

**CITY OF NORWALK
REDEVELOPMENT AGENCY
REGULAR MEETING
JULY 11. 2017**

ATTENDANCE: Felix R. Serrano, Chairman; Commissioners Lori Torrano, Lisa Cooper and LaTanya Langley (via teleconference)

AGENCY COUNSEL: Marc Grenier, Esq.

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

OTHERS: Diane Lauricella, Lou Dimeglio

CALL TO ORDER

Chairman Serrano called the Regular Meeting to order at 5:34 PM

ROLL CALL

Chairman Serrano noted that a quorum was present.

PUBLIC PARTICIPATION

Diane Lauricella said she is there on behalf of the South Norwalk Citizens for Justice to discuss the Transit Oriented Development plan which, as she understands, will be going before the Zoning Commission shortly. They are very much opposed to the current plan to cut the map virtually in half so that the Chestnut Street/Lubrano/Lexington Avenue area will not be included in the TOD District. She understands the map has changed a lot and there have been discussions between the Zoning Commission, P&Z staff and Redevelopment Agency staff, but the group is very worried and concerned because their particular area has been taken out of the TOD District and they will not have the protections that the new TOD language seem to give them. Her group would like to work with Tim Sheehan and the Agency and see if they could have some positive impact in getting some of those streets back into the plan as there is a real fear of gentrification taking place if the language that was originally proposed is not protecting those neighborhoods.

Mr. Sheehan said, just to clarify, there have been no modifications to the approved redevelopment plan. One of the issues that came forward as they were advancing through Zoning was the desire to take up the TOD piece as an independent piece and then deal with the Lexington Avenue corridor as a separate zoning issue. The recommended zoning made so many preexisting properties nonconforming in the I-1 zone, and there was a concern as to how best to deal with that. That is the challenge that both the Redevelopment Agency staff, the Zoning staff, the Zoning Commission and obviously their group need to begin to work through, but he wants to make it clear that in terms of what was approved for the redevelopment plan, nothing has changed and everything that was incorporated in terms of that map is operating underneath the guidelines of the redevelopment plan. The only issue is that they have been separated out in a dual track relative to the zoning.

Ms. Lauricella said as a former chairperson of one of the committees of the SoNo Arts Celebration, she supports the grant request for the Children's Arts Playground, and thanks the Agency in advance for their sponsorship.

Lou DiMeglio said he is also there on behalf of the South Norwalk Citizens for Justice, and is interested in the TOD plan for the Lexington/Lubrano/Mulvoy area around the train station because it really needs attention as that is the first vision that commuters get of what Norwalk is, so the sooner they get it cleaned up, the better for all of them.

Mr. Sheehan said as he just reviewed with Ms. Lauricella, there is an approved redevelopment plan that the Commissioners approved and nothing has changed relative to that plan. The Agency had recommended zoning that was to effectuate that plan, and ultimately a determination was made to split the zoning so that there is one set of zoning regulations for the Lexington Avenue corridor section and another set for the TOD District, and they are taking up the TOD zone district first because the Lexington Avenue corridor zoning is far more complex, so they need to look at that more comprehensively, but as soon as they are done with the TOD zoning, they will move onto the Lexington Avenue corridor zoning, which should be sometime in September.

The public participation portion was closed.

I. APPROVAL OF MINUTES

A. June 13, 2017 Regular Meeting

Chairman Serrano noted that on page three the motion made for approval of the Financial Statement should read:

- ** MS. LANGLEY MOVED TO APPROVE THE FINANCIAL STATEMENT AS PRESENTED.**
- ** MS. TORRANO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Ms. Torrano said in paragraph four on page five it should read "Ms. Torrano asked what monetary resources are going to be made available by the state and/or federal government for the businesses and the residents to mitigate the negative economic impact. Ms. Stocker said if they are taking the property that a business is located on, then that business will get relocation assistance, but there are no state or federal government resources in the mitigation plan to give relief to the local businesses." She said she wanted to make it clear that she was asking whether there was anything that anybody was going to be able to do to give relief to the businesses there, and the answer was a resounding no.

