

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
APRIL 2, 2025
BY ZOOM VIRTUAL MEETING**

I. CALL TO ORDER

II. PUBLIC HEARING

A. Parking Authority lease of SoNo Train Station to Tacos Please LLC

- 1. Authorize the leasing of approx. 1300± sq. ft. of space at the South Norwalk Train Station (inbound side) to Adrian Hurtado (Tacos Please LLC) for a term of 5 years with two (2) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.**

III. ROLL CALL

IV. ACCEPTANCE OF MINUTES

A. March 5, 2025 Minutes

V. PUBLIC PARTICIPATION

VI. OLD BUSINESS

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extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.

VII. NEW BUSINESS

A. Elevator Maintenance Contract Bid- #4421

1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with TK Elevator Corp. for the elevator maintenance services at various City buildings. Agreement will be for five (5) years beginning July 1, 2025 for a total amount not to exceed \$130,286.19. Funding is available in various building operating accounts for FY 2025 - 2026 and subsequent years will be subject to availability of operating funds.
2. Authorize a contingency allowance in the amount not to exceed \$5,000 per year in the event Building Management takes on the management of Lockwood Mathews Mansion Museum as well as the Norwalk Community Recreation Center upon its completion.

B. State Proj: 103-0263N – NORWALK HIGH SCHOOL/P-TECH – EVERSOURCE ENERGY GAS AGREEMENT

1. Authorize the Mayor, Harry W. Rilling, to execute a general gas service agreement with Eversource Energy for the Norwalk High School Project for a term of 15 years and a \$0.00 contribution amount.

C. BOILER PURCHASE APPROVAL FOR ROWAYTON ELEMENTARY SCHOOL HVAC PROJECT

1. Authorize the Purchasing Agent to issue a purchase order to F.W. Webb Company to purchase the boilers for the Rowayton Elementary School (State Project #103-001 HVACN) in the amount of \$109,840.00. Funds are available in Acct. #09245010 5777 C0843.
 - a. Authorize allowance for change order in an amount not to exceed \$5,492.00. Acct. #09245010 5777 C0843.

VIII. DISCUSSION

A. Monthly Report for School Construction Projects

IX. ADJOURNMENT