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Members of the public can use a telephone to call in, attend, listen and comment during the meeting. However, they will not be able to see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. For the current meeting, the **meeting ID is 828 7379 8981**, the **passcode is 377930** and the **call in number is 646-558-8656**. The information can also be found using the link above.



Upon written request not less than 24 hours prior to the meeting, a member of the public can request a physical location to attend this virtual meeting at City Hall. Such a member of the public will be provided access to a telephone so that they can attend the meeting in real time. The member of the public can call in, attend, listen and comment during the meeting. However, they will not be able to see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. For the current meeting, the **meeting ID is 828 7379 8981**, the **passcode is 377930** and the **call in number is 646-558-8656**. The information can also be found using the link above. A set of instructions will be left with the telephone for the member of the public to use in order to access the meeting.



Members of the public who wish to “view the meeting live” and/or “provide live comments” can use the Zoom meeting platform by going to www.norwalkct.org/meetings and clicking on the “View/Participate Live on Zoom” link that is on the line with the meeting date and time. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called on by the host of the meeting during the public comment section.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Brian Candela at bcandela@norwalkct.org to provide written public comment prior to the meeting.

COMMON COUNCIL ORDINANCE COMMITTEE

REGULAR MEETING

October 17, 2023

7:00 p.m. – By Videoconference and Teleconference

AGENDA

- 1. ROLL CALL:**
- 2. PUBLIC HEARING (possible action on):**
- 3. PUBLIC HEARING DISCUSSION:**
- 4. PUBLIC COMMENT:**
- 5. ACCEPTANCE OF MINUTES:**
 - September 19, 2023 – regular meeting of the ordinance committee
- 6. OLD BUSINESS:**
 - Discuss and vote on resending the Affordable Housing ordinance to public hearing.
 - Discuss Chapter 58A – Blight Prevention.
 - Discuss and vote on Section 9-3: Procedure for sale of City property.
- 7. NEW BUSINESS:**
- 8. DISCUSSION ITEM:**
- 9. ADJOURNMENT:**

**CITY OF NORWALK
ORDINANCE COMMITTEE
REGULAR MEETING
SEPTEMBER 19, 2023
BY VIDEOCONFERENCE AND TELECONFERENCE**

ATTENDANCE: Lisa Shanahan, Chair; Josh Goldstein; James Frayer;
Nora Niedzielski Eichner; Edwin Camacho (7:15 p.m.)

STAFF: Greg Pacelli, Planning and Zoning Transportation Planner;
Matt Sapienza, Corporation Counsel; Jessica Vonashek, Chief of
Operations and Public Works

OTHERS: Hannah Brockhous and Mike Morehouse, FHI Studio

Ms. Shanahan called the meeting to order at 7:01 p.m.

1. ROLL CALL:

Ms. Shanahan called the Roll as indicated above.

2. PUBLIC HEARING (possible action on):

3. PUBLIC HEARING DISCUSSION:

4. PUBLIC COMMENT:

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Diane Lauricella said she was pleased that the item regarding the leaf blower ordinance in the last meeting minutes had a lot of back up information. She said she was in favor of the City getting into the Complete Streets.

Ms. Lauricella said she wanted to talk about the item related to Affordable Housing, and she specifically looking for clarification about qualifying expenses related to ADUs. She said it is important to have them included as a qualified expenditure.

5. ACCEPTANCE OF MINUTES:

- July 18, 2023 – regular meeting of the Ordinance Committee

**** MS. NIEDZIELSKI EICHNER MOVED TO APPROVE THE MINUTES AS PRESENTED**

**** MOTION PASSED UNANIMOUSLY**

7. NEW BUSINESS:

**** MR. GOLDSTEIN MOVED TO TAKE THE AGENDA OUT OF ORDER**

**** MOTION PASSED UNANIMOUSLY**

- Discuss the City of Norwalk Complete Streets Ordinance following a presentation.

Mr. Camacho joined the meeting at 7:15 p.m.

Ms. Brockhaus and Mr. Morehouse shared their slides and presented the proposed Complete Streets Ordinance.

Mr. Morehouse explained that the Complete Streets movement will design streets for safety, mobility and accessibility for all road users. He said that the re-design of streets neglects a wide swath of people. In addition, there are more people who are choosing to live where they are not auto dependent. The Complete Streets need to accommodate traffic and provide space for other types of transit and amenities. The entire right of way needs to be thought about.

