



**RHODE ISLAND
INFRASTRUCTURE BANK**

Annual Report 2020



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Mission Statement

Rhode Island Infrastructure Bank's mission is to actively support and finance investments in the State's infrastructure. The Infrastructure Bank achieves this through a variety of means, including the origination of loans and the engagement with and mobilization of sources of public and private capital. In carrying out its mission, the Infrastructure Bank fosters infrastructure improvements that create jobs, promote economic development and enhance the environment.

Board of Directors

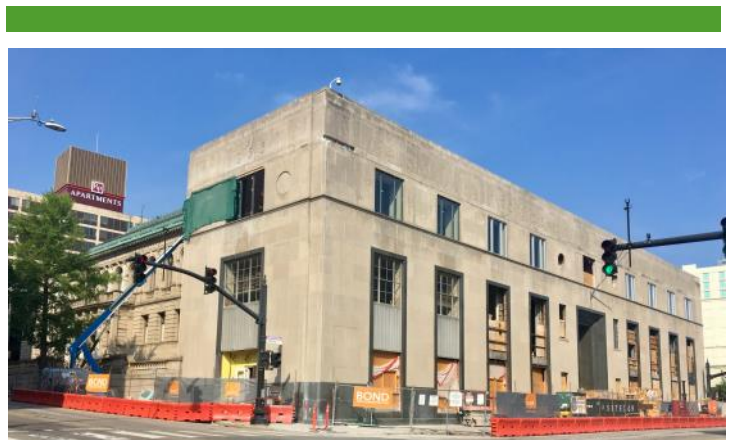
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Joshua Celeste, Secretary
Lisa Ferrara, Assistant Secretary
Seth Magaziner, General Treasurer, State of Rhode Island

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Kenneth C. Viera, Director, Controller
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Julia Frantz, Senior Financial Analyst
Marcelina C. Jackson, Program Operations Associate
Graeme Ownjazayeri, Business Development Analyst
Sydney Usatine, Senior Business Development Analyst
Suh Walker, Executive Assistant

Partner Agencies

Rhode Island Commerce Corporation
Rhode Island Office of Energy Resources
Rhode Island Department of Environmental Management
Rhode Island Department of Health
Rhode Island Housing and Mortgage Finance Corporation
Rhode Island Department of Transportation



Programs

Brownfields Revolving Loan Fund: The Brownfields Revolving Loan Fund makes financing available for the remediation of properties contaminated with hazardous substances. Eligible borrowers include public, private and non-profit entities. Financing terms such as interest rates, fees and loan term are made on a case-by-case basis. For a project to be eligible to be financed through the program, it must be on the Department of Environmental Management's (DEM) Project Priority List.

Commercial Property Assessed Clean Energy: The Commercial Property Assessed Clean Energy program provides private property owners with access to long-term financing to complete energy efficiency and renewable energy improvements. Eligible projects include energy efficiency measures, such as LED lighting, HVAC systems or insulation, and renewable energy systems, including solar and wind. Properties eligible for financing through the program include commercial, industrial, agricultural, non-profit and multifamily (5+ units). The program does not rely upon taxpayer funds to finance projects; instead, private sector capital providers compete to finance projects within a system of checks and balances. These property improvements help business owners to reduce costs, install new equipment and become more competitive.

Clean Water State Revolving Fund: The Clean Water State Revolving Fund is a financing program through which municipalities, wastewater districts and private borrowers can access capital to complete projects that reduce water pollution. Projects eligible to be financed through the program include wastewater collection systems and treatment facilities, stormwater pollution prevention, treatment facilities and best management practices (including green infrastructure), and other water quality protection activities. For a project to be eligible to be financed through the program, it must be on DEM's Project Priority List and receive a Certificate of Approval from DEM. Loans made through the program may be repaid over up to 30 years and borrowers receive an interest rate reduction from their market rate of borrowing. .

Community Septic System Loan Program: The Community Septic System Loan Program provides low-cost, long-term financing to private property owners for the repair or replacement of a septic system, or to replace a cesspool with a septic system. Before property owners can access funds through the program, the municipality where the property is located must be placed on DEM's Project Priority List and receive a line of credit from the Infrastructure Bank. Rhode Island Housing is responsible for underwriting loans according to criteria provided by each participating community, as well as servicing loans, including billing and collection.

