 brochure titled “The Land We Need for the Water We Use,” the Authority has purchased land or secured conservation easements on land within its watersheds. These purchases protect watershed lands in the region to maintain the high level of water quality for its customers and minimize treatment costs. Purchases of land and/or

conservation easements have been partially funded by the sale of lands that are not essential for the protection of the public water supply.

2. NEED FOR PROPOSED ACTION

The Property is situated on Class I and II land. The cost of maintaining the Property includes boundary inspections and security, as well as payment in lieu of taxes (PILOT). PILOT for this parcel is approximately \$3,910 per year. The maintenance costs are currently minimal, totaling approximately \$300 per year. They, nonetheless, represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water system.

The house has been vacant for over twenty years. A vacant building is an “attractive nuisance” and an obvious target for theft, trespassing, and vandalism. It is also susceptible to undetected damages, such as fire, water, and wind damage. In addition, a vacant building exposes the owner to liabilities. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises. Finally, should the proposed action be approved, the Authority will receive funds from the sale of the Property. Any excess funds must be utilized for source water protection acquisitions.

3. ANALYSIS OF ALTERNATIVES

This application considers three alternatives to the Proposed Action: 1) No action, 2) sale and relocation of the house, and 3) demolition of the house.

No Action

An alternative to the proposed disposition is the continued ownership of the Property by the Authority. Under this scenario, Authority ratepayers would lose the benefits of the land sale and the Authority would continue to be responsible for PILOT, maintenance costs and general management issues related to the land and vacant buildings, including the exposure to liability. Such expenses and exposure to liability may be expected to increase with time. Since the Authority has no use for the house, it would remain vacant and continue to deteriorate.

Sale and relocation of the house

This alternative was attempted in 2005 and was unsuccessful due to the high costs of moving the house. The house’s size, age, and construction made the proposition exceptionally expensive and complicated. When this house was offered publicly for \$1 there were no interested parties. This alternative could not be completed, even during a time when real estate prices were high.

Demolition of the House

The Authority has looked into this possibility at other former rental houses. Costs to demolish houses used to vary between \$50,000 and \$100,000, depending on the size of the building and hazardous materials found within them. In this case, the current estimate to demolish the house is approximately \$200,000. . If the Authority can sell the Property, for even a nominal fee, it will be a significant benefit in terms of cost avoidance. Additionally, there have been inquiries by individuals to buy and restore this house. For those reasons, demolition has not been considered for this Property.

4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION

Once the Property is no longer owned by the Authority, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. This savings is approximately \$4,210 per year. Additionally, the Authority will benefit from the revenue to be gained by the sale of the land. All net proceeds, after costs of disposition, will be used for the protection of watershed lands through purchase and/or conservation easements. These funds would otherwise need to be raised through bonding or internally-

generated funds. Finally, although it is not a specific cost of owning the vacant house, the reduction of liability to the Authority is important.

The minimum sale value of \$20,000 was derived from the costs that the Authority has incurred to bring the Property through the disposition process. Professional services, including surveyors and environmental consultants, accounted for approximately \$13,000. Authority staff time and expected legal costs account for the remainder of the value.

5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER

The house at 233 Skiff Street in Hamden has been vacant for over two decades and is in an advanced state of disrepair. Issues with the house include general dilapidation, structural decay, and unusable mechanical systems. Additionally, the house has been entered by trespassers and animals numerous times.

An appraisal of the Property was not completed because, as proved by the appraisals of the houses at 499 Derby Avenue, Orange and 2040 Litchfield Turnpike, Woodbridge (houses in much better condition than the subject Property), it would conclude that the Property has negative value. In order to return the house to a livable condition, the amount of money that would need to be invested exceeds the amount of money for which the buyer, thereafter, could sell the house. Due to this fact, and the continued interest in the house from some members of the public, we are proposing to dispose of the house by a public bidding process. The proposed sale of the land is in conformity with the Authority's 2007 initiative known as "The Land We Need for the Water We Use."

The house is at least 150 years old and contains many architectural elements from various eras. These are detailed in a 2003 report from the Connecticut Trust for Historic Preservation titled "An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings" (Exhibit C). The amendment to the Authority's enabling legislation in 2003, and reauthorized in 2013, specifically carves out Class I and II land to be sold with the former rental houses and barns that have historical significance.

As stated earlier, the house has been vacant for over twenty years. Vacant buildings are "attractive nuisances" and an obvious target for theft, trespassing, and vandalism. They are also susceptible to undetected damages such as fire, water, and wind damage. In addition, vacant buildings expose the owner to liability issues. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises.

6. ANNEXED MATERIALS

Exhibit A	Location Map – 233 Skiff Street, Hamden – June 2025
Exhibit B	Preliminary Assessment prepared by Evans Associates Environmental Consulting, Inc., March 9, 2020
Exhibit C	Section of Connecticut Trust for Historic Preservation report on the House at 233 Skiff Street, Hamden
Exhibit D	A-2 Survey of the Property prepared by Juliano Associates LLC, dated October 11, 2024, last revised May 7, 2025
Exhibit E	DPH Water Company Land Permit (#WCL2014-21) allowing disposition of the former rental properties
Exhibit F	Special Act 03-12 – Amendment to the Authority's enabling legislation allowing disposition of the former rental properties

7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION

- A. The Proposed Action: Disposition of a portion of Authority's land unit HA 9A, which consists of 0.32 acres of Class I and II land. The sale of the Property is in conformity with the Authority's Land Use Plan. The parcel's designation is Non-water System Land.
- B. Sale of the Property will have no adverse impact upon the public water supply. The Property's current use as a single-family residence will continue.
- C. Under the proposed action, the Property would be sold through a public bidding process for not less than \$20,000.
- D. Net proceeds of the sale will be used to finance the Authority's long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.
- E. The proposed action is consistent with the Authority policies enumerated in the 2007 initiative "The Land We Need for the Water We Use."

8. FINAL EVALUATION AND RECOMMENDATION OF THE AUTHORITY

The Authority has concluded that the Proposed Action constitutes a disposition of interest in land. The Authority has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment, the purity and adequacy of the public water supply, and will be in the public interest.

The Authority recommends that this Application for Disposition of 0.32 acres of Class I and II land be approved by the RPB.

Location Map



Exhibit A

Regional Water Authority Disposition Application 233 Skiff St., Hamden June 2025



PRELIMINARY ASSESSMENT

Disposition of ~0.32 acres of Class I Land, Hamden, Connecticut

Location: 233 Skiff Street

Proposed Action: Sale of 0.32 acres of Class I (approximately 301 sq. ft. are Class II), Non-Water System Land, owned by South Central Connecticut Regional Water Authority (RWA), containing a single-family dwelling and garage. The parcel proposed for sale has been portioned off from a larger (± 42.7 -acre) RWA-owned property.

