



PUBLIC HEARING – ECONOMIC AND COMMUNITY DEVELOPMENT AGENDA

**AUGUST 7, 2025, 6:45 PM
BY ZOOM VIRTUAL MEETING**

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



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also 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 be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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 included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Sabrina Godeski at sgodeski@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC HEARING ON THE AUTHORIZATION OF THE CITY OF NORWALK
PARTICIPATING AS A MEMBER MUNICIPALITY IN THE STATE OF CONNECTICUT
MUNICIPAL REDEVELOPMENT AUTHORITY (CMDA)**
 - A. CMDA Information
- IV. **ADJOURNMENT**



Economic & Community Development Committee
c/o Chairman Josh Goldstein
125 East Avenue
Norwalk, CT 06851

Dear Chair Goldstein,

The Office of Economic and Community Development is seeking approval for the city to participate as a member municipality of the State of Connecticut Municipal Redevelopment Authority (CMDA).

As a member municipality, the city will have access to CMDA's \$60 million in capital authorization for development and infrastructure projects located near transit hubs. Additionally, the city will receive general project support for transit-oriented development, housing, demolition, development or redevelopment activities. Given Norwalk's development momentum and alignment with the program's priority of capitalizing on Connecticut's legacy downtowns and urban centers, there appear to be numerous advantages to Norwalk's strategic partnership with CMDA. Details regarding participation in the program have been attached for your review.

It is requested that the Economic and Community Development Commission give a favorable recommendation for opting into the CMDA program.

Regards

A handwritten signature in blue ink, appearing to read "Jay Habansky", with a stylized flourish at the end.

Jay Habansky, AICP
Chief of Economic & Community Development

CITY OF NORWALK, CONNECTICUT

**RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL
REDEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY**

WHEREAS, the Connecticut Municipal Redevelopment Authority (the “Authority”), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to Section 8-169ii of the Connecticut General Statutes (the “General Statutes”); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in Section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in Section 13b-79kk of the General Statutes, within Connecticut Municipal Redevelopment Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in Section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, opt to join the Authority as a member municipality, provided such municipality holds a public hearing prior to any vote on such certified resolution; and

WHEREAS, the City of Norwalk (the “City”) held such a public hearing on July XX, 2025 pursuant to the Notice attached hereto; and

WHEREAS, the Common Council has found that joining the Authority as a member municipality would support the City’s efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within the City and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the Common Council desires to further authorize the Mayor to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within the City to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The Common Council hereby approves the City joining the Authority as a member municipality.

Section 2. The Mayor is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the City with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.

We Are CMDA

CMDA is a quasi-public state agency that works with towns and cities to increase housing production. Under the leadership of Executive Director David Kooris, we specialize in facilitating the development of vibrant, walkable downtowns near transit hubs, fostering sustainable and equitable communities across the state.

What We Do

CMDA helps Connecticut's towns and cities develop thriving and sustainable neighborhoods in their downtowns and around their transit stations. Our vision is to build downtowns that bring economic growth through housing choice in modern and walkable neighborhoods that folks want to live in across the state. We meet with leaders of Connecticut municipalities to learn more about the housing needs in their local communities.

When municipalities partner with us, we help them achieve their vision from start to finish, navigating state permitting and approval processes to build housing near transit hubs and providing financial assistance that can make their vision a reality. CMDA's work capitalizes on Connecticut's legacy downtowns and urban centers, which were originally constructed as walkable and transit-oriented neighborhoods.

Where We Are Going

Once development district boundaries and zoning are set, CMDA can help recruit developers and begin taking applications for development or infrastructure financial assistance. CMDA has \$60 million in capital authorization that can be mobilized for project support, including transit-oriented development, housing, vacant building demolition or rehabilitation, and development or redevelopment.

How To Partner With Us

Step 1: Get in Touch

To explore how CMDA can support your municipality's goals, contact us at info@wearecmda.com.

Step 2: Your Town or City Opt-In to "Join" CMDA

Following a public hearing, your local legislative body must pass a resolution to "join" CMDA. Then we can take the next steps in unlocking your downtown or station area's potential.

Step 3: CMDA Certifies Your Station-Area or Downtown Zoning

Zoning remains a local process, and you retain all local control. To establish a development district, CMDA will review your zoning in the areas around your train or bus rapid transit station(s) and/or in your downtown. CMDA will certify if those zones are "likely to substantially increase the production of new dwelling units." These certified zone(s) will make up the municipality's Housing Growth Zone.

Step 4: Your Development District is Established

Your chief elected official will enter into an MOU with CMDA that establishes the parameters of the development district(s) that can be in your downtown(s), within 1/2 mile of your rail or bus rapid transit station(s), and contains your Housing Growth Zones.

Step 5: Projects are Eligible for Funding

Within your established development district(s), the municipality, any property owner, or developer can apply to CMDA for funding for infrastructure or projects including the design and construction of transit-oriented development, creation of housing units through rehabilitation or new construction, demolition or redevelopment of vacant buildings, or development and redevelopment.