Mr. Morehouse explained that in 2019, the City of Norwalk adopted the Plan of Conservation that includes transportation choice. Currently streets are classified to determine their function. He described a Complete Streets approach where there will be more definitions of streets and design flexibility.

Mr. Morehouse said that Complete Streets can address heat islands, asthma rates, crash maps and flooding. He said there are a lot of elements to the policy that includes the Ordinance, design guide and the integration plan followed by a strong engagement component.

Ms. Brockhaus reviewed the best practices of the Ordinance. She said the Ordinance is essential to how the Complete Streets are going to be built in Norwalk. They are working with the Department of Transportation, Mobility and Parking on the Policy and it will be about 10-20 pages. The draft Policy is expected to be completed in a couple of months.

Ms. Brockhaus reviewed the Ordinance section of the Policy and said it is the result of a comprehensive overview of national best practices. A workshop will be held on September 28th from 5:30 p.m. – 8:00 p.m. in the City Hall Community Room.

Ms. Shanahan asked why they need to establish an Ordinance. Mr. Morehouse explained that the Ordinance is the framework of how this is done. They want this to be the framework of how Norwalk does business for the future.

Mr. Goldstein said he was interested in how this Ordinance could actually be enacted and would like to know the enabling statute. He also asked what other cities do. Mr. Morehouse said the Ordinances they have are based on best practices. He suggested looking up the Complete Streets Coalition.

Mr. Morehouse said they will be looking at all of the regulations to determine where Complete Streets will have the best impact. He noted that there are roads in the network that will require cross coordination to ensure Complete Streets is part of the process.

Mr. Camacho asked if there was an example of the Ordinance and what this will add to what Public Works is already doing. Mr. Morehouse said they have a memorandum of all the case studies.

Ms. Niedzelski Eichner said she was concerned that an Ordinance may not be appropriate. Ms. Shanahan said the design guides are in the Ordinance.

Mr. Frayer said he would like to see an example of a city that has as a diverse network of roads like Norwalk and how they handle that. Mr. Morehouse said that projects don't often go the entire length of the road. Complete Streets recognizes that it can't all be done at once. Mr. Frayer said he did not see the need for an Ordinance. Mr. Pacelli said the Ordinance adds consistency to the project.

Mr. Goldstein asked what the Ordinance looks like if it is the best solution.

Ms. Vonashek said the impetus and goal is to show that the City is committed to Complete Streets. The Ordinance is the only way to do that. She noted that in 2022 the City had the lowest number of crashes and they want to continue that trend, especially since they are seeing growth in the City.

Ms. Shanahan encouraged everyone to join the workshop on September 28th.

6. OLD BUSINESS:

- Discuss and vote on the Affordable Housing ordinance.

Ms. Niedzielski Eichner shared her screen and reviewed the amendments made to the Ordinance. She explained that the proposed Zoning regulations related to workforce housing require options that provide workforce housing funding. The core of the Ordinance is to create the account.

In response to Ms. Lauricella's comment earlier in the evening, Ms. Niedzielski Eichner said that qualified ADU (attached dwelling unit) expenditures will comply.

Mr. Goldstein asked how much money is generated each year. Ms. Niedzielski Eichner said it is not a large amount, but believes it is a couple of hundred thousand dollars at most. She said the City does not have a mechanism to fund affordable housing outside of the Housing Authority. She said this Committee is going to have to determine the best use of the funds.

Mr. Frayer asked about the difference between this and the Redevelopment Agency. Ms. Niedzielski Eichner said the Redevelopment Agency is a potential applicant for these funds. Mr. Frayer noted that the Redevelopment Agency does some of the same things the City plans to use the funds for. He asked about the difference between the two of them. Ms. Niedzielski Eichner said the Zoning regulations require the development of mechanism for dispersing the funds. She added that the Housing Authority could also be a recipient of the funds. The point of this is to have a mechanism to get these funds out the door. None of the money has been spent because there is no mechanism at this point.

Mr. Frayer asked how the Finance Department accounts for the funds. Ms. Shanahan said the money sits in an account without any direction.

Mr. Camacho mentioned there is a fee in lieu of parking and asked if that money is in an account for parking. Ms. Niedzielski Eichner said that is a good thing to follow up on. She said there is a lot of concern about the deed restrictions because they do not allow the owner to earn equity. The Committee will make a recommendation to the Planning and Zoning Commission related to deed restrictions.