Site Description: The 0.32-acre parcel is mainly level and developed with the single-family dwelling, driveway, and garage. The Mill River is located immediately off site, downslope to the west. The site is within the Mill River watershed.

Study Prepared By: Evans Associates Environmental Consulting, Inc.

Date: March 9, 2020



On-site house, photo taken 3/20/2019.

Introduction

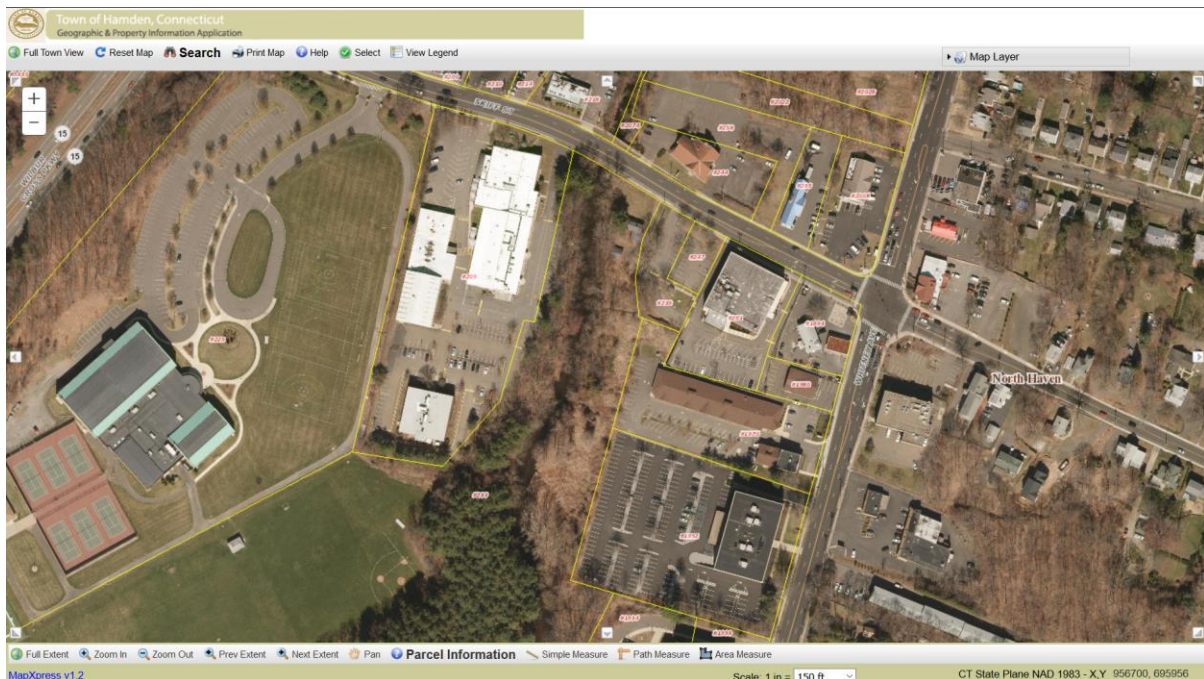
This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

- A. Geology, Topography, Soils
- B. Hydrology and Water Quality
- C. Air Quality, Climate, Noise
- D. Biotic Communities
- E. Land Use
- F. Natural Resources and Other Economic Considerations
- G. Public Safety and Health
- H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. For this parcel, there is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed. However, potential effects of the future use of the site are considered.

For each “yes” response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); “no” answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

Portion of 42.7-acre site with Mill River (center of photo). Small (0.32-acre) parcel not defined. Dwelling and garage are located to the right (east) of the river.



Town of Hamden, Connecticut Geographic & Property Information Application (http://www.hamdengis.com/ags_map/, accessed 2/27/2020)

A. <u>Geology, Topography, Soils</u>	Yes	No
<p>1. Is the site subject to geologic hazards (e.g., seismic, landslide)? If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.</p>		X
<p>2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard? If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.</p>		X
<p>3. Does the site include any geological features of outstanding scientific or scenic interest? If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.</p>		X
<p>4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)? If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.</p>		X*
<p>5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)? If yes, specify the conditions, the limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses.</p>		X*
<p>6. Does the site include any soil types designated as prime farmland? If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.</p>		X

Notes (including sources of information):

A. Geology, Topography, Soils

A.4. Erosion susceptibility is predicted in Connecticut for terrace escarpment type erosion. This prediction applies to areas of steep slopes, often alongside watercourses or drainageways, that have specific, easily-disturbed soils. There are four levels of erosion classification, from most susceptible to least, as follows: Most Susceptible, Highly Susceptible, Surficial Materials Susceptible, and Soils Susceptible.

According to Connecticut Environmental Conditions Online (CTECO), the subject parcel is mapped as the third category: surficial materials susceptible to erosion. The site soils are mapped as Urban Land, which is land that is mostly covered by buildings, streets, parking lots or other impervious surfaces. The properties and qualities of soils in these areas can be variable. The subject parcel is quite level, which reduces the likelihood for erosion. However, the parcel is located immediately adjacent to the Mill River, a Class AA watercourse, whose banks are steeply sloped in this area. Erosion is possible along the stream banks, especially in areas of exposed soils, however these areas are located just off site.

A.5. The topography of the site is mainly level and there are no poorly drained (wetland) soils on the parcel. However, immediately off site to the west, the ground slopes steeply toward the Mill River, which is a regulated watercourse. Watercourses are Regulated Areas as defined by the Town of Hamden. In addition, the Town has jurisdiction over Regulated Activities within the 100' Non-Disturbance Buffer Zone and a minimum 200' Upland Review Area associated with the watercourse. The watercourse delineation showing the Regulated Area nearest the parcel is depicted on the site survey prepared by Juliano Associates Engineers & Surveyors. The 200' Upland Review Area would encompass the entire parcel. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

References:

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed February 26, 2020.

<https://cteco.uconn.edu/viewer/index.html?viewer=advanced> (Farmland Soils, Geology, and Surface Water Quality). Accessed February 26, 2020.

Inland Wetlands and Watercourses Regulations, Hamden, Connecticut. effective 5/27/09, <http://www.hamden.com/DocumentCenter/View/353/05-27-2009-Inland-Wetlands-Regulations-PDF>

Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division of Land of Regional Water Authority, #233 Skiff Street, Hamden, Connecticut. Dated 4/26/19.

B. Hydrology and Water Quality**Yes No**

1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area?

X

If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.

2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion?

X

If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.

3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands?

X*

If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.

4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation?

X

If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.

5. Is the site located in a floodprone area?

X

If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.

6. Will the proposed action increase the effects of flooding, either on-site or downstream?

X

If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.

7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.

X*

Notes (including sources of information):

B. Hydrology and Water Quality

B.1. The property proposed for disposition is almost completely Class I Land that is located within a public water supply watershed (301 sq. ft. are Class II). The site, if sold, would be restricted via covenant to its current use (residential) and no further development would be permitted, except for a minor (<250 sq. ft.) increase in impervious surfaces. Therefore, there would be no impacts to the water supply from new construction (too restricted) or from land use changes (prohibited).

