



MEMORANDUM

To: South Windsor Town Council
From: Anthony DeVicario and Ralph Palumbo
Re: Status Report since February 8, 2013
Date: February 15, 2013

Documentation of Financial Sources

1. CT Studios has received final verbal commitment for its \$8.5 million construction loan and First Mortgage. This lender has approved the underwriting of Connecticut Studios and is prepared to close within 30 days of CT Studios receiving a sign PPA.

Upon execution of the PPA the following must be completed to have a universal closing:

- Town must complete work necessary to effectuate lease-back of public infrastructure
- State of CT PURA must approve the PPA
- State of CT Sitting Council must approve the location of the fuel cell
- CT Studios has been provided estimates of 60 days to complete these steps

It is our goal to complete final documentation and commitments next week, for delivery to DECD. Documentation is currently complete minus the letter referenced above.

2. CT Studios has finalized its lease with MACKEEBER ASSOCIATES, LP the owner of 515 John Fitch Boulevard. Final documents to be executed February 20, 2013. This capital lease is a component of the overall final commitments that must be provided to DECD.

Finalizing Construction Budget and Plans

1. CT Studios has finalized its construction budget with its primary building contractor. This budget matches and is supported by the capital resources.
2. Contract documents will be presented to CT Studios on February 21, 2013 including critical path of construction (timeline), financial draw down schedule, detailed itemized cost including GMP Bond and subcontractor bonds.

Microgrid Proposal

DEEP is currently reviewing 36 proposed microgrid submissions. They anticipate notifying each applicant by Tuesday, February 26, 2013 as to whether or not their proposed project passed or failed the technical feasibility evaluation. Those projects that pass the technical feasibility evaluation will be invited to submit a more detailed proposal in response to a Request for Proposals (RFP), which should be issued on Thursday, February 28, 2013. The RFP will also identify the review criteria and additional microgrid requirements. DEEP will hold a bidders' conference in mid-March. The applicants will have eight weeks, until April 25, 2013, to submit a more detailed proposal. DEEP anticipates completing the review of the detailed proposals by June 13, 2013. Please note that all dates are subject to change as the Program progresses.

If the Town Council would like to review any documents mentioned in this report they can be made available in a confidential setting via the Town Manager.