

**CITY OF NORWALK
REDEVELOPMENT AGENCY
REGULAR MEETING
SEPTEMBER 27, 2016**

ATTENDANCE: Felix R. Serrano, Chairman; Commissioners Lori Torrano, Lisa Cooper, LaTanya Langley and Tom Devine

AGENCY COUNSEL: Marc Grenier, Esq.

STAFF: Timothy T. Sheehan, Executive Director; John Slovak, Comptroller, Susan Sweitzer, Senior Project Manager, Tami Strauss, Director Community Development Planning, Elizabeth Stocker, Director of Economic Development

PUBLIC HEARING – RE-APPROVAL OF THE WALL STREET REDEVELOPMENT PLAN, WEST AVENUE CORRIDOR REDEVELOPMENT PLAN, AND WASHINGTON-SOUTH MAIN URBAN RENEWAL PLAN

Michael McGuire said he owns the building at 64 Wall Street, which is right across the street from the POKO project, which he referred to as a “busted project”, and he is concerned that he will be sitting across the street for the next five or seven years looking at a busted project. He said tax incentives might incentivize a developer to come in there, but if there was a train station a half a block away, there would be developers fighting over themselves to take over that project. There used to be a train station on Wall Street, they could use eminent domain to take the building which accesses the back of the train station, the DOT is doing work there now, so there could easily be a train station there and he believes it is an ideal time to reactivate that train station. They have a great downtown, they have 1,500 new apartment units going in, and there would be a significant increase in the overall marketability and vitality of the Wall Street area by putting a train station there, and it would be the easiest TOD type development.

PUBLIC HEARING – RE TRANSIT ORIENTED DEVELOPMENT (TOD) REDEVELOPMENT PLAN

Bill Collins, 32 Allen Road, said he was disappointed with the follow up since the last public hearing where many testified to a perceived shortfall of protection for the residents of the TOD area, particularly those of low and moderate income. He cited five projects for apartments and condos already under way between the railroad station and the river, and said the area is going to become a hot spot for Millennials, primarily folks who work in NYC and can't afford Manhattan. Lowering the threshold on big projects from 20 units down to 12 to provide Workforce Housing is an improvement. However, those units will be small, one or two bedrooms, so even with the Workforce Housing regulation many people are going to be priced out of the housing market in the TOD area and aren't going to have anyplace they can afford to live or that they can fit into. The regulations make no provision for the creation of any kind of fund that would accumulate by allowing developers to put money in a pot rather than create affordable units. He said overall, he thinks the TOD Plan is pretty nice work, except in the housing area, and he would recommend that the Commission table it or put it off until they can have somebody come back with specific suggestions on how to deal with the issue of so many people who are likely to be gentrified out of town.

Mr. Sheehan noted that the Workforce Housing regulation is a zoning regulation, so it is the Zoning Commission's to control. He pointed out that there is a density bonus in the plan that developers can subscribe to to replace units, and the requirement for 20 units has been dropped down to 12 units. It also reduced the income requirements under the Workforce Housing zoning regulation to 50% of state median income.

Ms. Torrano said it has always been her preference to see units built now versus putting money into some pot that collects and maybe is used down the road.

ROLL CALL

Chairman Serrano noted that a quorum was present.

PUBLIC PARTICIPATION

Patsy Brescia, 136 East Avenue, said the Lockwood Matthews Mansion Museum is celebrating its 50th anniversary this year and has submitted a grant application for an art project of creating a video of the history of the mansion. They hired a professional documentarian to interview some of the early people that were involved with creating the museum and saving the mansion, and it is a historical retrospect of what the mansion was in its heyday and how it became what it is today. The video will be used for educational purposes and for grant writing, and to taut the wonders of Norwalk. They do programs with Norwalk students in third to eighth grade to teach them culture and the history of their city and the opportunities that are in life, so this video will be used to get the message out and to help raise funds and to educate not only their kids, but many other people in the area. It is a \$40,000 project, and they are almost finished with it, and they are asking for the Agency's support.

Ernie Dumas asked if there was a timeline for people who are not at the meeting to send in comments on the TOD. Chairman Serrano said they will be voting on that tonight, but if he had something he wanted in the record, they could take it if he got it to them right away.