**** MS. NIEDZIELSKI EICHNER MOVED THE AFFORDABLE HOUSING
ORDINANCE AS AMENDED TO A PUBLIC HEARING AT THE NEXT
MEETING OF THE ORDINANCE COMMITTEE ON OCTOBER 17, 2023
** MOTION PASSED UNANIMOUSLY**

7. **NEW BUSINESS:**

- Discuss Chapter 58A – Blight Prevention.

Mr. Sapienza explained that the State allows an increase in Blight Ordinance fees. The immediate goal is to amend the Ordinance to comply with the State Statute which comes into effect on October 1, 2023.

Ms. Shanahan said she gets a lot of calls from Constituents about blight in the neighborhoods. The new Ordinance will be reviewed at next month's meeting.

8. **DISCUSSION ITEM:**

There was no further discussion.

9. **ADJOURNMENT:**

**** MR. FRAYER MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:36 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

Legal Notice of Public Hearing

Notice is hereby given that the Common Council Ordinance Committee will hold a Public Hearing on Tuesday, October 17, 2023 at 7:00 p.m. by way of videoconference/teleconference for the purpose of discussing and voting on the Affordable Housing Ordinance. Please check the Ordinance Committee agenda for additional details and instructions about how to attend this Public Hearing by way of videoconference/teleconference. The Ordinance Committee agenda will be posted on the City website by October 13, 2023.

New Chapter

§ 1-1. Preamble; Purpose of the Affordable Housing Account.

- A. The City of Norwalk (“Norwalk”) recognizes the wide-ranging benefits of adequate housing for all those seeking permanent shelter. Housing stability has been linked to positive life outcomes for children, greater neighborhood and community ~~stability~~resilience, and better individual and community health.
- B. There is a nationwide housing crisis – one that is even more acute here in Fairfield County – as the growth in housing units has not kept pace with population growth, making housing harder to find and more expensive. That burden falls hardest on individuals and families whose annual income are less than sixty percent of the statewide median.
- C. Further, home ownership is widely recognized as an important mechanism by which individuals and families build wealth. It is not, however, a mechanism that has historically been equitably available and accessible to everyone. Norwalk residents are still impacted by the historical legacy of explicitly racist housing private practices and public policies of past centuries, as well as the subtler forms of discrimination on the basis of race and income that persist today. Therefore, Norwalk is committed to being a city where everyone who wants to ~~be able to~~can affordably live here ~~has an opportunity to do so~~.
- D. Moreover, how housing is designed, built, and renovated can have significant positive or negative effects on our environment, climate change, and flooding. Housing for a coastal city that will be significantly impacted by climate change must seek to limit its environmental impact and be built with climate resilience in mind.
- E. The purpose and intent of this Chapter is as follows: (1) to create the “Affordable Housing Account”; and (2) to establish policies, procedures and application criteria (“Application Criteria”) of the Affordable Housing Account. In addition to such sums as may be directly appropriated by Norwalk’s Common Council for deposit into the Affordable Housing Account, this account shall be funded by fees received under the Norwalk Workforce Housing Regulations. This account shall only be used for Qualified Expenditures including construction, rehabilitation, improvement, maintenance, or repair of Affordable Housing for

low-and-moderate-income individuals and families and fostering the building of climate resilient Affordable Housing for rent and for purchase throughout Norwalk.

§ 1-2. Definitions.

For purposes of this Chapter, the following terms have the meanings indicated:

Affordable Housing

Housing whose annual cost for (a) rent and utilities or (b) the sum of mortgage payments, required insurance payments, utilities, and property taxes shall not exceed thirty (30%) percent of the gross annual income of a household with a gross income which does not exceed sixty (60%) percent of the state of Connecticut Median Income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U.S. Department of Housing and Urban Development (HUD).

Entity

A company, corporation, limited liability company, partnership, association, syndicate, trust, joint venture, or other legal entity of any kind.

Individual

A natural person.

Qualified Expenditures

Funds used for the physical act of construction, rehabilitation, improvement, maintenance, or repair of an Affordable Housing building or structure. These include, but are not limited to, labor, materials, and utilities.

§ 1-3. Establishment of the Norwalk Affordable Housing Account.

- A. Pursuant to C.G.S. § 7-148(c)(2)(K), as amended, Norwalk does hereby create the Affordable Housing Account. This account shall only be used for Qualified Expenditures.
- B. The continuation of the Affordable Housing Account shall be perpetual notwithstanding that from time to time said account may be unfunded. Funds in the Affordable Housing Account shall not lapse at the end of Norwalk's fiscal year.

