



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE  
AGENDA  
FEBRUARY 4, 2026, 7:00 PM  
BY HYBRID VIA ZOOM**

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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 JoAnn Acquarulo, Buildings and Facilities Manager at [jacquarulo@norwalkct.gov](mailto:jacquarulo@norwalkct.gov) with the subject line "Public Comment" to provide written public comment prior to the meeting.

**ATTENDANCE:** Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jim Frayer; Jan Degenshein; Darlene Young; Jalin Sead; Richard Dellinger; Johan Lopez (arrived at 7:05PM); Duane Wiggins

**OTHERS:** Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Darin Calahan; Asst. Corporation Counsel; Moina

Noor; Jannie Williams; Randall Garr; James Giuliano, Construction Solutions Group; Dan Phillips, Construction Solutions Group

**I. CALL TO ORDER**

Mr. Hosten called the meeting to order at 7:00 PM. There was a quorum present.

**II. ROLL CALL**

Mr. Hosten called the roll, and all those listed in the attendance were present.

**III. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: November 5, 2025**

**\*\* MR. FRAYER MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

**\*\* THE MOTION PASSED WITH FOUR (4) IN FAVOR AND THREE (3) ABSTENTIONS- MR. HOSTIN, MR. BAILEY, AND MR. DEGENSHEIN.**

**IV. PUBLIC PARTICIPATION**

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricella said she has a long-term interest in the city's clean energy policies. She said that for the SONO School, she had proposed a net-zero-energy school at the beginning of the design phase, but that proposal was denied. She is very disappointed that we were not able to reach a conclusion about a ground mounted system because of the geography. In the document she read, they are incorrect in stating that we don't have access to the tax credit and that we are considered commercial, and she believes the deadline to receive solar tax credits is July 1st. She said she totally disagrees that Norwalk is an urban area with limited land for solar generation, and that there are both parking lots and plenty of rooftops that still have potential.

Ms. Lauricella requested that the carport system for Norwalk High School not be allowed to be removed from the project. She would like it to be revisited because she knows many towns can install and maintain a carport system. She feels that staff have been leaning toward this, but she is part of the CT Energy Network, a group of people like herself in the environmental consulting

business, and she recommends to her clients how to “green up” their construction programs and projects.

Ms. Lauricella lastly questioned why there is such a lag time in the solar policy.

Brian Meek- 11 Cranbury Woods Road

Mr. Meek said that although expensive, the SONO School is beautiful, and Norwalk High is coming along. He said last October, Mr. Lo had forecasted that the cost overruns would be understood as related to the project, and he feels that is long overdue, as they are still working off of a 2019 forecast prior to a 25 % increase in inflation adjustments, and he is deeply concerned we are going to run a ground of finances on this project and he thinks more transparency is needed to the taxpayers. Whatever the construction reimbursement number is, it will not cover the capital costs and has laid out hundreds of millions of dollars over the last few years at 5% interest rates that will not be reimbursed, and the longer these things go on, the deeper that hole becomes. As a taxpayer, he would like to know the project's finances. It is the single largest project in the city's history and has yet to see anything about the actual costs incurred to date, monies that need to be spent, and the monies that have been or will be reimbursed by the state, and it is lacking transparency and would appreciate an effort to provide this information.

## V. OLD BUSINESS

There was no old business discussed this evening.

## VI. NEW BUSINESS

### A. OVERVIEW OF THE STRUCTURE AND RESPONSIBILITIES OF THE OFFICE OF BUILDING MANAGEMENT, MAJOR MUNICIPAL/SCHOOL CONSTRUCTION PROJECTS AND CITY PROPERTY ACQUISITION/DISPOSITION.