I. APPROVAL OF MINUTES

A. August 9, 2016 Regular Meeting

**** MS. TORRANO MOVED TO APPROVE THE MINUTES OF THE AUGUST 9, 2016 REGULAR MEETING OF THE NORWALK REDEVELOPMENT AGENCY.**

**** MR. DEVINE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

II. FINANCE

Mr. Slovak reported on the NRA Operating Statement of Revenues and Expenditures for July 31, 2016 as follows:

- Operating Fund 100 had actual revenues of \$136,769 versus budgeted revenues of \$142,353 for a \$5,584 revenue deficit.
- Actual operating expenditures are \$112,827 versus a budget of \$135,166 resulting in a \$22,339 favorable expenditure variance.
- There is an actual operating surplus of \$23,942 versus a budgeted operating surplus of \$7,186 resulting in a \$16,756 favorable net operating variance.

- ** MS. TORRANO MOVED TO APPROVE THE FINANCE REPORT AS PRESENTED.**
- ** MS. COOPER SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

III. BUSINESS

A. REDEVELOPMENT PLANS

1. Update regarding the Wall Street Redevelopment Plan, West Avenue Corridor Redevelopment Plan, and Washington South Main Urban Renewal Plan

Ms. Strauss said the public hearing was the second step in a process to have the plans reapproved for a period of eighteen months so that they remain in effect while they are updating and amending them. Next they will request the Planning Commission to vote that the plans are consistent with the City's POCD, then bring the request to the Common Council, and then back to the Redevelopment Agency for approval.

Ms. Langley asked why is it taking more than the ten years to reapprove the plans. Mr. Sheehan said the initial objectives of the plans haven't been fully realized, and ultimately there have been changes. The purpose of extending them and reapproving them is so that they can get the plans in place that are currently reflective of the City and the Agency's development intentions, and allow the Agency to have the underlying authority in terms of design review and the statutory authority that those plans provide. Referring to the Wall Street Redevelopment Plan, for example, in between the time the plan was approved and the expiration date, they had the great recession, which basically paralyzed any type of development from advancing forward for a period of four plus years, and then add to that the challenges associated with moving development forward in the city, such as Head of the Harbor and the POKO project, so the process has been delayed.

Ms. Strauss said they have asked for eighteen months to give them enough time to have the plans updated and amended to reflect all the development that has happened in the past ten years, and to go through the approval process.

B. TRANSIT ORIENTED DEVELOPMENT REDEVELOPMENT PLAN

1. Approve TOD Redevelopment Plan Dated August 2016
(<http://norwalkct.org/DocumentCenter/View/9685>)
2. Authorize Agency Staff to File Appendix 8D Proposed Zoning Changes with the Norwalk Zoning Commission
(<http://norwalkct.org/DocumentCenter/View/9659>)
3. Approve Engagement of Attorney Andrew Glickson of Pullman & Comley to represent the Agency regarding proposed zoning to implement TOD Redevelopment Plan
4. Authorize Felix Serrano, Chairman, to execute all documents related to this contract

Mr. Sheehan said the TOD Redevelopment Plan had its original public hearing a number of months ago. The Common Council then requested that the Lexington Avenue corridor be integrated into the plan, which modified the plan and therefore required an additional public hearing. Emily Innes from the Cecil Group is there to walk the Commissioners through the

specific findings under the statute that the Commission is responsible for determining as it relates to the plan and the plan area and how the plan addresses those.

Ms. Innes said there was a discussion of a number of things related to the zoning in the public hearing, and that is obviously a separate document going through its own process as one of the implementation strategies in this plan. There are a number of findings that are required by CGS 8-127: (1) That the area is a redevelopment area; (2) that the plan will result in materially improved conditions within that redevelopment area; (3) that sufficient living accommodations are available for displaced families; (4) that the site planning is satisfactory; (5) that the plan is related to the POCD and that the Planning Commission has submitted a determination of consistency with the POCD; (6) (A) that public benefits will outweigh private benefits, (B) existing use of real property cannot be feasibly integrated into the plan, (C) acquisition by eminent domain is reasonably necessary for the plan, (D) and that the primary purpose is not to increase local tax revenues. She said this plan meets all of these conditions except one – it does not anticipate the use of eminent domain at this time. She went through each of the findings one by one in a PowerPoint presentation and explained how they relate to the plan.

She said they have recognized in their discussions that private development over time will temporarily displace residents, and in the short term, the plan recommends that the developer of a project work with the City to provide priority accommodations for those families that have been displaced within the City regulated housing inventory. In the long term the proposed zoning is requiring the preservation of existing affordable housing and then the provision of additional affordable housing under the regulations that they have proposed for the zoning changes.