B.3. As noted in A.5. (above), there are no wetlands (poorly drained soils) on site, however there is a regulated watercourse located immediately off site to the west. The wetland edge, including the Mill River and any adjacent floodplain soils, was flagged (by a Certified Professional Soil Scientist of Evans Associates). The wetland was delineated by flags that have been survey located and are shown on the site survey (referenced in the Section A Notes, above). The wetland does not extend onto the subject parcel. However, the 100' Non-Disturbance Buffer Zone and the minimum 200' Upland Review Area (as defined by the Town of Hamden) associated with the watercourse extend onto the subject property. No impacts to wetlands or watercourses would occur from the proposed sale of the property. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

B.5. The subject parcel is located within a Federal Emergency Management Agency (FEMA) Floodway, in Zone AE, associated with the Mill River. This area is a Special Flood Hazard Area (SFHA) which is the land area covered by the floodwaters of the base flood. The base flood covers areas subject to inundation by the 1-percent-annual-chance flood event (the "100-year flood"). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced. A "Regulatory Floodway" is the channel of the watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. The National Flood Hazard Layer FIRMette showing the SFHA and Floodway is included in the Attachments.

B.7. The subject parcel is part of a larger parcel (42.7 acres) that is zoned Transect (T-1). T-1 is a "Natural Zone" consisting of "...lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation." The entire 42.7-acre parcel comprises the Mill River and its mainly wooded floodplain and riparian corridor, ball fields (leased to Hamden Hall Country Day School),

and the residence located on the smaller (0.32-acre) subject parcel. According to current zoning regulations, buildings are not permitted on T-1 parcels except for limited public use and utility purposes. An application is being prepared to request a change of zoning from T-1 to T-5, which would match properties to the north and east.

The parcel is developed with a residence and was used as a rental property in the past. If the residential use is continued, potential impacts from animal waste and any pesticides or fertilizers could occur when the house is occupied. Any additions or changes to the site would need approval from the Health Department and the Inland Wetlands Agency at a minimum. The site, if sold, would be restricted to its current use and no further development would be permitted (in accordance with RWA covenant restrictions). Therefore, any potential pollutant impacts that may or may not occur would likely not change from past effects. Presumably, these potential residential pollutant impacts would not pose a risk to biotic and human communities.

References:

<https://www.fema.gov/>

http://www.hamden.com/filestorage/7089/7093/7091/7121/7242/Zoning_Regulations_Effective_08-17-17_Produced_08-07-17.pdf

C. <u>Air Quality, Climate, Noise</u>	Yes	No
--	------------	-----------

- | | | |
|---|---|----|
| <p>1. Is the present on-site air quality above applicable local, state, or federal air quality control standards?</p> <p>If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.</p> | X | |
| <p>2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area?</p> <p>If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.</p> | | X* |
| <p>3. Is the site located in a high wind hazard area?</p> <p>If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.</p> | | X |
| <p>4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate?</p> <p>If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.</p> | | X |
| <p>5. Is the site subject to an unusually high noise level?</p> <p>If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.</p> | | X* |
| <p>6. Will the proposed action generate unusually high noise levels?</p> <p>If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.</p> | | X |

Notes (including sources of information):

C. Air Quality, Climate, Noise

C.1. Air quality in locations throughout the State of Connecticut is above the applicable state and federal guidelines (8-hour 70 ppb) for ozone (O₃). Connecticut air quality meets the guidelines for: particulate matter (<10 micrometers in diameter-PM₁₀ or < 2.5 micrometers in diameter-PM_{2.5}); sulfur dioxide (SO₂); nitrogen dioxide (NO₂); carbon monoxide (CO); and lead (Pb). The proposed action is not expected to have any measurable impact upon air quality, nor is the air quality expected to impact the proposed action.

C.2. The site contains one single-family residence (currently unoccupied and in a state of disrepair), a driveway, and a garage. If the property use remains residential, no increase in air quality pollutants would occur, compared to residential use of the property in the past. However, vehicles associated with a residential dwelling would have access to the property; also, a fireplace is present in the home. Therefore, sources of pollution (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) could be present on the property in association with vehicular or fireplace use. No risk to biotic or human communities would be expected from these typical sources. Currently, the site is used as a temporary staging area for equipment and supplies in support of a State-sanctioned bridge repair project occurring at the Skiff Street bridge over the Mill River.

C.5. The property is located on Skiff Street, a well-travelled, principal arterial road that connects two other principal arterial roads: Dixwell Avenue (State Route 10) and Whitney Avenue. The site may experience intermittent high noise levels from passing vehicles or from nearby Urban zoning (mainly commercial and educational properties). Noise levels are presumed to be as expected in an urban area, and the proposed action would not be expected to change these levels.

References:

<https://www3.epa.gov/region1/airquality/nattainm.html>

<https://www3.epa.gov/region1/airquality/o3exceed-19.html>

<https://www3.epa.gov/region1/airquality/standard.html>

Hamden Zoning Map (<http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF>)

Road classification information and terminology taken from CT DOT Road Classifications Map, provided on page 75 of the Hamden 2019 Plan of Conservation and Development (discussed in Section H, below).

D. <u>Biotic Communities</u>	Yes	No
-------------------------------------	------------	-----------

- | | | |
|--|--|----|
| <p>1. Are there any rare or endangered plant or animal species on the site?
If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.</p> | | X* |
| <p>2. Are there unusual or unique biotic communities on the site?
If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.</p> | | X |
| <p>3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species?
If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.</p> | | X |
| <p>4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat?
If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.</p> | | X |

Notes (including sources of information):

D. Biotic Communities

D.1. The CT Department of Energy and Environmental Protection (DEEP) maintains a set of Natural Diversity Database (NDDB) maps that indicate the potential presence of Endangered, Threatened, and Special Concern species. The NDDB map for Hamden (last updated December 2019) indicates that listed species do not occur within or near the property.

References:

NDDB map for Hamden was accessed online on February 26, 2020:
<https://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp?nddbsel=62>

E. Land Use	Yes	No
<p>1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance?</p> <p>If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.</p>		X*
<p>2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas?</p> <p>If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.</p>		X
<p>3. Is the site presently used for recreation?</p> <p>If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site.</p>		X
<p>4. Is the site presently used for residence or business?</p> <p>If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants.</p>		X*
<p>5. Will the proposed action break up any large tracts or corridors of undeveloped land?</p> <p>If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.</p>		X*
<p>6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies?</p> <p>If yes, specify the nature and extent of conflict.</p>		X*
<p>7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts?</p> <p>If yes, specify the type and extent of related actions, implemented or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.</p>		X

Notes (including sources of information):

E. Land Use

E.1. The property is not listed on the National Register of Historic Places¹ database or the State Register of Historic Places² database. The property does not contain a historic building, nor is it located in a local historic district, according to the Preservation Connecticut website.³ The house is not listed on The Historic Buildings of Connecticut website⁴ or the CT State Library WPA Architectural Survey website.⁵ The site is not specifically mentioned in the RWA's Land Use Plan with regard to historic or archaeological significance.