Mr. Lo provided an overview of the Office of Building Management and the Land Use Committee's responsibilities. He said the Office of Building Management has three functions: building management of city buildings (excluding school buildings), management of municipal building construction, and city property leasing, acquisition, and disposition. There are six building engineering staff members who are responsible for repairs and maintenance. The Janitorial Services include 19 part-time after-hour cleaners and 2 full-time daytime staff who are responsible for City Hall, Health Department, DPW Administration Center Police Headquarters, Fire Headquarters (office areas only), Ben Franklin Center (gym only), and Roosevelt Center (multipurpose rooms). Guardian Services, a private property management company, provides staff to manage the buildings listed above.

Mr. Lo said municipal building construction projects are typically managed in-house for projects under \$15 million, while projects over \$15 million are managed by an outside program management consultant, currently Construction Solution Group, with which the city can work with their office to reduce/increase staff as necessary, providing the city with some fluctuation in terms of flexibility on staffing levels. The construction management services are reimbursable by the state as part of the school construction projects, which are a financial benefit to the city. The traditional school construction project reimbursement rate from the state is 32% for new construction, but a few years ago, the state approved legislation that changed Norwalk's reimbursable rate to 60%. The first project implemented under the 60% reimbursement rate was the SONO School. There was special legislation for Norwalk High School, and it is 80% reimbursable, which is substantial and allows recovery of the construction cost. Project management services would begin at project conception through coordination with requesting departments/end users, the administration, and the Finance Department. This effort will result in the development of a conceptual design and a project budget. Upon the allocation of City funding, as well as required State, Federal, or private funding, the City would issue an RFP through the Purchasing Department to select and retain the necessary design team and construction manager to develop the project design and implementation strategies. He provided a list of the completed, ongoing, and future projects.

Mr. Lo said city property leasing/acquisition/disposition are three separate processes. The city has few leasable properties and no active leases. There are approximately 40 active leases. Building Management is currently working with the administration, including the Finance Department, Comptroller, Law Department, and IT Department, to restructure the City's lease management procedures. The acquisition and disposition are property-specific activities.

Mr. Frayer asked whether the new property acquired on Connecticut Avenue, where the new pump station will be built, will be under the responsibility of Building Management. Mr. Lo said that only the demolition of the building will be under DPW/WPCA, but the construction of the building will be under DPW/WPCA, and he will be recommending including the demolition as part of the bid package for construction.

Ms. Eaddy congratulated Mr. Hosten on his role on the committee, and she looks forward to being under his leadership. She also said she understands the staff are busy, but asked whether the updated costs for the school's construction projects requested are available for transparency. Mr. Lo said "Yes". Mr. Hosten thanked Mr. Lo and requested that this be included on the March meeting agenda to provide costs for the Norwalk High School and SONO Elementary School projects. Mr. Lo said he will schedule a tour of Norwalk High School for the city council and the Board of Education.

**B. REQUEST TO SCHEDULE PUBLIC HEARING FOR THE NAMING OF THE CHILDREN'S READING ROOM AT BELDEN MAIN LIBRARY IN MEMORY OF CELESTE Y. GARR**

Mr. Hosten thanked Ms. Noor for submitting a letter in support of the naming of the children's reading room at the main library.

Ms. Noor said the Norwalk Public Library Board requests that the Land Use Committee authorize a public hearing at its March 3<sup>rd</sup> meeting for the proposed naming of a room at the Norwalk Library as the Celeste Y. Garr children's reading room, contingent upon the receipt of a testimonial gift from the W. Randall Garr and Laura Callman Living Trust.

Ms. Garr meets the requirements of the ordinance; she was an educator in the Norwalk Public Schools and dedicated her professional life to teaching the city's children. She was a lifelong advocate for literacy and accessible education. Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community. From Randy's earliest memories, the library was one of his mother's favorite places. She spent considerable time there reading newspapers and books, and made it a central part of her children's lives—dropping Randy off to do schoolwork while she ran errands, using it as a trusted meeting place, and instilling in her children the value of public institutions. When Norwalk libraries first made computers available to the public, Celeste eagerly learned to use email and embrace new technologies. Her family roots in Norwalk extend back over 100 years, and she herself attended Norwalk Public Schools, graduating as valedictorian. After attending UCONN, she chose to return home to teach and raise her family in Norwalk, and she had over 80 years of personal residence and service to the community. Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community.