Ms. Langley asked what is the procedure for providing priority accommodation for families that have been displaced. Ms. Innes said the developer would identify the families that would be in need of short term relocation, because the presumption is that the developer would be buying an existing building and either renovating it or tearing it down, so it is not going to be available for the people who live in it now, and they would move to the top of the waiting list.

Mr. Sheehan said through the Workforce Housing Zoning regulation, the City has oversight of the inventory that is coming on line, so they would prioritize those people onto the City's list and they would come to the top of the list because they have been displaced. The list is project by project, so as a project gets approved, the Zoning Commission and Zoning staff develops a list of eligible applicants, and usually there are more applicants than there are units, so it will come down to a lottery. The Workforce Housing zoning requirement goes across the entire City, so, for example, the development on Glover Avenue is contemplating 700 units, so there are 70 units of affordable housing that are going into that development. Folks that potentially would be displaced would be eligible for any one of those projects anywhere in the city and they would move to the head of the list.

Mr. Sheehan said with regard to the zoning component of the plan, Agency staff is recommending that outside counsel be secured and that Attorney Andy Glickson of Pullman & Comley be hired to represent the Agency relative to its filing of the proposed zone changes with the Norwalk Planning and Zoning office and the Zoning Commission. The approval stipulates that the proposed zoning is due back to the Agency by January 31, 2017 and the Commission's approval is subject to that zoning being able to support the implementation of

the plan's objectives. There will be periodic updates with Mr. Glickson, who will be negotiating the issues through the P&Z staff and the Zoning Commission, so the Commissioners will have an understanding of what is generally accepted. If you don't believe that the proposed zoning is sufficient to support the implementation of the plan's objectives, you can actually rescind your approval of the plan. In response to a question by Ms. Langley, Mr. Sheehan said there would be another opportunity for the public to see what came back and speak to it if the Commission is so inclined, as well as an opportunity would be available with the Zoning Commission.

Chairman Serrano said the importance of bringing on counsel shows a commitment that they have to help move this process along, recognizing the importance of the TOD to that area.

**** MS. TORRANO MOVED TO APPROVE THE SOUTH NORWALK TRANSIT-ORIENTED REDEVELOPMENT PLAN DATED AUGUST 2016 CONDITIONED UPON THE RECOMMENDED ZONING TO SUPPORT THE IMPLEMENTATION OF THE PLAN BEING APPROVED BY THE ZONING COMMISSION ON OR BEFORE JANUARY 31, 2017.**

**** MS. LANGLEY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** MS. TORRANO MOVED TO AUTHORIZE THE FILING OF APPENDIX 8D, PROPOSED ZONING CHANGES, WITH THE NORWALK ZONING COMMISSION.**

**** MR. DEVINE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. TORRANO MOVED TO APPROVE THE ENGAGEMENT OF ATTORNEY ANDREW GLICKSON OF PULLMAN & COMLEY TO REPRESENT THE NORWALK REDEVELOPMENT AGENCY BEFORE THE ZONING COMMISSION FOR THE ADOPTION OF THE *SOUTH NORWALK TRANSIT-ORIENTED REDEVELOPMENT PLAN APPENDIX 8D PROPOSED ZONING CHANGES*.**

**** MS. COOPER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. TORRANO MOVED TO AUTHORIZE FELIX SERRANO, CHAIRMAN, NORWALK REDEVELOPMENT AGENCY TO EXECUTE ALL DOCUMENTS RELATED TO THIS CONTRACT.**

**** MS. COOPER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Serrano noted that their approval of the TOD Plan goes right into effect with the benefit for the Choice Neighborhoods grant and specifically the Washington Village project so they can move forward into construction. He thanked everyone for all their hard work.

C. RESIDENTIAL ACCESS AND MOBILITY PROGRAM

1. Approve allocating \$20,000 of funds in the Agency's FY17 Affordable Housing Capital Budget (9Aford17) to be used for the Residential Access and Mobility Program.

Ms. Arton said the Analysis of Impediments to Fair Housing, which was approved last year, indicates that the City needs to have a program that would help provide accessibility improvements to homes of residents who are in need of them, and it also charges the Agency with helping to provide funding for that. They are proposing that they allocate \$20,000 of the affordable housing capital budget fund, which assuming they were maximum grants, would allow them to do four grants at \$5,000 each to go towards those types of improvements. They would accept applications on a rolling basis and they expect that with their contacts they will be able to get four grants out the door in a fairly short amount of time. Their goal is certainly by June 30th, 2017.

