CITY OF NORWALK
REDEVELOPMENT AGENCY
SPECIAL MEETING
MARCH 20. 2017

ATTENDANCE:	Felix R. Serrano, Chairman; Commissioners (via teleconference): Tom Devine, Lisa Cooper and LaTanya Langley
AGENCY COUNSEL:	Joseph DaSilva, Jr., Esq.
STAFF:	Timothy T. Sheehan, Executive Director; Susan Sweitzer, Senior Project Manager

CALL TO ORDER
Chairman Serrano called the meeting to order at 1:15 PM.

ROLL CALL
Chairman Serrano noted that a quorum was present.

PUBLIC PARTICIPATION
Chairman Serrano opened the public participation portion of the meeting. No one came forward to speak.

I. **BUSINESS**

A. **WALL STREET REDEVELOPMENT PLAN AREA**

1. Approve Citibank's request for City consent to waive the 90 day written notice requirement to accept a deed in lieu of foreclosure on Phase I of the Wall Street Place Development and authorize the Chairman to sign all required documents conveying such consent on behalf of the Redevelopment Agency

Mr. Sheehan said Citibank has issued to POKO a notice of default regarding the bank's construction loan for Phase I of the Wall Street Place project. The bank has been in negotiations with POKO for some time, and is proceeding forward with a deed in lieu of foreclosure. Under the existing LDA, for the bank to impose that requires a 90-day notice. The Agency has been in contact with Citibank fairly regularly and it understood that they were going to take control of the site and bring title back to the bank, so there is no surprise, and they are asking the Agency to waive the 90-day notice provision.

Chairman Serrano noted that if they can avoid having to wait 90 days and keep moving the project forward is a good thing.

** **MR. DEVINE MOVED TO WAIVE THE 90 DAY WRITTEN NOTICE REQUIREMENT TO ACCEPT A DEED IN LIEU OF FORECLOSURE ON PHASE I OF THE WALL STREET PLACE DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL REQUIRED DOCUMENTS CONVEYING SUCH CONSENT ON BEHALF OF THE REDEVELOPMENT AGENCY.**

** **MS. COOPER SECONDED.**

Ms. Cooper inquired whether this would pick up where POKO left off. Mr. Sheehan said nothing has come forward yet in terms of a change to the Land Disposition Agreement, although he expects there probably will be a request for some modifications insomuch as some of the timing and things associated with the contract are dated, but any such modifications ultimately have to come back to the Redevelopment Agency Commissioners and the Common Council for approval.

In response to a question by Mr. Devine, Mr. Sheehan confirmed that Phase I does include the parking garage. The automated system is currently in the agreement and that potentially could be one area that they would seek to modify.

Ms. Langley joined the meeting.

Chairman Serrano explained that a motion and a second had been made on Item I to shorten the 90-day period on the Wall Street Place deed in lieu of transfer, and asked if there were any further questions.

** **THE MOTION PASSED UNANIMOUSLY.**

B. RYAN PARK

1. Adopt DECD Brownfields Grant Resolution
2. Authorize Chairman Felix R. Serrano to execute the Resolution and authorize Timothy T. Sheehan, Executive Director, to execute all related documents

Ms. Sweitzer said the DECD awarded the Agency a $2,000,000 grant to pursue the environmental remediation of Ryan Park and is requesting that a resolution be a part of the assistance agreement. They need to move quickly on getting that remediation money because of the various timelines associated with the project, in addition to the park improvements, so she is asking for approval of the resolution and authorization for Chairman Felix R. Serrano to execute the resolution and authorize the Executive Director to execute all subsequent documents required to implement the DECD assistance agreement.

** **MR. DEVINE MOVED TO ADOPT A RESOLUTION APPROVING THE AWARD OF THE DECD BROWNFIELDS REMEDIATION GRANT IN THE AMOUNT OF $2,000,000 FOR RYAN PARK AND TO AUTHORIZE CHAIRMAN FELIX R. SERRANO TO EXECUTE THE RESOLUTION ON BEHALF OF THE COMMISSION; AND FURTHER TO AUTHORIZE TIMOTHY T. SHEEHAN, EXECUTIVE DIRECTOR, TO EXECUTE ALL DOCUMENTS REQUIRED TO IMPLEMENT THE DECD $2,000,000 BROWNFIELDS REMEDIATION GRANT AWARD FOR RYAN PARK.**
** **MS. COOPER SECONDED.**
** **THE MOTION PASSED UNANIMOUSLY.**

There being no further Old or New Business, upon Motion of Mr. Devine and second by Ms. Cooper, the Norwalk Redevelopment Agency meeting was adjourned at 1:20 P.M.

Respectfully submitted,
Karen Pacchiana