Although the house does not have a historic designation,⁶ a report entitled "*An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings*" was prepared by the CT Trust for Historic Preservation (now Preservation Connecticut). The report states that the construction date of the house is circa 1840, but its history is unclear, as it was moved to the site around 1959 or 1960. The report, prepared in 2003, states "...233 Skiff presents an attractive case for adaptive re-use...Razing it would remove a viable and attractive building from an otherwise bleak commercial landscape." However, the house appears to have degraded in the years since the report was prepared.

E.4. The property currently contains an unoccupied (but formerly rented) single-family residence. Since no renters currently occupy the residence, none would be displaced if the property is sold.

E.5. The 0.32-acre parcel is connected to other land owned by the RWA. The RWA has partitioned off the subject parcel from the larger parcel for the purpose of this sale. The 0.32-acre portion, located immediately adjacent to Skiff Street, is already residentially developed, and would be restricted for further development if sold. The remaining acreage of the larger lot is located to the west and south and comprises undeveloped watershed land owned by the RWA. Therefore, the disposition of the subject parcel would shrink RWA holdings by approximately 0.32 acres, but it would not disrupt the continuity of the larger tract of land near the subject parcel.

E.6. The RWA Land Use Plan identifies land holdings that are associated with former rental houses or barns as suitable for disposal (upon approval by the DPH, which has been received for this property). The RWA brochure entitled "*The Land We Need for the Water We Use*" states the RWA's intent to sell non-water system land parcels not required for the operation, protection, and maintenance of the water systems.

¹ <https://npgallery.nps.gov/NRHP/SearchResults/>, accessed February 27, 2020 (search within Hamden, CT)

² https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Historic-Designations/State-Registry-of-Historic-Places, accessed February 27, 2020

³ <http://lhdct.org/maps/overview>, accessed February 27, 2020

⁴ <http://historicbuildingsct.com/category/towns/hamden/>, accessed February 27, 2020

⁵ <http://cslib.cdmhost.com/digital/collection/p4005coll7>, accessed February 27, 2020

⁶ Email correspondence, dated July 29, 2019, from Christopher Wigren, Deputy Director of Connecticut Trust for Historic Preservation

The subject parcel is now defined in the current Land Use Plan as Non-Water System Land and is permitted to be sold. Because it is mainly Class I land, this property will be sold with protective restrictions that include limiting the property to its current use, prohibiting underground storage tanks, and limiting the expansion of impervious surfaces to no more than 250 square feet. Other restrictions on the parcel allow RWA personnel access to the property should it be necessary for the operation and maintenance of the water systems, and also allow the RWA to make any other provisions necessary to protect the watershed.

F. <u>Natural Resources and Other Economic Considerations</u>	Yes	No
--	------------	-----------

- | | | |
|---|--|----|
| 1. Does the proposed action involve any irreversible commitment of natural resources? | | X |
| If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources. | | |
| 2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources? | | X |
| If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization. | | |
| 3. Will the proposed action require expenditures greater than the projected revenues to the Authority? | | X* |
| If yes, specify the estimated difference. | | |
| 4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce? If yes, specify the estimated difference. | | X |
| 5. Will the proposed action cause a decrease in the value of any surrounding real estate? | | X |
| If yes, estimate the amount and distribution of altered real estate values. | | |

Notes (including sources of information):

F. Natural Resources and Other Economic Considerations

F.3. The sale of this parcel is unlikely to generate a significant amount of immediate revenue. However, current, ongoing expenditures by the RWA would be eliminated once the parcel is sold.

Current expenditures on the property include: The RWA's Payment in Lieu of Taxes (PILOT) of approximately \$9067 each year, liability costs (difficult to quantify, but include insurance costs), and approximately \$100 per year for other costs (i.e. maintenance, boundaries, security, etc.).⁷

⁷ Amounts based on estimates provided by Mr. John Triana (Real Estate Manager, South Central Connecticut Regional Water Authority).

G. Public Safety and Health	Yes	No
------------------------------------	------------	-----------

- | | | |
|--|--|---|
| <p>1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)?</p> <p>If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.</p> | | X |
| <p>2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety?</p> <p>If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.</p> | | X |
| <p>3. Does the proposed action have the potential to create increased risks to public health?</p> <p>If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.</p> | | X |

Notes (including sources of information):

G. Public Safety and Health

H. Community Factors**Yes No**

1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development?

X*

If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.

2. Does the proposed action differ from the established character of land use in the surrounding area?

X*

If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.

3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years?

X

If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.

4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)?

X

If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.

5. Will the proposed action produce an increase in projected growth rates for the area?

X

If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.

6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns?

X

If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.

Notes (including sources of information):

H. Community Factors

H.1. The Conservation and Development Policies Plan for Connecticut, 2013-2018⁸ (C&D Plan), adopted by the Connecticut General Assembly on June 5, 2013, provides guidelines for local Conservation and Development Plans. The State C&D Plan is advisory to municipalities, and although there is a statutory requirement that separate municipal plans be prepared, there is no requirement that they be consistent with the State plan. The Hamden 2019 Plan of Conservation and Development (2019 Hamden POCD) was adopted and became effective September 27, 2019.⁹

Note that the CT C&D Plan, although dated ending in 2018, is current. A Draft 2018-2023 State C&D Plan is under consideration by the General Assembly in the 2020 legislative session.¹⁰

The 2019 Hamden POCD is an update of the 2004 POCD, which was amended in 2009. The 2019 Hamden POCD confirms consistency with all 6 of the Growth Management Principles in the State C&D Plan. With specific reference to water quality, open space, floodplains, and natural resources, please see the comparisons below:

State C&D Plan	Hamden 2019 POCD
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	The POCD contains specific strategies to: <ul style="list-style-type: none">• Protect natural resources,• Preserve open space,• Protect historic and scenic resources, and• Address climate change.
5. Protect environmental assets critical to public health and safety.	The POCD also contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.

The regional plan of conservation and development: South Central Region: Plan of Conservation and Development 2018-2028¹¹ (adopted June 2018) follows, and is not inconsistent with,¹² the same 6 Growth Management Principles of the State C&D Plan.