**** MS. TORRANO MOVED TO APPROVE ALLOCATING \$20,000 OF FUNDS IN THE AGENCY'S FY2017 AFFORDABLE HOUSING CAPITAL BUDGET (9AFORD17) TO BE USED FOR THE RESIDENTIAL ACCESS AND MOBILITY PROGRAM.**

**** MS. COOPER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

D. WASHINGTON-SOUTH MAIN URBAN RENEWAL PLAN

1. 9 North Main Street

(a) Approve Façade Renovation Proposal

(b) Approve Lease Terms

Ms. Sweitzer said 9 North Main Street is a very small building, 700 sq. ft., immediately adjacent to the railroad trestle bridge. The Agency proposes to undertake a lease for the space and make it a more contributing economic presence to the community by potentially programming it with visitor information, a small gallery space, a small vending space for artisans in the community, or other visitor attractions in the community that might want a presence in South Norwalk for a specific period of time. In addition to approval of the lease, there is a request to approve the design proposal submitted by Gill and Gill for improvements to the façade.

Mr. Sheehan said it would not be defined as Redevelopment Agency space. They would look to partnerships with cultural tourism groups and artistic groups to activate the space and create a more positive feel at the street level. Their goal is to improve this entire historic structure.

Ms. Torrano said conceptually she likes the idea, but was wondering how they arrived at a price of \$1350 a month as it seems a bit much in that it is a challenging space.

Mr. Sheehan noted that \$1350 is what the last tenant was paying, but it is open for negotiation. The Commissioners are only being asked to approve the terms at its maximum amount. He would point out that for commercial space at that corner, in terms of visibility, it is a pretty good space.

Ms. Langley asked if they had contacted people to see if they would be interested in renting the space. Ms. Sweitzer said they have had informal conversations and people are very interested, but they have no commitments.

Chairman Serrano said they are not looking at it as a revenue generator. It will be the Agency's obligation and no one should have any expectation that they are going to be covering this with the activation. He asked what are the associated requirements for the property owner once they have received the benefit of the façade improvements.

Ms. Sweitzer said the improvements all have to be consistent with the Historical Preservation Guidelines and appropriate to the period of the building. The property owner would share 25% of the cost of the construction of the exterior improvements, and then they have the responsibility for maintaining that.

Ms. Langley said she is trying to understand what is in it for the Agency. Mr. Sheehan said it is basically the impact to the street. It is a historic property that has been there since before the trestle bridge went over Washington Street, but the real issue is the economic vitality that would be created by improving the outward appearance with a more vibrant type of facility.

Attorney Grenier pointed out that the lease as presented does not accurately reflect what the Commission is being asked to consider as to the uses of the facility, it is just a boilerplate lease throwing out some terms.

Ms. Torrano said she thinks they need something to protect them if they make the commitment to spend \$9,400 for façade improvements.

Chairman Serrano said he agrees that they need a Letter of Intent or something to show the commitment.

Attorney Grenier provided the wording for the motions as follows:

**** MR. DEVINE MOVED TO AUTHORIZE THE CHAIRMAN, FELIX SERRANO, TO EXECUTE A LETTER OF INTENT FOR THE POTENTIAL LEASING OF 700 SQ. FT. FIRST FLOOR PROPERTY AT 9 NORTH MAIN STREET BY THE NORWALK REDEVELOPMENT AGENCY**

**** MS. LANGLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. TORRANO MOVED TO APPROVE THE DESIGN PROPOSAL SUBMITTED BY GILL & GILL ARCHITECTS ON AUGUST 23RD, 2016 FOR IMPROVEMENT TO THE FAÇADE AS WELL AS INTERIOR SPACE AT 9 NORTH MAIN STREET FOR AN AMOUNT NOT TO EXCEED \$9,400 SUBJECT TO FULLY EXECUTED LETTER OF INTENT.**

**** MR. DEVINE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. LANGLEY MOVED TO AUTHORIZE THE CHAIRMAN, FELIX SERRANO, TO EXECUTE A LETTER OF AGREEMENT WITH GILL & GILL ARCHITECTS DATED 8/23/2016 FOR DESIGN SERVICE FOR EXTERIOR AND INTERIOR IMPROVEMENTS AT 9 NORTH MAIN STREET FOR AN AMOUNT NOT TO EXCEED \$9,400.**

**** MR. DEVINE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. Approve \$6,000 from Capital Budget account 9NWLIT14 towards the costs associated with the South Norwalk bench restoration project.