§ 1-4. Affordable Housing Account Committee; Committee Meetings; Power and Duties.

- A. There shall be a Committee known as the "Affordable Housing Committee" ("Committee"). The Committee shall consist of seven members, two of whom shall be members of the Common Council. The members of the Committee who are members of the Common Council shall be appointed by a Majority Vote of the Common Council. The Common Council members that serve on this Committee cannot reside in the same district. The Common Council members cannot serve on this Committee if, after their two-year term has expired, they no longer are elected members of the Common Council. The third member of the Committee shall be the Director of Planning and Zoning, or

his/her designee. The fourth member of the Committee shall be the Chief of Community Services, or his/her designee. The remaining three members shall be appointed by the Mayor, with ~~the a consent~~ Majority Vote of the Common Council. These three members shall be Norwalk residents who either own or live in Affordable Housing. At least one of these three members shall be an owner of said Affordable Housing and at least one of these three members shall be residing in an Affordable Housing rental unit. With the exception of the Committee members who also serve on the Common Council, all other Committee members shall serve terms of four years each; provided, however, that the initial appointees shall have staggered terms so that two members shall serve for three years, and the three additional members shall serve for four years. After the initial appointments, each Committee member, with the exception of the Common Council members, shall serve a term of four years. Each member of the Committee shall have one vote. All actions taken by the Committee shall be made by simple majority of a quorum of Committee members present.

- B. The Committee shall meet monthly. Notwithstanding the foregoing, the Committee may suspend the monthly meeting during periods when no applications for expenditure from Affordable Housing Account funds are pending. All Committee meetings and decisions shall be open to the public and duly advertised, pursuant to the requirements of Connecticut General Statute Sections 1-225 to 1-232, as amended.
- C. The Common Council shall have the power to remove a member of this Committee for inefficiency, neglect of duty, or malfeasance, after an investigation, notice, and public hearing.

§ 1-5. Sources of funding; investments; limitations on use of fund.

- A. In addition to such sums as may be directly appropriated by Norwalk's Common Council for deposit into said Affordable Housing Account, if any, Norwalk is authorized to and shall deposit into said Affordable Housing Account all fees received heretofore and hereafter pursuant to the Norwalk Workforce Housing Regulations of the Norwalk Zoning Regulations, Section 118-1050, as amended and revised.
- B. The Affordable Housing Account shall be in the sole custody of Norwalk. All or any part of the monies in said fund may be invested in any securities with appropriate liquidity in which public funds may be lawfully invested. All income derived from such investment shall be returned to the Affordable Housing Account and become a part thereof. The monies so invested shall at all times be subject to withdrawal for use as hereinafter set forth.
- C. No sums contained in the Affordable Housing Account, including interest and dividends earned, shall be transferred to any other account within Norwalk's budget. All funds deposited in the Affordable Housing Account are subject to the deed restrictions imposed by the Norwalk Workforce Housing Regulations of the Norwalk Zoning Regulations, Section 118-1050, as amended and revised, whatever the source of the funds.

§ 1-6. Expenditures from Affordable Housing Account.

- A. The Director of Planning and Zoning (“Director”) shall prepare Application Criteria, establishing the process, procedures, criteria, goals, rules, and requirements for application submission, review, and awards pursuant to subparagraph C of Section 1-6, and the mode, manner and means by which Affordable Housing Account funds may be used by any applicant. The Application Criteria shall be subject to a 30-day public comment period and hearing by the Committee. The Application Criteria as amended shall become effective on the 31st day following their adoption by the Committee and publication on the City’s website. The Application Criteria shall be reviewed and reapproved or amended, from time to time and, in any event, no less frequently than once every three (3) years by the Committee. No application for Affordable Housing Account funds shall be accepted or funds held in the Affordable Housing Account be designated for a particular use or expenditure until the Application Criteria have been so adopted and published.
- B. Within 30 days of the Committee’s adoption of the Application Criteria, the Common Council may, at a regular or special meeting, amend the Application Criteria for the current and immediately following fiscal year by a Majority Vote of the Common Council.
- C. Pursuant to the Application Criteria, the Director shall, subject to the availability of funds in the Affordable Housing Account, at least annually solicit applications for such funds from any Individual or Entity interested in constructing, rehabilitating, maintaining, improving, or repairing Affordable Housing. These funds may only be used for Qualified Expenditures in accordance with this ordinance and the Application Criteria. Provided the applications received in connection with such solicitation conform with this ordinance and the Application Criteria, the Director shall forward the applications to the Committee for its review and recommendation(s) to the Common Council, originating in the Finance and Claims Committee thereof, for final action. Use of funds from the Affordable Housing Account to pay for Qualified Expenditures shall be in accordance with this ordinance and the Application Criteria, subject to any and all additional terms and conditions imposed by the Common Council in authorizing expenditures from the Affordable Housing Account. The Common Council shall have the discretion to deny, in whole but not in part, any application made pursuant to this ordinance.
- D. Funds held in the Affordable Housing Account shall be used exclusively for Qualifying Expenditures.
- E. No expenditure of funds from the Affordable Housing Account shall be approved except in accordance with the Application Criteria and the provisions of this ordinance.
- F. No expenditure of funds from the Affordable Housing Account shall be in excess of the available balance in the fund.