Strategies of the regional plan include:

- Protect the quality of regional watersheds through the encouragement of conservation efforts,

⁸ <https://portal.ct.gov/-/media/OPM/IGP/ORG/cdplan/20132018-FINAL-CD-PLAN-rev-June-2017.pdf?la=en>

⁹ <http://www.hamden.com/DocumentCenter/View/1989/Hamden-2019-POCD-Approved-09-17-19-Effective-09-27-19-With-Maps-RFS>

¹⁰ <https://portal.ct.gov/-/media/OPM/IGPP-MAIN/Responsible-Growth/Conservation-and-Development-Policies-Plan/Conservation-and-Development-Policies-Plan>

¹¹ <https://scrcog.org/wp-content/uploads/2018/07/2018-07-SCRCOG-POCD-report-online.pdf>

¹² As described in a letter from the Connecticut Office of Policy and Management, dated April 10, 2018. A copy of the letter is provided in the South Central Region: Plan of Conservation and Development 2018-2028.

- Facilitate coordination and communication between regional water utilities and member municipalities on land use planning and water quality projects,
- Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed, and
- Respect slope floodplains, soil and wetland restraints when evaluating public/private investments and encourage communities to amend local regulations to protect such areas.

Therefore, the municipal, regional, and state plans are substantially consistent with each other with regard to issues that could affect RWA lands and resources.

Because the smaller, 0.32-acre parcel had not been officially surveyed and defined in the Hamden POCD, the parcel is not specifically mentioned in the POCD; it is part of the larger (42.7± acre) parcel. The POCD defines the larger parcel as open space within a water supply watershed, and the parcel is zoned T-1 (Natural). The RWA is applying to change the zoning of the 0.32-acre parcel from T1 to T5 (Urban Center) zoning, which would match the zoning of properties to the north and east. A change in zoning is sought because it would allow a reduction in the amount of land that would be required to sell with the house. T5 zoning would permit a greater amount of land to remain as RWA controlled open space.

The RWA and the Connecticut Trust for Historic Preservation (now Preservation Connecticut) worked together to establish the easement restrictions that will “follow the land” for this and any potential future sales of the property. These strict restrictions prohibit or severely limit changes to the property, while still allowing the residence to be made fit for human habitation (if possible). The future actions proposed on the property include sale of the 0.32-acre parcel, with possible future rehabilitation of the residence. Protecting natural resources and potentially historic structures, and protecting the watershed, and thereby water quality, through restrictive covenants directly support the Hamden POCD (and in turn, the South Central Region POCD and State C & D Plan.)

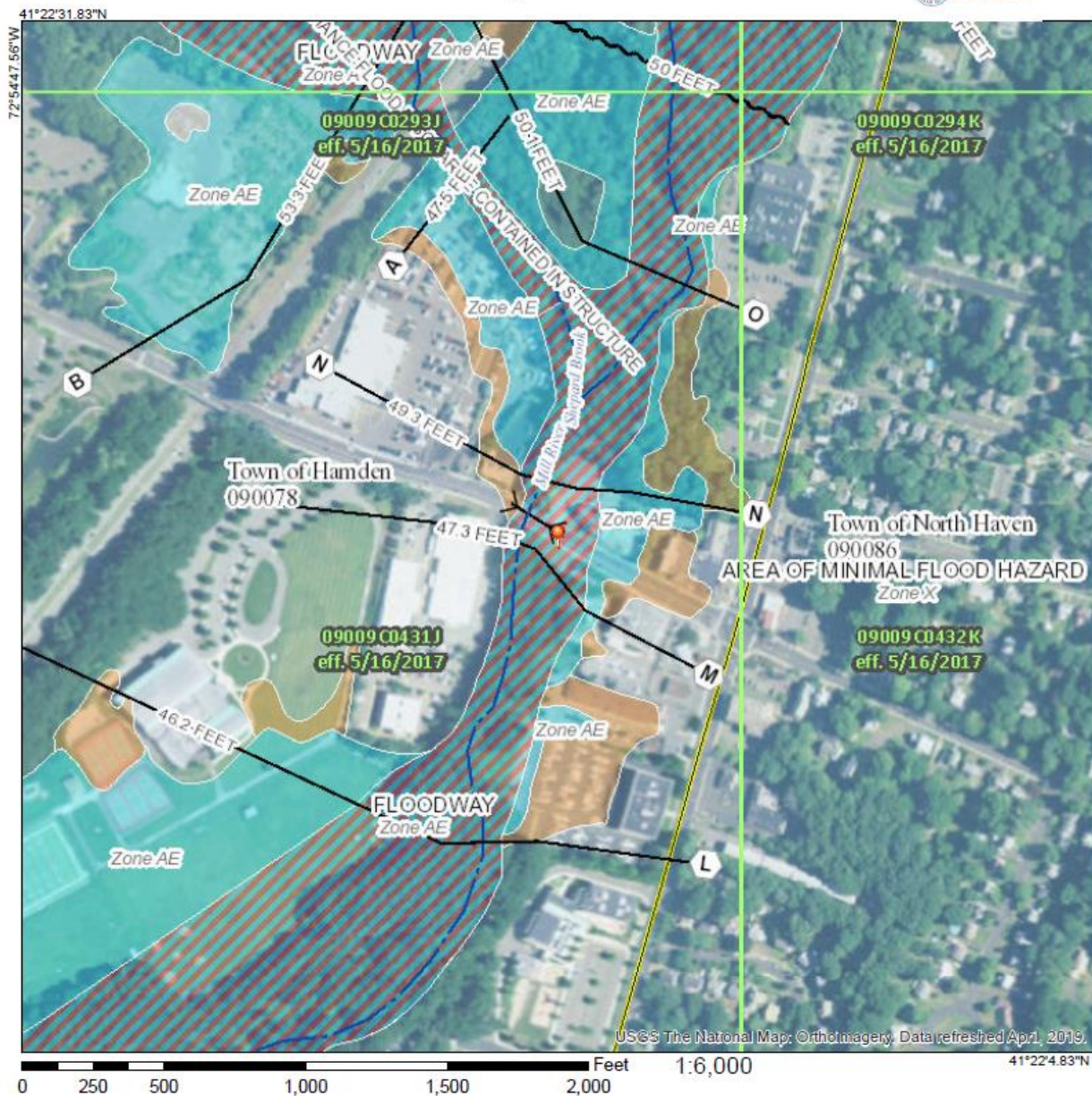
H.2. There is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed.

The current use of the subject parcel is residential, and the site contains one unoccupied single-family home, driveway, and garage. This parcel differs from the majority of the remainder of the ~42.7-acre property, which comprises the Mill River and its mainly wooded floodplain and riparian corridor, and ball fields (leased to Hamden Hall Country Day School). In addition, properties surrounding the 0.32-acre subject parcel are zoned T4 (Urban Center) and T5 (General Urban). Therefore, the existing use of the property as a single-family residence differs from the established land uses in the surrounding areas which range from undeveloped to urban development. However, it is a use that will remain unchanged (through covenant restrictions) if the property is sold (regardless of zoning category).

ATTACHMENTS

National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Diike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2020 at 5:39:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Hamden
233 Skiff Street
Circa 1840**



Figure 1 – 233 Skiff Street from the northwest.