Drinking Water State Revolving Fund: The Drinking Water State Revolving Fund makes capital available to municipalities, as well as publicly and privately-organized water suppliers, for the completion of drinking water infrastructure projects. To be eligible to be financed through the program, a project must relate to the planning, design or construction of safe drinking water supply, treatment and transmission infrastructure. For a project to be eligible to be financed through the program, it must be on the Department of Health's (DOH) Project Priority List and receive a Certificate of Approval from DOH. Loans made through the program may be repaid over up to 25 years and borrowers receive an interest rate reduction from their market rate of borrowing.

Programs

Efficient Buildings Fund: The Efficient Buildings Fund makes long-term financing available for municipalities and quasi-public agencies to complete energy efficiency and renewable energy upgrades to public buildings. For a project to be eligible to be financed through the program, it must be on the Office of Energy Resources' (OER) Project Priority List and receive a Certificate of Approval from OER. Loans made through the program may be repaid over up to 15 years and borrowers receive a reduction from their market rate of borrowing. All projects financed through the program remain eligible for other incentives that may be available, such as those offered by National Grid.

Facility Plan Loan Program: The Facility Plan Loan Program enables municipalities to access short-term financing for the completion of facility plan documents, including amendments or updates to existing plans. Completed and up-to-date facility plans are a prerequisite to borrow through the Clean Water State Revolving Fund. Loans made through the program are capped at \$150,000 with a maximum repayment term of three years; all borrowers receive a set interest rate of 1%.

Municipal Resilience Program: The Municipal Resilience Program (MRP) provides direct support to cities and towns to complete a municipal-driven process that will bring together climate change information and local knowledge to identify top hazards, current challenges, and community strengths. This process will identify priority actions and strategies to improve the municipality's resilience to all natural and climate-related hazards using a flexible, tested approach called Community Resilience Building (CRB). Upon successful completion of the CRB process, municipalities will be designated as a "Resilient Rhody Municipality" which enables municipalities to apply for funding to implement identified projects.

Municipal Road and Bridge Revolving Fund: The Municipal Road and Bridge Revolving Fund is a financing program through which cities and towns can access capital to complete road and bridge infrastructure projects. For a project to be eligible to be financed through the program, it must be on the Department of Transportation's Project Priority List. Loans made through the program may be repaid over up to 20 years and borrowers receive an interest rate reduction from their market rate of borrowing. Since the program was created in 2013, loans totaling \$50.7 million have been made to municipalities across the State.

Sewer Tie-In Loan Fund: The Sewer Tie-In Loan Fund is a program that provides low-cost, long-term financing for homeowners wishing to connect to the local sewer system. Additionally, costs to properly abandon an existing septic system are also eligible to be financed through the program. Before property owners can access funds through the program, the municipality where the property is located must first receive a line of credit from the Infrastructure Bank. Rhode Island Housing is responsible for underwriting loans according to criteria provided by each participating community, as well as servicing loans, including billing and collection. Since the program's inception, 5 loans totaling \$750,000 have been made to participating cities and towns.

Stormwater Project Accelerator: The Stormwater Project Accelerator provides upfront capital for green stormwater infrastructure projects that will eventually be funded through State and Local reimbursement grants. Under the program, municipalities, non-profit organizations and utilities are eligible to receive short-term financing to complete projects that emphasize green infrastructure, nature-based solutions, or the development of stormwater best management practices. Before applying, potential applicants must have a signed reimbursement grant agreement with a State or Local authority.

2020 in Review

Board Meeting Dates:

Available online on the Secretary of State's website by clicking [here](#)

Subjects Addressed:

Clean Water SRF Loans
Clean Water and Stormwater Infrastructure Fund
Commercial Property Assessed Clean Energy (C-PACE)
Community Septic System Loan Program Loans
Drinking Water SRF Loans
Efficient Buildings Fund Loans
General Administration
Municipal Resilience Program
Municipal Road and Bridge Loans
Sewer Tie-In Loan Fund
Stormwater Project Accelerator

Decisions Rendered:

Available online on the Secretary of State's website by clicking [here](#)

Meeting Minutes:

Available online on the Secretary of State's website by clicking [here](#)

Regulatory Changes: None**Applications Received for Financial Assistance for Water Pollution Abatement Projects:**

Available online on the Secretary of State's website by clicking [here](#)

Capitalization Grant Applications and Intended Use Plans Submitted to EPA:

Clean Water SRF Capitalization Grant for FY 2019 and Intended Use Plan for FY 2020
Drinking Water SRF Capitalization Grant for FY 2019 and Intended Use Plan for FY 2020

Contracts and Agreements Entered Into:

Available online on the Secretary of State's website by clicking [here](#)

Consolidated Financial Statement:

Available on our website at www.riib.org/financial

2020 in Review—Continued

Green Bond Project Status:

Rhode Island Infrastructure Bank has issued eight bonds that were designated as “Green Bonds.”