W. Randall Garr and Laura Kalman, as Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated, have structured their estate plan to include a percentage distribution to the Norwalk Public Library upon the death of the last surviving trustee. This gift is conditioned upon the City, naming a room within the library the "Celeste Y. Garr Children's Reading Room" in honor of Mr. Garr's late mother. The proposed resolution requires a minimum gift of \$100,000 before the naming takes effect, while current estimates place the bequest well above \$300,000.

The proposal brings substantial financial benefit to the City. The testamentary gift, estimated to exceed \$300,000, will provide significant resources to enhance library services and programming for future generations of Norwalk families. The testamentary structure means the

gift will be made after the deaths of both donors, with no ongoing influence or expectations during their lifetimes.

A resolution was drafted by Attorney Darin Callahan, and Mr. Garr was unanimously approved by the Norwalk Public Library Board and the Norwalk Public Library Foundation during their November 13 and December 11, 2026, meetings.

The Norwalk Public Library Board recommends that the Land Use Committee authorize a public hearing on March 3, 2026, to allow for public input on this proposed room naming.

Ms. Williams said she is the Norwalk Public Library Board treasurer, and she supports naming a room at the Norwalk Public Library after Celeste Y. Garr. She said she had spoken to her son, Dr. Randy Garr, and his mother appreciated the city of Norwalk and the Norwalk Public Library, and instilled the gift of reading by using the library with her family. This must have deeply resonated with Mr. Garr that he would like to give the same gift to the children of Norwalk through a generous donation to the Norwalk Public Library Foundation, in honor of his mother, to name a room after her. She hopes the committee will consider naming a room at the Norwalk Public Library in honor of Celeste Y. Garr.

Mr. Garr said when he was constructing their trust, he was thinking of a way to honor his mother in a way that would be substantive enough, and when they hit on the idea of the library, he had a feeling that his mother would smile knowing she had her name in a room at the library in which she used all of the time. He said he is grateful to all who have been involved in this proposal and to the committee for considering it.

Mr. Hosten noted that, per the city charter, the process of renaming a building or part thereof after an individual includes certain policies and considerations, and that groups should not be in a position to influence the process by funding past or future operations of the building, facility, or section thereof. He would like to be sure, as this moves into a public hearing, that they are open to considering this request on the weight of Ms. Garr's amazing legacy and her contributions to the city. The extremely generous offer from the Garr Trust can and should be considered separately, not as consideration for renaming, as the charter clearly states.

**\*\* MR. HOSTEN MOVED TO SCHEDULE PUBLIC HEARING FOR THE NAMING OF THE CHILDREN'S READING ROOM AT BELDEN MAIN LIBRARY IN MEMORY OF CELESTE Y. GARR.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C. SCHEDULE A PUBLIC HEARING CONCERNING THE FOLLOWING MATTER:**

**AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL INSTRUMENTS TO EFFECTUATE A BOUNDARY ADJUSTMENT BETWEEN 328 FLAX HILL ROAD (A/K/A FODOR FARM) AND 25 POGANY STREET IN ACCORDANCE WITH THE MAP ENTITLED "PROPERTY SURVEY DEPICTING ADJUSTMENT OF LOT LINES LOT 1 & 4, MAP 13083 N.L.R. 25 POGANY-NORWALK, CT PREPARED FOR DOUGLAS PEOPLES" PREPARED BY RYAN AND FAULDS ON FILE IN THE LAW DEPARTMENT.**