Physical Description

233 Skiff Street is a small residential structure located in a predominantly commercial neighborhood. The building is a small one-and-a-half story mid-19th century structure with the ridge of its peaked roof parallel to the street. (Figure 1) The center chimney building faces north. A shallow shed-roofed porch runs across the front, while a shed-roofed, one-room addition is located at the western end of the building. The roofs of these two additions join in a hip at running out from the northwestern corner of the house. A single story ell comes off the southeastern corner of the building; its peaked roof is perpendicular to the main block of the house. The ell has an enclosed porch along its eastern side that continues the eastern slope of the ell's roof at a shallower pitch. The building has a simple entablature under the eaves with returns at the base of the gables.

The interior of the building shows evidence of several major renovations. The front door of the house, with three square panels over two large rectangular panels placed horizontally and all surmounted by a large single pane of glass, and several of the interior doors, suggest that some work was done on the house during the late 19th century. (Figure 2) The window and door surrounds, with slightly oversized lintels, are evocative of the craftsman style, and were most likely added at a slightly later date. These may be



Figure 2 – The late 19th century front door.



Figure 3 – The modern foundation.



Figure 4 – The early timber frame.

contemporary with the 6/1 windows that can be found throughout the building and the cobblestone chimney that emerges from the center of the roof. Modern strip oak floors can also be found throughout the building. The house also sits on a modern cinder block foundation. (Figure 3) This is a result of the house having been moved to this site in 1959 or 1960. Another aspect of the house that was probably introduced at the time of this move are the gypsum board walls that can be found throughout the house.

Underneath all of the later additions is a mid-19th century timber frame. (Figure 4) The house was built in a manner, and with technology, appropriate to this era. The larger timbers are hand hewn, while smaller ones were cut with an up-and-down sawmill. Early nails, where they can be found, are of the cut type. These are introduced around 1790 and remain popular throughout the first half of the 19th century. After this point their popularity begins to wane. Surprisingly, much of the exterior remains original. The entablature is attached with early nails while the original clapboard sheathing can be seen under several layers of more modern shingles. (Figure 5)

Historical Background

The history of the building is truncated because of its move to Skiff Street. While it is clear that the building has been in its current location since ca. 1960, when the address first appears in town directories, its earlier history is unknown. Since the true age of the house has only recently been discovered – town records suggested that it was built in 1940 – little research has been done on the structure. It does not appear in the Townwide Historic and Architectural Survey of Hamden Connecticut. The building's small size and rudimentary decorations suggest that it may have been workers housing for one of the industrial concerns in Hamden. The building's close location to the industrial community of



Figure 5 – The original white-painted clapboards can be seen behind several layers of modern shingles

appearance of the building (which could be enhanced by the removal of modern accretions to reveal the historic cladding), make the building a prime candidate for rehabilitation. Razing it would remove a viable and attractive building from an otherwise bleak commercial landscape.

James Sexton

Sources

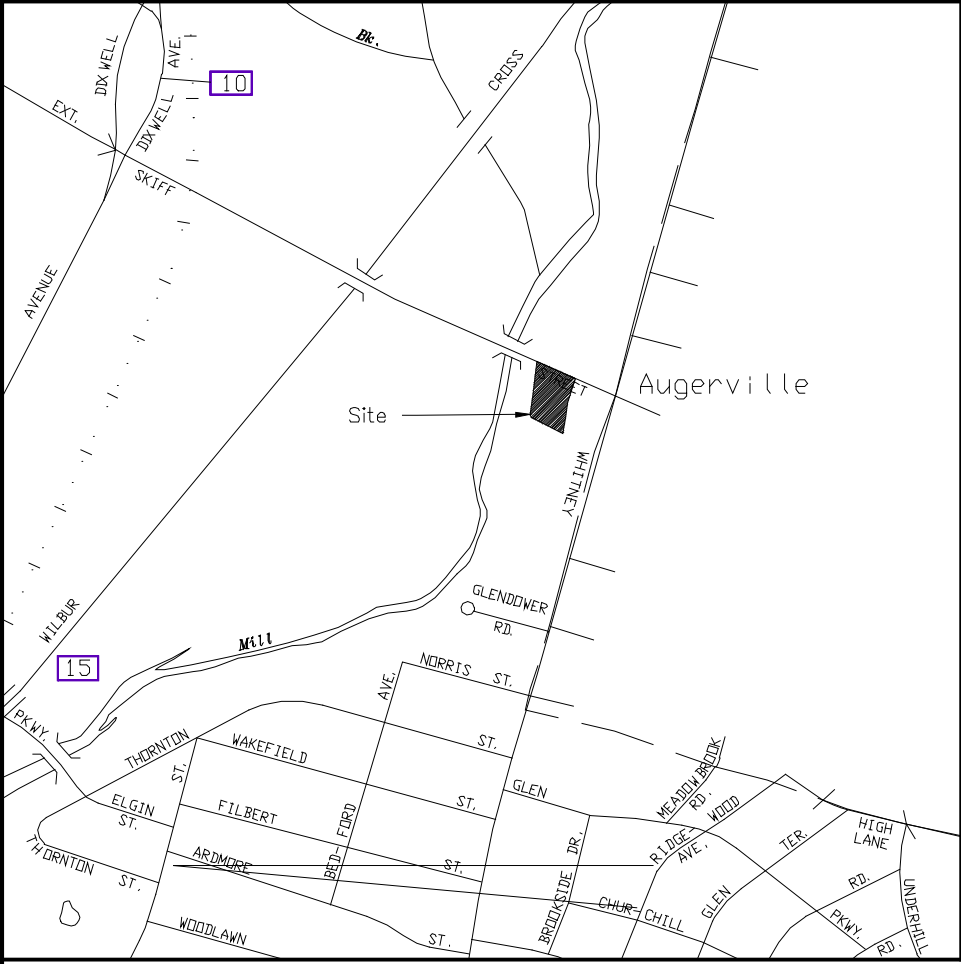
Hamden Assessor's Office. Field Card for 233 Skiff Street.

Hamden Town Directory, 1959-1960.

Augerville, named for Willis Churchill's auger factory located not far from the house on the Mill River south of Skiff Street, suggests a possible source for the building. But no conclusive evidence of this origin can be found.