#	Series
1	Water Pollution Control Revolving Fund Series 2016 B
2	Water Pollution Control Revolving Fund Series 2017 A
3	Safe Drinking Water Revolving Fund Series 2017 B
4	Water Pollution Control Revolving Fund Series 2018 A
5	Efficient Buildings Fund Revenue Bonds Series 2018 A
6	Safe Drinking Water Revolving Fund and Refunding Revenue Bonds Series 2019 A

Information relating to the status of projects financed with these bond issuances can be found in Appendix A beginning on page 10

Key Vendors Engaged:

Acuta Digital, Inc.	JANI-KING of Rhone Island
Aflac	Lincoln National Life Insurance Company
Altec	Locke Lord LLP
Bank of America	London Health Administrators
Beacon Mutual Insurance Co.	NetCenergy LLC
Beta Group, Inc.	New England Real Estate Journal
Blue Cross & Blue Shield of Rhode Island	New Harbor Group
Blum Shapiro & Company P. C.	Nixon Peabody LLP
BondLink, Inc.	Pannone Lopes Devereaux & O'Gara, LLC
CHA Consulting	PFM Financial Advisors, LLC
Clearwater Analytics	Pitney Bowes
Council of Development Finance Agencies	Providence Business News
Council of Infrastructure Financing Authorities	Rhode Island Convention Center
Coalition for Green Capital	Rhode Island Food Dealers Association
CORE Business Technologies	Rhode Island League of Cities & Towns
Cox Business	Scott Connery Events
Creative Services, Inc.	Shred-It USA
Delta Dental Of Rhode Island	Starkweather & Shepley
FEDEX	Sustainable Real Estate Solutions
First Beacon Group LLC	Technology Partnership Group
Foundry Corp. Office Center	The Hartford
Government Finance Officers Association	The Providence Journal
Greater Providence Chamber Of Commerce	Transition Solutions, Inc.
Grow Smart RI	U. S. Bank
Harrington & Vitale, LTD	Vision Service Plan
Hilltop Securities Inc.	W. B. Mason
Iron Mountain	Zoom Video Communications Inc.

2020 Highlights

Clean Water State Revolving Fund Loans:

\$2,697,500 Loan to Town of Bristol
\$350,000 Loan to City of Pawtucket
\$315,000 Loan to Town of North Kingstown

Commercial Property Assessed Clean Energy Loans (C-PACE):

\$42,165,000 Loan to Mixed-Use Healthcare Facility
\$6,418,553 Loan to The Preserve Hilltop Lodge
\$4,501,987 Loan to Aloft Hotel
\$2,500,000 Loan to Providence Marriot
\$2,000,000 Loan to Churchill & Banks
\$245,131 Loan to Harbor Animal Hospital
\$156,785 Loan to Acorn Manufacturing
\$155,126 Loan to National Valour
\$86,000 Loan to Montabella Grand Touring

Community Septic System Loan Program Loans:

\$1,500,000 Loan to Town of Portsmouth
\$300,000 Loan to Town of Gloucester

Drinking Water State Revolving Fund Loans:

\$19,100,000 Loan to Providence Water Supply Board
\$4,131,000 Loan to City of Newport
\$4,000,000 Loan to Town of Cumberland
\$3,000,000 Loan to Providence Water Supply Board
\$2,730,000 Loan to Smithfield Water Supply Board
\$1,400,000 Loan to North Smithfield
\$550,000 Loan to Greenville Water District

Efficient Buildings Fund Loans:

\$1,419,000 Loan to Pascoag Utility District
\$1,000,000 Loan to City of Pawtucket

Municipal Resilience Program Grants:

\$339,000 Grant to Town of Portsmouth
\$304,000 Grant to Town of Westerly
\$201,000 Grant to Town of Barrington
\$156,000 Grant to Town of Warren

Municipal Road and Bridge Revolving Fund Loans:

\$20,000,000 Loan to Providence Public Building Authority
\$10,000,000 Loan to City of Warwick
\$2,500,000 Loan to Town of Cumberland

Stormwater Project Accelerator:

\$1,000,000 Loan to Town of Westerly
\$300,000 Loan to Aquidneck Island Planning Commission
\$198,891 Loan to Groundwork Rhode Island
\$161,400 Loan to Woonasquatucket River Watershed Council
\$138,885 Loan to Rhode Island State Conservation Committee
\$100,400 Loan to Woonasquatucket River Watershed Council
\$80,000 Loan to Woonasquatucket River Watershed Council
\$50,000 Loan to Rhode Island State Conservation Committee
\$30,000 Loan to Rhode Island State Conservation Committee

Appendix A—Green Bond Project Status

Water Pollution Control Revolving Fund Series 2016 B			
Borrower	Principal	Project Description	Percent of Loan Drawn as of June 30 2020
Narragansett Bay Commission	\$23,000,000	The NBC financing includes (i) the construction of a blower building to house new blowers in order to supply a reliable source of air to the treatment processes at the Fields Point Wastewater Treatment Facility, (ii) the replacement of drives and other mechanisms plus miscellaneous improvements to the treatment plant at the Fields Point Wastewater Treatment Facility, (iii) the replacement of a portion of the Moshassuck Valley Interceptor, (iv) the continued design of the third and final phase of the CSO Abatement Facilities, and (v) other environmentally beneficial projects.	100%
Town of Barrington	\$3,000,000	The Barrington financing involves the closing/capping of two abandoned landfills and associated engineering work	85%
Town of Bristol	\$2,500,000	The Bristol financing involves improvements and upgrades to the Town's wastewater treatment facility, sewage pumping stations, sewer system and biosolids composting facility	100%
Town of Burrillville	\$2,600,000	The Burrillville project involves financing the design, construction, equipping, replacement, repair and rehabilitation of the Town of Burrillville's wastewater treatment plant, including but not limited to, the installation of a new phosphorus and copper treatment system to meet new permit limits for these parameters. This project will also include replacement of and/or improvements to the facility's preliminary, primary, secondary treatment and disinfection equipment. This loan will finance related design engineering and construction management costs.	100%
Town of East Greenwich	\$6,000,000	The East Greenwich project involves the rehabilitation of the rotating biological contactors and bar racks along with other miscellaneous improvements at the East Greenwich wastewater treatment facility	100%
City of Newport	\$9,142,000	The Newport project involves the design and construction of the upgrades at the Newport Wastewater Pollution Control Facility	100%

Appendix A—Green Bond Project Status

Water Pollution Control Revolving Fund Series 2017 A			
Borrower	Principal	Project Description	Percent of Loan Drawn as of June 30 2020
City of Newport	\$33,443,000	The Newport project involves the design and construction of the upgrades at the Newport Wastewater Pollution Control Facility and the installation of solar panels throughout the Wastewater Pollution Control Facility	99%
Town of North Kingstown	\$3,600,000	The North Kingstown project involves design and construction of sewers and a pumping station in the Wickford Village Commercial Area to eliminate cesspools and/or failing or inadequately operating individual wastewater treatment systems	100%
City of Warwick	\$3,730,000	The Warwick project involves the design and construction of sewers in Northwest Gorton Pond, Governor Francis Farms-Phase 3, East Natick/O'Donnell Hill-Phase 3 and interceptor and sewers in Bayside areas of the City plus upgrades to nitrogen and phosphorus removal facilities, preliminary treatment, primary treatment facilities, secondary treatment facilities, solids handling, and flood protection improvements at the wastewater treatment facility. The Governor Francis Farms and Bayside projects are expected to reduce pollutant loadings into Narragansett Bay by eliminating cesspools and/or failing or inadequately operating individual wastewater treatment systems. The wastewater treatment facility project will reduce nutrient loadings to the Pawtuxet River	19%
Projects Financed with Safe Drinking Water Revolving Fund Series 2017 B Bond Proceeds			
Town of Cumberland	\$3,000,000	Cumberland will undertake construction of two new gravel-developed wells and all associated components including fencing and site work at the Franklin Farm site	26%
Providence Water Supply Board	\$16,272,095	Providence Water is undertaking work on its distribution system and appurtenances thereto, including, but not limited to, cleaning, relining, repair and replacement of water mains, transmission lines, service lines and valves	100%