Ms. Strauss said with the Commission's approval, they went out to bid with the project to restore the benches on Washington and North Main Streets, and received one bid from Concrete Solutions of New Haven in the amount of \$15,000. Part of the proposed scope of work is Concrete Solutions will restore the ten benches by sandblasting, powder coating, replacing wood and providing new hardware. Concrete Solutions has recently restored 22 of the same benches in New Haven with favorable reviews by the City. They also come highly recommended by the Norwalk Department of Recreation and Parks. They are requesting \$6,000 of capital budget money from account 9NWLIT14 to cover the gap between the CDBG funds and the contract cost including a 20% contingency for unforeseen expenses. The project is expected to take two months.

- ** MR. DEVINE MOVED TO APPROVE \$6,000 OF CAPITAL BUDGET ACCOUNT 9NWLIT14 FUNDS TOWARDS THE SOUTH NORWALK BENCH RESTORATION PROJECT; AND TO APPROVE THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH CONCRETE SOLUTIONS FOR \$15,000 WITH A 20% OR \$3,000 CONTINGENCY.**
- ** MS. COOPER SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

E. WALL STREET RENT STABILIZATION PROGRAM

1. Approve Peaches, 7 Wall Street, For Rent Subsidy Program Application

Ms. Stocker said the application was filed by the lessee for the property at 7 Wall Street. There was a restaurant, Apricots, that was in business after some extensive renovations of the property, but it closed about a year after they opened. The lessee, Melkon Vartanian, has struck up a new partnership with two other folks to help manage the new entity, which is Peaches Southern Eatery and Juke Box upstairs.

Attorney Grenier said based upon the application he could not determine who the proper applicant is or who actually owned the building, so the application is incomplete. Also, the lease says that the owner or the landlord has to consent to the assignment of the lease, and he doesn't know whether or not Pira LLC, who apparently is the owner of the property, has consented to any potential assignment. It just sounds like the former owner, Apricots, has two more people that have come in to do a new restaurant that was already there and are seeking the funds.

Ms. Torrano said one of the objectives is that they are looking for nontraditional businesses, and based on what she is seeing, it is a pretty traditional business, so she is not sure that this is really eligible.

Chairman Serrano said he would echo the concerns of Agency counsel and Commissioner Torrano. One of the things they envisioned in the implementation of this program was ground floor type of activation with the foot traffic that activates that.

Ms. Stocker said she does know that the restaurant Apricots is closed now, so there is no one operating there. Peaches will open in a couple more weeks and the Juke Box business has been operating on the second floor during the summer. She talked with a resident of Norwalk who is familiar with the area and was very excited that this new business is going in and bringing people to that area. It will obviously be a restaurant offering southern type food, and there isn't that kind of a restaurant in Norwalk. So she felt that the guidelines were met because even though it does say retail, food is retail, and entertainment is something that is needed down there.

Mr. Devine said he would suggest that they table the matter and get some answers to the questions that were presented.

Mr. Sheehan said just from a guidance standpoint, it sounds like the Commissioners are struggling with the uniqueness of the business, which was the purpose of the program, and he thinks there needs to be some indication if this type of restaurant entertainment is considered unique.

Ms. Torrano said she agrees. The money was to help unique businesses get established that would have a harder time getting traditional funding and could use a little support. If they grant this application, virtually any retail business is going to be able to come and make an application.

In response to a question by Mr. Sheehan, Mr. Vartanian said they close at 2:00 a.m. on weekends, and the restaurant part closes at 11:00. Mr. Sheehan said he thinks that could be one of the issues to make the case in terms of the uniqueness as there is not a lot of late night entertainment activity in the Wall Street area.

Chairman Serrano said there are a lot of open questions, and he recommended that they table it until they can get some clarification of the questions.

**** MR. DEVINE MOVED TO TABLE THE ITEM SO COUNSEL CAN GET ANSWERS TO THE QUESTIONS HE RAISED.**

**** MS. LANGLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Sheehan said he would suggest that before these applications come to the Commission that they have signoff by counsel.

