To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.

Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will called on by the host of the meeting during the public comment section. Please find the information using the link above.

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@norwalk,ct.org** to provide written public comment prior to the meeting.

CITY OF NORWALK
ORDINANCE COMMITTEE
REGULAR MEETING
MAY 19, 2020
VIA VIDEOCONFERENCE AND TELECONFERENCE

ATTENDANCE:	Lisa Shanahan, Chair; David Heuvelman; Dominique Johnson; Thomas Keegan; Thomas Livingston; Kadeem Roberts; Manny Langella (7:07 p.m.)
STAFF:	Brian Candela, Corporation Counsel; Jessica Casey, Chief of Economic and Community Development; Sabrina Church, Director of Business Development and Tourism; Alan Lo, Building and Facilities Manager
OTHERS:	Michael Church, Tony Lopez and Kara Murphy, Ethics Commission

ROLL CALL

Ms. Shanahan called the meeting to order at 7:03 p.m. and called the Roll as reflected above.

PUBLIC HEARING (possible action on)

There was no public hearing this evening.

PUBLIC HEARING DISCUSSION

PUBLIC COMMENT

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

Ms. Diane Lauricella spoke about the proposed changes to the Ethics Ordinance and suggested including an educational program. She also spoke about the changes to the Norwalk Facilities Construction Commission Ordinance. She suggested that before doing away with the Committee that an analysis be conducted to determine with it did not serve the function many years later. She expressed concern that talented members of the community will be left out and suggested creating a sub-committee of the Land Use and Building Management Committee.

Mr. Langella joined the meeting at 7:07 p.m.

ACCEPTANCE OF MINUTES

April 14, 2020-Special Meeting of the Ordinance Committee

** **MR. KEEGAN MOVED TO ACCEPT THE MINUTES AS PRESENTED**
** **MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE (MR. HEUVELMAN; MS. JOHNSON; MR. KEEGAN; MR LANGELLA; MR. LIVINGSTON; MR. ROBERTS; MS. SHANAHAN)**

NEW BUSINESS

Discuss and Vote on Norwalk Facilities Construction Commission: Sections 30-15 through 30-17

Mr. Livingston explained that this Ordinance is to eliminate the NFCC. Mr. Lo gave an overview of the history of the NFCC. Mr. Livingston explained that he has been a member of the Commission for five years and it is a layer of bureaucracy that is not

needed. The responsibilities of the Commission would be taken over by the Land Use and Building Management Committee.

Mr. Lo proposed that each month a presentation is made to the Land Use and Building Management Committee to update them on contingencies. He explained that it would help him to properly advise the Common Council and they would be up to date on contingencies.

The Committee members discussed the Ordinance and proposed changes to the language.

** **MR. LIVINGSTON MOVED TO HOLD A PUBLIC HEARING FOR NORWALK FACILITIES CONSTRUCTION COMMISSION: SECTIONS 30-15 THROUGH 30-17 AT THE NEXT REGULARLY SCHEDULED MEETING**

** **MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE (MR. HEUVELMAN; MS. JOHNSON; MR. KEEGAN; MR LANGELLA; MR. LIVINGSTON; MR. ROBERTS; MS. SHANAHAN)**

OLD BUSINESS

Discuss and Vote on Code of Ethics Section 32-12 – Board of Ethics

Mr. Candela explained that the Ordinance included an educational portion.

Mr. Candela presented the proposed revisions to the Code of Ethics Section 32-12. A discussion ensued and Common Council members offered recommendations for changes to the Ordinance. Ms. Johnson said she wanted to be sure the Ethics Board would be empowered to carry out their responsibilities.

** **MS. JOHNSON MOVED TO HOLD A PUBLIC HEARING FOR THE CODE OF ETHICS SECTION 32-12 AT THE NEXT REGULARLY SCHEDULED MEETING**

** **MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE (MR. HEUVELMAN; MS. JOHNSON; MR. KEEGAN; MR LANGELLA; MR. LIVINGSTON; MR. ROBERTS; MS. SHANAHAN)**

NEW BUSINESS (continued)

Discuss and Vote on Enterprise Zone: Chapter 36

Ms. Casey presented the proposal to expand the Enterprise Zone. She explained that Norwalk has a number of economic development tools in place. She reviewed the goals of the Enterprise Zone and how it works. Ms. Casey explained that an Enterprise Zone is

set out by State Statute. Based on State Statute, the Enterprise Zone tract has to meet one of three criteria. In Connecticut, 17 municipalities have Enterprise Zones.

Ms. Casey presented the existing Enterprise Zones and data on how the Census Tract was used. The developments added $6.8 million to the Grand List. Since 2009 South Norwalk has seen 10 major developments. The developments include apartments, mixed use, residential, retail and a hotel.

Ms. Casey presented the proposed expansion into the Wall Street/West Avenue area. She said it is contiguous with the existing Census Tract. She said it does not hit the percentage of individuals below the poverty level, but it hits the other two criteria. She reviewed the demographic information from 2010-2020.

Ms. Casey explained that in 2019, there were only two major projects in this area, Waypoint and Head of the Harbor. They want to use the Enterprise Zone as a catalyst for growth.

Ms. Casey reviewed the potential growth sites. Mr. Livingston asked if permits were pulled for any of the sites. Ms. Casey said no permits were pulled.

Ms. Casey explained that there needs to be a revision to the language in the Ordinance. She added that there are some inconsistencies in the language between the City and the State.

Ms. Casey said she knows that tax abatement programs are not popular and there is a lot of misinformation about the program. She said she learned that the Enterprise Zone in South Norwalk was passed with a 10 year look back. She suggested adding a sunset clause for the full Enterprise Zone.

Mr. Candela presented slides showing the proposed changes to the geographical section of the Enterprise Zone Ordinance.

The Committee members discussed the language in the Ordinance and updated the language to create consistency between the State and the local Ordinance.

Ms. Shanahan asked if any Committee members had general questions. Mr. Heuvelman commented that all of the improvements eventually raises property values. He asked Ms. Casey if she is seeing the lower income people leaving the area. Ms. Casey said that any developments with over 12 units are required to have 10% affordable or workforce units.

The general consensus of the Committee was to move forward with this item. Mr. Keegan said he wants to be sure they have a discussion on the Sunset Clause. Ms. Shanahan added that she wants to see some kind of accountability built into the Sunset

Clause. Ms. Johnson said she agreed with the Sunset Clause and suggested having public input as they draft the Sunset Clause.

Ms. Shanahan suggested that she and Mr. Candela and others review the language and prepare for a public hearing in July.

DISCUSSION ITEM

Mr. Candela reported that a request was made about gender-neutral language. He said he has been going through the chapters of the Ordinances and went through over 50 to be sure gender-neutral language is inserted. He will update the Committee on his progress at the next meeting.

ADJOURNMENT

There was no further business and the meeting was unanimously adjourned by voice vote at 9:46 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services