Appendix A—Green Bond Project Status

Water Pollution Control Revolving Fund Series 2018 A

Borrower	Principal	Project Description	Percent of Loan Drawn as of June 30 2020
Town of Bristol	\$2,250,000	The Town of Bristol will be constructing improvements to its wastewater collection system, two major sewage pumping stations, and installing a drainage system to reduce flooding at the Bristol Wastewater Treatment Facility	96%
Town of Middletown	\$4,550,000	The Town of Middletown will be lining over 45,000 linear feet of sewer pipes to reduce the unwanted infiltration of groundwater to its sewage collection system.	79%
Town of Warren	\$20,000,000	The Town of Warren will be constructing nutrient removal upgrades and climate resiliency improvement at the Warren Wastewater Treatment Facility.	88%
Town of Westerly	\$1,664,000	The Town of Westerly will be lining over 18,000 linear feet of sewer pipes and repairing approximately 100 manholes to reduce the unwanted introduction of groundwater and storm water to its sewage collection system.	90%

Appendix A—Green Bond Project Status

Efficient Buildings Fund Revenue Bonds Series 2018 A			
Borrower	Principal	Project Description	Percent of Loan Drawn as of June 30 2020
City of Cranston	\$2,106,000	Installation of new hot water heating boilers, a new air-cooled chiller, upgraded LED lighting, an energy management system, fan coil units, motors and drives, variable air volume system, energy recovery ventilators, hot water/old water pumps, and unit heaters at Edgewood Highland Elementary School.	100%
City of Newport	\$1,124,000	Installation of ground-mounted, roof-mounted, and carport Solar PV systems and roof enhancements at the Newport Water Pollution Control Facility.	98%
Town of North Kingston	\$935,000	Conversion of the Town's streetlights to highly-efficient LED lights.	1%
City of Providence	\$1,157,000	Installation of a replacement boiler, domestic hot water system improvements, wi-fi programmable thermostats, replacement door seals, and the conversion of existing lighting to highly-efficient LED lighting at the Atwells Avenue Fire Station; the installation of a replacement boiler, domestic hot water system improvements, wi-fi programmable thermostats, replacement door seals, and the conversion of existing lighting to highly-efficient LED lighting at the Broad Street Fire Station; the installation of condensing boilers, a domestic hot water heater, a BAC system, the conversion of existing lighting to highly-efficient LED lighting, and fuel conversion from oil to natural gas at the Branch Avenue Fire Station; the installation of replacement exterior doors, the conversion of existing lighting to highly-efficient LED lighting, and fuel conversion from oil to natural gas at the Dexter Street Fire Department Garage; and the installation of a new boiler, a domestic hot water heater, roof insulation, and the conversion of existing lighting to highly-efficient LED lighting, fuel conversion from oil to natural gas, and sealing doors and windows at the Providence Police Academy.	100%
Town of West Warwick	\$12,718,000	Conversion of the Town's streetlights to highly-efficient LED lights; the installation of pipe and building insulation, the conversion of existing lighting to LED lighting, and fuel conversion from oil to natural gas at the West Warwick Public Works facility; and the installation of building insulation and variable speed motors and drives; and the conversion of existing lighting to highly-efficient LED lighting at the West Warwick Civic Center. The project also involves the installation of two 1.5-megawatt onshore wind turbines.	100%
Town of Westerly	\$1,503,000	Conversion of the Town's streetlights to highly-efficient LED lights; the installation of attic insulation, dual temperature motor replacements, a replacement domestic hot water heater, replacement boiler, insulation to pipes and valves, a temperature setback, weatherization measures, and lighting fixture retrofits, and the conversion of existing lighting to highly-efficient LED lighting at Westerly Town Hall; the conversion of existing lighting to LED lighting at the Westerly Highway Garage; the conversion of existing lighting to highly-efficient LED lighting at the Westerly Police Station; and the installation of a roof-mounted Solar PV system at the Westerly Highway Garage.	100%

Appendix A—Green Bond Project Status

Safe Drinking Water Revolving Fund and Refunding Revenue Bonds Series 2019 A			
Borrower	Principal	Project Description	Percent of Loan Drawn as of June 30 2020
Providence Water Supply Board	\$14,700,000	Loan proceeds are to be used for the replacement of lead service lines and to replace or reline water mains and valves.	100%
Portsmouth Water and Fire District	\$3,100,000	Loan proceeds will be used to replace the Union St. Pumping Station, as well as replace an engine generator set.	67%
City of Woonsocket	\$27,292,496	This credit-facility is the third and final borrowing to be used for the construction of the City's new water treatment plant.	79%