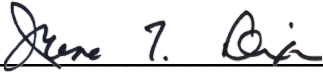
§ 1-7. Norwalk Affordable Housing Account Reporting.

Each January, the Committee shall prepare, submit, and present an annual written report to the Common Council concerning all deposits into the Affordable Housing Account, all expenditures therefrom, and the status of each project awarded funds and not yet complete when the immediately prior annual report was issued.

§ 1-8. Conflict of Interest.

No Officer or Employee of Norwalk, or any member of their immediate family, may receive a financial benefit from or have a direct or indirect personal or financial conflict of interest in any Person that receives finds from the Affordable Housing Account. Terms used in this Section, not otherwise defined in this Chapter, shall have the meanings given in Section 32-3 of the Norwalk City Code, as the same may be amended.

Dated at Norwalk, Connecticut this 25th day of September 2023.

ATTEST: 
Irene Dixon, City Clerk

THE HOUR: Please publish once on Friday, October 6, 2023

Chapter 58A. Blight Prevention

[HISTORY: Adopted by the City of Norwalk Common Council 6-9-2015,^m effective 1-1-2016. Amendments noted where applicable.]

GENERAL REFERENCES

Building Code — See Ch. 26.

Department of Code Enforcement — See Ch. 35A.

Fire prevention — See Ch. 42A.

Housing Code — See Ch. 59.

Landlord identification — See Ch. 62A.

Zoning — See Ch. 118.

[1] *Editor's Note: This ordinance also superseded former Ch. 58A, Housing Blight, adopted 8-13-2013, effective 1-1-2014.*

§ 58A-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BLIGHT

Any building or structure, part of a building or parcel of land in which at least one of the following conditions exists:

- A. Any condition which poses a serious or immediate danger to the health or safety of any citizen of the community;
- B. Lacking adequate maintenance, including but not limited to, missing or boarded windows or doors; rotting or missing portions of walls, roof or floor; missing portions of siding or other exterior covering; fire damage to structure; unauthorized outdoor storage or accumulation of junk on the property, has been vandalized, including graffiti;
- C. More than one inoperative or unregistered vehicle;
- D. Structures left unsecured against unauthorized entry;
- E. Property has been cited for more than two code violations in the past which have not been corrected and are not the subject of a pending appeal.

BLIGHT PREVENTION OFFICER

The Chief Building Official of the City of Norwalk. He/she shall investigate complaints of blight, issue warning letters and citations when appropriate, and explain his/her findings and actions to the citation hearing officers when necessary.

CODE VIOLATION

A violation of any Zoning Regulations, building codes, public health codes and fire codes.

DISABLED INDIVIDUAL

In the case of an owner-occupied residence, an individual who has a mental or physical disability as defined in the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 et seq., and does not have other household members capable of providing the maintenance necessary to abate blight.

ELDERLY INDIVIDUAL

An individual over the age of 65, who does not have a household member capable of providing the maintenance necessary to abate blight.

LOW-INCOME INDIVIDUAL

An individual or a family unit that has an income below the highest level of income established by the State of Connecticut's Elderly Tax Relief Program. This level is in the upper limit of Step 5 as set forth in the Connecticut General Statutes Section 12-170aa(c). It is immaterial that a person is or is not elderly for purposes of this definition.

§ 58A-2. Creation or maintenance of blighted property prohibited.