Mr. Callahan said this was a matter raised with the prior committee, which was approved, but to comply with the legal department, a number of legal issues needed to be vetted to comply with the statute regarding real property transfers of municipalities. He said he will need to work with the owner's lender to get a partial release of the mortgage, and that a portion of the property will become the city's property.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**D. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE A LAND USE RESTRICTION AGREEMENT AND NEGATIVE PLEDGE AGREEMENT IN FAVOR OF THE STATE OF CONNECTICUT, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN CONNECTION WITH 7 ACADEMY STREET (SITE OF CARVER CENTER), NORWALK, CONNECTICUT.**

Mr. Callahan said that when financial assistance is applied for from the state, it requires a land-use restriction and a negative pledge against the state's encumbrances on the land. The only issue here is that the City of Norwalk is not the applicant for the financial assistance; the Carver Corporation is. To facilitate Carver's completion and closing of their financial assistance application, which is close to five million dollars and supports a positive cause for the work they do, it is necessary to move this to completion and secure the approvals.

Ms. Eaddy said the Carver is very near and dear to her heart, and it is where she got her first job, her office experience, and her exposure to college. She was grateful for the program.

**\*\* MR. DELLINGER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**E. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AGREEMENT WITH ETT ENVIRONMENTAL SERVICES INC. FOR THE POLICE HQ. FUEL ISLAND PUMP REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$128,000.00 ACCT # 09263010 5777 C0727, 09247100 5777 C0137**  
**AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED \$12,800.00 ACCT # 09247100 5777 C0137**

Mr. Lo said there are two fuel pumps at the police department that are approximately 20 years old, and the fuel pumps and the island have deteriorated. The city has allocated capital budget funds to repair/replace it. The project went out to bid, and the memo he provided includes the bid results. He would like to award it to ETT Environmental Services Inc.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY**

**F. APPROVE THE NAMING OF THE SOUTH NORWALK ELEMENTARY SCHOOL AS DR. RUBY SHAW ELEMENTARY SCHOOL AND REFER THE RECOMMENDATION TO THE CITY COUNCIL FOR FINAL APPROVAL.**

Mr. Lo said the Land Use committee held a public hearing, and there was strong support for it. This was referred to the Board of Education, and the facilities committee reviewed it and recommended it, and went to the full board, and the board has since recommended the naming. The last step will be to refer it to the full City Council, subject to this committee's recommendation.

Mr. Hosten said he appreciates everyone who has been part of the process, including those who participated in the public hearing. After getting to know both Dr. Shaw and her family, he supports this.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**G. 1. LAND USE AND BUILDING MANAGEMENT COMMITTEE, ACTING AS THE SCHOOL BUILDING COMMITTEE, CONFIRMS A) TO INCORPORATE THE INSTALLATION OF A ROOFTOP PHOTOVOLTAIC SYSTEM AS PART OF THE STATE APPROVED NEW SOUTH NORWALK SCHOOL CAPITAL CONSTRUCTION PROJECT, B) TO PROCEED WITH BIDDING OF THE INSTALLATION WORK AND C) THEREAFTER SUBMIT A CHANGE ORDER REQUEST BY NEWFIELD CONSTRUCTION, PROJECT CONSTRUCTION MANAGER, TO THE CITY COUNCIL FOR APPROVAL.**

Mr. Lo said he had provided a lot of information in the agenda backup regarding these items, including the initial analysis. He came up with the idea at the beginning of the project to generate as much clean energy as possible and obtained an assessment from an engineering consultant team evaluating a rooftop and a ground-mount system. He had approached SNEW regarding the possibility and feasibility, but they are exempt from electricity deregulation, so there are various limitations on what can and cannot be done. The original proposal and analysis showed that more electricity would be generated than used. SNEW was committed to finding a way to do this; however, as a utility company, they can only buy power at a much lower rate, but the construction cost per kilowatt-hour is higher than what they can get the electricity for. Their commission voted to do so and was willing to lose \$25,000 a year on this, but if they lost more than that, the city would be financially responsible for any costs over \$25,000, and he did not think that was responsible spending on taxpayer money. He realizes that there is an environmental benefit, but it is not a financial benefit; in fact, it would be a financial burden, so the proposed joint venture with SNEW did not work out.