- ** MS. TORRANO MOVED TO APPROVE THE MINUTES OF THE JUNE 13, 2017 REGULAR MEETING OF THE NORWALK REDEVELOPMENT AGENCY AS AMENDED.**
- ** MS. LANGLEY SECONDED.**
- ** THE MOTION PASSED (MS. COOPER ABSTAINED).**

II. FINANCE

A. NRA Statement of Revenues and Expenditures for year-to-date May 31, 2017

Mr. Slovak reported on the Financial Statements as follows:

- Operating Fund 100 had revenues of \$1,488,623 versus budgeted revenues of \$1,565,879 with \$77,256 of revenues not drawn down. (Mr. Slovak said \$70,000 of that is the NRA grant for City Projects that wasn't drawn down because it wasn't needed, and if that remains the same at year end, it will stay in deferred revenue.)
- Actual operating expenditures are \$1,428,999 versus a budget of \$1,551,507 resulting in a \$122,508 favorable expenditure variance. (Mr. Slovak explained that a large part of that is in the personnel area as one of the staff went on maternity leave and decided not to come back, and her position was not replaced for a few months.)
- There is an actual operating surplus of \$59,624 versus a budgeted operating surplus of \$14,372 resulting in a \$45,252 favorable net operating variance. (Mr. Slovak said whatever is remaining in the operating surplus will be transferred back into deferred revenues at the end of the year. They have to match revenues and expenditures in the period of benefit, so while June 30th was the end of the fiscal year, they have to leave it open for an extra 15 days or so to pick up all the invoices that are dated up to June 30th.)
- Mr. Sheehan said those expenses would typically matriculate into the following month, but because it is year-end they want to get everything in.

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

III. BUSINESS

A. COMMUNITY ARTS AND CULTURAL SPONSORSHIP PROGRAM

1. Approve Grant request for Norwalk Art Society SoNo ArtsFest 2017 Children's Arts Playground for \$1,000

Ms. Sweitzer said the application is to support the Children's Art Playground component of the SoNo ArtsFest, which is a resurrection of the SoNo Arts Festival scheduled for the weekend of August 5-6 in South Norwalk. The funding requested of \$1,000 is a portion of the Children's Art Playground budget of \$6,100 and is primarily for programming of children's music, but as her memo explained, there are other participating organizations who will be bringing other entertainment and components to the playground for those two days.

Chairman Serrano noted that the request is a little bit less than the 20% which they usually do.

**** MS. TORRANO MOVED TO APPROVE NORWALK ARTS SOCIETY REQUEST FOR AN AMOUNT NOT TO EXCEED \$1,000 FROM THE ARTS AND CULTURAL SPONSORSHIP GRANT PROGRAM TO FUND THE SONO ARTSFEST CHILDREN ARTS PLAYGROUND ON AUGUST 5 & 6, 2017 ON NORTH MAIN STREET IN SOUTH NORWALK, AND FURTHER MOVED TO APPROVE THE APPROPRIATION OF THE REQUIRED FUNDING FROM ACCOUNT 28200.**
**** MS. COOPER SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

**IV. AGENCY ADMINISTRATION – ELECTION OF REDEVELOPMENT
AGENCY AND NORTHWALKE OFFICERS FOR FY 2018**

- ** MS. COOPER MOVED TO APPROVE THE CURRENT SLATE OF
OFFICERS OF FELIX SERRANO, CHAIRMAN; LORI TORRANO, VICE
CHAIRMAN; AND LATANYA LANGLEY, SECRETARY/TREASURER
FOR FY 2018**
- ** MS. TORRANO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

V. NEW BUSINESS

None.

VI. OLD BUSINESS

None.

ADJOURNMENT

There being no further Old or New Business, upon motion of Ms. Langley and second of Ms. Torrano, the Norwalk Redevelopment Agency meeting was adjourned at 6:00 P.M.

Respectfully submitted,

Karen Pacchiana