No owner of real property within the City of Norwalk shall cause or allow such property or any buildings thereon to become blighted, nor shall an owner allow the continued existence of a blighted property.

§ 58A-3. Warnings; citations; hearings; fines.

A. The Blight Prevention Officer shall issue a written warning notifying the property owner of a violation of this chapter. Said warning shall detail each finding of blight and the corrective action necessary, and shall provide a reasonable amount of time for the property owner to correct the blight.

B. If the property owner does not cure the blight within the time period stated in the written warning, the Blight Prevention Officer shall issue a citation to the property owner. Said citation shall be issued not sooner than 15 days after the deadline to cure blight conditions stated in the written warning. The citation shall assess a fine of ~~\$400~~150 per day for every day the violation continues if such violation occurs at an occupied property; \$250 per day for every day the violation continues if such violation occurs at a vacant property; and \$1,000 per day for every day the violation continues if such violation is the third or more such violation at such property during the prior twelve-month period. Any unpaid fine pursuant to this chapter shall constitute a lien upon the real estate against which the fine was imposed in accordance with Connecticut General Statutes Section 7-148aa. Such lien shall be continued, recorded, enforced and released in accordance with Connecticut General Statutes Section 7-148aa.

C. The Mayor shall appoint one or more citation hearing officers other than police officers, City employees, or the Blight Officer, to conduct citation appeal hearings. The citation hearing officer shall be a member, in good standing, of the Connecticut Bar Association. Issuance and service of citations, payment of fines, hearings and appeals to the Connecticut Superior Court shall be governed by Section 7-152c of the Connecticut General Statutes, as may be amended for time to time.

D. Fines collected pursuant to this section shall be deposited into a separate fund to be used for expenses related to the enforcement and abatement of blight within the City of Norwalk.

§ 58A-4. Abatement by City.

When a property owner is issued a citation pursuant to this chapter, and does not cure the blight within 30 days of the service of the citation, the City of Norwalk may cure the blight conditions. If it is the third or more blight violation at such property during the prior twelve-month period, then then City may cure the blight conditions immediately. The costs incurred by the City to cure the blight shall constitute a lien against the real property in addition to any fines assessed pursuant to this chapter.

§ 58A-5. Special considerations.

Special consideration may be given to property owners who are elderly, disabled or have a low income when the blight warning or citation concerns an owner-occupied residential dwelling. In such cases, the Blight Prevention Officer shall give such individuals adequate time to correct the blight conditions not to exceed 90 days. The Blight Prevention Officer shall provide information on possible opportunities for assistance with each warning letter and citation.

§ 58A-6. Other enforcement.

Nothing in this chapter shall be deemed to prohibit or limit in any manner any enforcement action with respect to any zoning, building, public health, fire, inland wetlands or other statutes, code, regulation or laws relating to the use of real property.

~~§ 58A-7. Effective date.~~

~~This chapter shall take effect on January 1, 2016.~~

Chapter 9: Administration, Article I, Section 9-3

§ 9-3 Procedure for sale of City property.

All sales, conveyances and transfers of real property, ~~real and personal,~~ owned by the City shall be made and issued in the name and on behalf of the City after ~~reasonable~~ notice and public hearing, pursuant to Connecticut General Statutes § 7-163e, as amended, and after a resolution providing for such sale, conveyance and transfer shall have been passed in due form by the Council of the city. Instruments of conveyance shall be signed and executed by the Mayor ~~in-on~~ behalf of the City and shall have the Seal of the City affixed thereto.

Reference:

The notice and public hearing requirements are identified in Connecticut General Statutes § 7-163e, as amended.

Connecticut General Statutes Annotated

Title 7. Municipalities

Chapter 98. Municipal Powers (Refs & Annos)

C.G.S.A. § 7-163e

§ 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality

Effective: May 10, 2010

[Currentness](#)

(a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds, if the fair market value of such property does not exceed ten thousand dollars, (2) renewals of leases where there is no change in use of the real property, and (3) the sale, lease or transfer of real property acquired by the municipality by foreclosure.

Credits

(2007, P.A. 07-218, § 1; 2007, P.A. 07-251, § 1; 2010, P.A. 10-32, § 16, eff. May 10, 2010.)

[Notes of Decisions \(1\)](#)

C. G. S. A. § 7-163e, CT ST § 7-163e

The statutes and Constitution are current with all enactments of the 2023 Regular Session.

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