Architectural Analysis and Impact of Loss

233 Skiff Street presents an attractive case for adaptive re-use. It is a small building in a heavily commercialized area. While this limits its potential as a dwelling, it does suggest that the building would make a good location for a small business or professional office. These attributes, combined with the attractive



Site Location Plan
Scale: 1" = 1,000'

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED.
- THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY SURVEY. SUBDIVISION AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND THE ASSOCIATE PUBLIC OR PRIVATE HIGHWAYS, EASEMENTS AND LANDS AND IS INTENDED FOR SUBDIVISION TO APPLICABLE REGULATORY ENTITIES.
- THE BOUNDARY DETERMINATION CATEGORY WITH RESPECT TO THE EXISTING PARCEL IS A FIRST SURVEY. THE BOUNDARY CATEGORY WITH RESPECT TO THE PROPOSED LOT IS AN ORIGINAL SURVEY.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2. VERTICAL ACCURACY CONFORMS TO CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE GRID SYSTEM (NAD 83). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88). BOTH DATUMS ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE SUPERIOR INSTRUMENTS GPS NETWORK.
- THE PROPERTY IS LOCATED WITHIN A TRANSECT T1 AND A TRANSECT T5 ZONING DISTRICT.
- THE AREA OF THE EXISTING PROPERTY IS 1,859,721± SQUARE FEET (42.69± ACRES). THE AREA OF THE PROPOSED LOT IS 13,802± SQUARE FEET (0.32± ACRES).
- THE PROPERTY IS DESIGNATED ON THE HAMDEN ASSESSOR'S RECORDS AS PARCEL 2529-034-00-0000.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
 - NEW HAVEN WATER Co., MAP OF PROPERTY, WHITNEY AVE. & SKIFF ST., AUGERVILLE, TOWN OF HAMDEN CONN., SCALE 1"=20', DATED JAN. 1921, MAP PREPARED BY ALBERT B. HILL CONSULTING ENGINEER.
 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HAMDEN, WILBUR CROSS PARKWAY, FROM DIXWELL AVENUE TO NORTHERLY TO DIXWELL AVE., SCALE 1"=100', DATED 6-60, SHEET 1 OF 3 & SHEET 2 OF 3
 - TOWN OF HAMDEN ASSESSOR MAP 2539
 - PROPERTY SURVEY, HAMDEN HALL, COUNTRY DAY SCHOOL, 225 SKIFF STREET, HAMDEN, CONNECTICUT, DATED 8/10/00, SCALE 1"=80', MAP PREPARED BY BL COMPANIES, ON FILE ON THE HAMDEN LAND RECORDS AS MAP #1113A.
 - PORTION OF PROPERTY OF SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY, 233 SKIFF STREET, HAMDEN CONNECTICUT, SCALE 1"=20', DATED SEPTEMBER 24,1990, REVISED DECEMBER 6, 1990, MAP PREPARED BY CLARENCE BLAIR ASSOCIATES INC., ON FILE ON THE HAMDEN LAND RECORDS AS MAP #915A.
- PROPERTY IS SUBJECT/PRIVILEGED TO OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
 - THIS PROPERTY MAY BE SUBJECT TO A LICENSE AGREEMENT BETWEEN THE SOUTH CENTRAL REGIONAL WATER AUTHORITY AND THE TOWN OF HAMDEN. THE LEASE AGREEMENT IS FILED ON THE HAMDEN LAND RECORDS VOLUME 4267 PAGE 239.
 - THIS PROPERTY IS SUBJECT TO TO AN EASEMENT IN FAVOR OF THE TOWN OF HAMDEN FOR THE MAINTENANCE AND REPAIR OF THE EXISTING DRAINAGE CULVERT.
- INLAND WETLANDS WITHIN THE PROPERTY WERE FIELD DELINEATED ("FLAGGED") BY EVA SZIGETI, EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC., ON 4/23/2019. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON 5/13/19.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- HE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE AE, REGULATORY FLOODWAY WITH BFE, AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090900431J DATED 5/16/2017. THE BFE FOR THE PROPERTY IS 47.3 FEET.

GENERAL NOTES:

THERE IS 11,220 SQ. FT. OF CLASS I LAND ON THE PROPOSED PROPERTY.
THERE IS 301 SQ. FT. OF CLASS II LAND ON THE PROPOSED PROPERTY.

TOTAL IMPERVIOUS AREA ON LOT IS 4,722 SQ FT
LOT COVERAGE IS 34.2%

PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

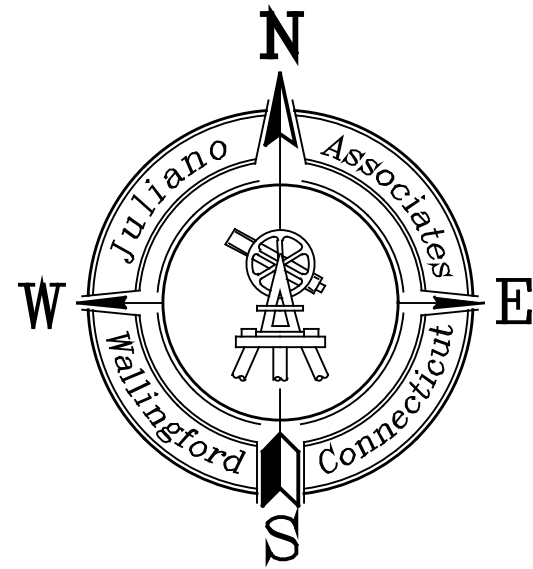
LEGEND

○ IRON PIN/PIPE FOUND	— EXISTING PROPERTY LINES
□ MONUMENT FOUND	— ADJOINING PROPERTY LINES
● TREE	- - - - EXISTING PAVEMENT (NO CURB)
○ UTILITY POLE	- - - - EXISTING DRIVEWAY
⊙ ANCHOR	- x - - EXISTING FENCE
	- - - - EXISTING SEPTIC SYSTEM
	- // - - EXISTING OVERHEAD ELECTRICAL, TELEPHONE, & CABLE SERVICES
	- - - - RETAINING WALL
	- - - -26- - - CONTOUR LINE
	- - - - EXISTING BUILDING
	- - - - WETLAND
	- - - - STREAM
	- - - - LIMIT OF CLASS I LAND

N/F
AREA COOPERATIVE EDUCATIONAL SERVICES
205 SKIFF STREET
2529-035-00-0000

N/F
OTHER LAND OF SOUTH CENTRAL REGIONAL
WATER AUTHORITY
233 SKIFF STREET
2529-034-00-0000

N/F
EVERETT PARTNERS LLC
1970 WHITNEY AVE
2529-002-00-0000



Connecticut Grid System
(NAD 83)



Transect T5 Zone		
	Required	Proposed
Min. Lot Area	N/A	13,802
Building Height		
Principal Building	5 stories max / 2 min	1 Story
Outbuilding	20' max	12'
Setbacks		
Front	6 min/20 max	44.4' & 50.1'
Side	0 min/24 Max	29.9' & 21.7'
Rear	5' min	55.6'
Frontage Buildout	80%	46.5%
Residential Density (Min)	15 DU/Ac. Net (2,904 sq ft/unit)	13,802 Sq. Ft.
Residential Density (Max)	24 DU/Ac. Net (1,815 sq ft/unit)	13,802 Sq. Ft.
Max. Lot Width	180 Ft Max	82.53
Building Coverage	60% Max	11.5%
Lot Coverage	80% Max	34.2%