Mr. Lo said there was one more option: for the city to build it, but again, it did not work out financially, so the only solution was to convince the state that the proposed rooftop solar was part of the ongoing construction project. After construction was completed, there was a sufficient balance in the budget to fund the rooftop solar project, so he requested state approval to proceed with the project under state funding. In December, they agreed they could do it, so they are eligible for 60% reimbursement for the rooftop system. He met with the finance department, and they found his calculation to be accurate, and there would be financial savings for the city, so he is moving forward with the design and has requested the engineering firm to begin the design and is looking to do the installation over the summer, assuming the panels could be manufactured and delivered in time. The project will go out to bid in the next two weeks and will come to this committee for approval of a change order allowance.

Mr. Lo explained why a rooftop system is not installed right away and said it is, by design and intention, to ensure there are no leaks in the roof before installing the system.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**2. AUTHORIZE TO INCREASE DESIGN CONTINGENCY WITH TECTON ARCHITECTS' DESIGN SERVICES CONTRACT FOR SOUTH NORWALK SCHOOL FOR AN ADDITIONAL AMOUNT OF \$56,147.72 FOR ADDITIONAL DESIGN SERVICES. ACCT #09225010 5777 C0808**

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**H. TECHNICAL CORRECTION: OF CITY COUNCIL ACTION ON  
NOVEMBER 17, 2025, ITEM VI, D, 6A & 6B FOR CALF PASTURE BEACH  
PROJECT BY CORRECTING THE TYPO IN THE ACCOUNT NUMBER TO  
PROPERLY REFLECT THE ACTUAL ACCOUNT. NEW ACTION TO READ AS  
FOLLOWS:**

**"AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN  
AGREEMENT WITH O'RIORDAN MIGANI ARCHITECTS LLC FOR  
ARCHITECTURAL SERVICES FOR THE CALF PASTURE BEACH CAMP  
RENOVATION PROJECT FOR A TOTAL NOT TO EXCEED \$119,480.00. ACCT.  
#09266030 5777 C0365.**

**AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED  
\$11,948.00. ACCT. #09266030 5777 C0365."**

**\*\* MR. BAILEY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**I. THE LAND USE AND BUILDING MANAGEMENT COMMITTEE, ACTING AS  
THE SCHOOL BUILDING COMMITTEE FOR NORWALK HIGH SCHOOL,  
CONFIRMS THE RECOMMENDATION TO PROCEED WITH THE INSTALLATION  
OF ROOFTOP PHOTOVOLTAIC SYSTEM WITH THE BOARD OF EDUCATION  
PROCEEDING WITH THE EXECUTION OF A POWER PURCHASE AGREEMENT  
(PPA) WHILE EXCLUDING THE CARPORT PV COMPONENT OF THE PROJECT.**

Mr. Lo said he recently requested updated financial performers for both rooftop and carport systems, which were attached to the agenda. For the rooftop system, it was projected that in 20 years there would be a total savings of approximately 2 million dollars. For the carport system, it was projected that there would be a slight loss in 20 years, so financially, it doesn't make sense to do it; he is recommending the rooftop system.

**\*\* MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

## **VII. DISCUSSION**

## **A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES**

Mr. Phillips provided an update on the school construction projects, stating that the South Norwalk School project is complete and occupied, and shared updated photos.

Mr. Phillips provided an update and shared photos on the Norwalk High School project.

Mr. Lo said there are a total of six HVAC projects and said three of the projects will be substantially completed by the time the cooling season starts, but Naramake, Marvin, and Rowayton schools have no summer school in those buildings, so we will begin to work on those schools over the summer to install the air conditioning systems.

## **VIII. ADJOURNMENT**

**\*\* MR. DEGENSHEIN MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Dilene Byrd