F. COMMUNITY ARTS AND CULTURAL SPONSORSHIP PROGRAM GRANT APPLICATIONS

1. Norwalk Preservation Trust
2. Appropriate required funding from Account 28200

Ms. Sweitzer said they have an application from the Norwalk Preservation Trust for the Arts and Culture Sponsorship grants program to support their Victorian Heritage Tours, Living History Tours. The cost of this tour is \$5,000 which includes their buses and their docents, and they are asking for support from the Agency in the amount of \$1,000, which represents 20% of the cost of the event.

- ** MOTION WAS MADE BY MR. DEVINE TO APPROVE THE NORWALK PRESERVATION TRUST REQUEST FOR AN AMOUNT NOT TO EXCEED \$1,000 FROM THE ARTS AND CULTURAL SPONSORSHIP GRANT PROGRAM TO FUND THE NORWALK PRESERVATION TRUST LIVING HISTORY TOUR: *VICTORIAN SPLENDOR* AND APPROVE THE APPROPRIATION OF THE REQUIRED FUNDING FROM ACCOUNT 28200**
- ** MS. TORRANO SECONDED.**
- ** THE MOTIONS PASSED UNANIMOUSLY.**

3. Lockwood Matthews Mansion Museum
4. Appropriate required funding from Account 28200

Ms. Sweitzer said the Commissioners already heard from Patsy Brescia regarding this request. The 50th Anniversary of the museum is being celebrated this year, and the oral history video project is to support that. Part of the timing and interest in this videography is the fact that a number of the original founders are dying, and there are a few left who wanted to take this opportunity to document their experience in founding the museum while they were still able to do that. It will provide a visual aid that should be very useful to school age children. The total project cost is \$40,000 of which \$32,000 is being funded through a Cynthia Clark Brown Estate Endowment and they are requesting from the Agency 20%, or \$8,000.

- ** MS. TORRANO MOVED TO APPROVE THE LOCKWOOD MATHEWS MANSION REQUEST FOR AN AMOUNT NOT TO EXCEED \$8,000 FROM THE ARTS AND CULTURAL SPONSORSHIP GRANT PROGRAM TO FUND THE MUSEUM ORAL HISTORY VIDEO PROJECT, AND TO APPROVE THE APPROPRIATION OF THE REQUIRED FUNDING FROM ACCOUNT 28200**
- ** MS. COOPER SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

G. WALL STREET REDEVELOPMENT PLAN AREA

1. Approve contract with Stantec for the Freese Park master plan

Ms. Strauss said the Agency released an RFP for the development of a master plan for Freese Park, and received five proposals that were scored by Agency staff. The three highest scoring firms were invited for an in person interview on August 16th. The interview committee, consisting of two Agency staff members, the Chairman of the Recreation and Parks Committee and the Director of Recreation and Parks, unanimously selected Stantec as the desired consultant to undertake the project, and she asks that they approve the Freese Park Master Plan contract to Stantec in the amount of \$25,000.

- ** MS. LANGLEY MOVED TO APPROVE THAT THE EXECUTIVE DIRECTOR EXECUTE THE FREESE PARK MASTER PLAN CONTRACT TO STANTEC IN THE AMOUNT OF \$25,000.**
- ** MS. COOPER SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

2. Executive Session (Contract Negotiations)

- ** MS. LANGLEY MOVED TO GO INTO EXECUTIVE SESSION AT 8:22 P.M. TO DISCUSS POTENTIAL CONTRACT NEGOTIATIONS.
- ** MS. TORRANO SECONDED.
- ** THE MOTION PASSED UNANIMOUSLY.

(Whereupon the Norwalk Redevelopment Agency meeting went into Executive Session at 8:22 P.M. and came out of Executive Session at 8:40 P.M.)

3. Executive Session (Real Estate Acquisition Negotiations)

- ** MS. TORRANO MOVED TO GO INTO EXECUTIVE SESSION AT 8:41 P.M. TO DISCUSS REAL ESTATE ACQUISITION NEGOTIATIONS.
- ** MS. COOPER SECONDED.
- ** THE MOTION PASSED UNANIMOUSLY.

(Whereupon the Norwalk Redevelopment Agency meeting went into Executive Session at 8:41 P.M. and came out of Executive Session at 9:45 P.M.)

IV. NEW BUSINESS

None.

V. OLD BUSINESS

None.

ADJOURNMENT

There being no further Old or New Business, the meeting was adjourned at 9:46 P.M.

Respectfully submitted,

Karen Pacchiana