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

APPROVED BY THE
PLANNING & ZONING COMMISSION

CHAIRPERSON
DATE OF APPROVAL
WORK COMPLETION DATE


Limited Property/Boundary Survey
Resubdivision Map
Proposed Disposition of Rental Dwelling
Land of
Regional Water Authority
#233 Skiff Street
Hamden, Connecticut

Project no.: 19-126 Date: 10/11/24 Scale: 1" = 20'

Work map: JDIMEO Checked: CIJULIANO Sheet: 1 of 2
Final map: CIJULIANO Released: CIJULIANO Revision: A

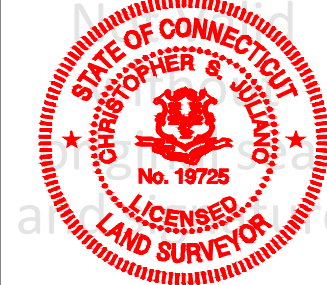
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M:\SUBMITTED\2019\126005-1-A.DWG 5/7/2025 1:54 PM CJ

To the best of my knowledge and belief this map is substantially correct as noted hereon.


Christopher S. Juliano, LS #19725 11/25/24
Date

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION
11/18/24	UPDATED ZONING TABLE.



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STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner



Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Water Company Land Permit

DWS Project #2014-0224
Permit No. WCL2014-21

Pursuant to Special Act 03-12, and in accordance with the application received on October 15, 2014, South Central Connecticut Regional Water Authority (RWA) (PWSID #CT0930011) is hereby granted authorization to sell Class I and Class II water company owned land associated with 12 parcels formerly used to as rental properties. There shall be no change in use of this land. These transactions will include the Class I and Class II Water Company owned land parcels as indicated in the submitted application and shown on the map entitled "Regional Water Authority Rental Houses and Lots to be Sold Per 2013 Amendment to Enabling Legislation" dated October 2014. The following information pertains to the specific parcels.

Address	Town	Building	Acres
501 Derby Ave.	Orange	SF House	1.5
189 Maple St.	Seymour	SF House	1.5
59 Rimmon Rd.	Seymour	SF House	1.5
752 Summer Hill	Madison	SF House	1.0
2040 Litchfield Tpke.	Woodbridge	SF House	2.0
115 Sperry Rd.	Woodbridge	SF House	2.0
1029 Johnson Rd.	Woodbridge	SF House	2.0
440 Amity Rd.	Bethany	Barn	3.0
184 Downs Rd.	Bethany	SF House	3.0
1115 Great Hill Rd.	Guilford	SF House	3.5
233 Skiff St.	Hamden	SF House	0.5
95 Ives St.	Hamden	SF House	1.0

This sale is authorized based upon the application received October 15, 2014 and conditions outlined in Special Act 03-12. The following conditions are herein accepted by RWA:

1. RWA certifies that each of the structures on the 12 parcels were situated prior to January 1, 1976.
2. RWA has confirmed that all underground storage tanks have been, or will be, removed from each of the properties prior to sale.
3. RWA must take the appropriate actions to ensure a restrictive covenant that limits the expansion of the single-family dwelling or barn and restricts any activity or expansion of any activity that would have a significant adverse affect on the public water supply is



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410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer

placed on the properties. The requirements of a restrictive covenant are outlined in Special Act 03-12 Section 1(b).

4. RWA shall abide by the zoning restrictions outlined in Special Act 03-12 Section 1(a)(3).

In evaluating the application, the Connecticut Department of Public Health has relied upon information provided by RWA and criteria outlined in Special Act 03-12.

11/14/14
Date

J. Mathieu
Lori J. Mathieu
Public Health Section Chief
Drinking Water Section
Department of Public Health

11/19/14
Date

J. Triana
John Triana
Real Estate Manager
South Central Connecticut Regional Water Authority

Exhibit F - Special Act 03-12 – Amendment to the Authority’s enabling legislation allowing disposition of the former rental properties

SPECIAL ACT 03-12. (a) Notwithstanding any provision of the general statutes or any public or special act, the South Central Connecticut Regional Water Authority, created by special act 77-98, as amended, may sell, lease, assign or otherwise dispose of any class I or class II land, as defined in section 25-37c of the general statutes, upon which a single-family dwelling or barn owned by the South Central Connecticut Regional Water Authority is situated provided (1) such single-family dwelling or barn was so situated prior to January 1, 1976, (2) any underground storage tanks on such property have been removed, (3) the property is not greater than the minimum acreage required to meet zoning requirements plus any allowance necessary for setback allowances and access or egress consistent with local zoning and use requirements, and, if the single-family dwelling or barn is located on class I land, such minimum acreage is met by utilizing class II or class III land, as defined in section 25-37c of the general statutes, to the greatest extent possible, (4) a restrictive covenant that would limit the expansion of the single-family dwelling or barn and restrict any activity or expansion of any activity that would have a significant adverse affect on the public water supply is placed on the property, and (5) for class I land, the single-family dwelling or barn has historical significance, as confirmed, in writing, by the Connecticut Trust for Historic Preservation or its successor organization.

(b) The restrictive covenant required by subsection (a) of this section shall include, but not be limited to, provisions ensuring that (1) the premises shall only be used for a single-family dwelling or barn; (2) the total impervious surface area, including, but not limited to, building roofs, driveways, swimming pools, walkways and patios, shall not be increased by more than two hundred fifty square feet over the existing impervious surface area as of the date of the conveyance of the property from the public water utility to other parties; (3) access is provided to public drinking water utility staff to perform routine inspections of the property, at a minimum, on an annual basis during normal hours of business for the water utility; (4) underground storage tanks are prohibited; and (5) any other provisions deemed necessary by the South Central Connecticut Regional Water Authority to protect the public water supply. The total existing impervious surface area shall be established by an improvement location survey completed to A-2 survey accuracy depicting any such areas, which survey shall be filed on the land records with the restrictive covenant.

(c) Whenever the South Central Connecticut Regional Water Authority intends to sell, lease, assign or otherwise dispose of any class I or class II land consistent with this section upon which is situated a single-family dwelling or barn, the South Central Connecticut Regional Water Authority shall provide notice in writing, by certified mail, return receipt requested, at least thirty days before the date of the proposed disposition, to the Commissioners of Environmental Protection and Public Health, the legislative body of the city or town in which the single-family dwelling or barn is situated, the Nature Conservancy, the Trust for Public Land, the Land Trust Service Bureau and the Connecticut Fund for the Environment, of such intention to sell or otherwise transfer such property. Such notice shall include a copy of a survey depicting the acreage and property lines of the parcel as well as the location of any single-family dwelling or barn to be sold.

(d) All net proceeds, after costs of disposition, from the disposition of such class I or class II land and dwelling or barn consistent with this section shall be used by the South Central Connecticut Regional Water Authority to protect or otherwise acquire interests, including, but not limited to, fee title to or conservation easements over additional watershed or aquifer land of public water systems.