

ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS ARE SUBJECT TO THE AVAILABILITY OF FUNDS

I. ROLL CALL

II. ACCEPTANCE OF MINUTES

Regular Meeting(s):

September 22, 2015

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS:

APPOINTMENTS:

Deidre Davis -- Fair Housing Advisory Commission

REAPPOINTMENTS:

Daisy Franklin -- Fair Housing Advisory Commission

MAYOR'S REMARKS:

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

RESIGNATIONS AND APPOINTMENTS

B. CONSENT CALENDAR

VI. REPORTS: DEPARTMENTS, BOARD AND COMMISSIONS

VII. COMMON COUNCIL COMMITTEES

A. HEALTH, WELFARE, PUBLIC SAFETY

1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tridata of Maryland, LLC, to provide a "Focused Assessment of Specific Aspects of the Norwalk Fire Department" specifically related to emergency response and station location(s) in the Westport Avenue and Cranbury neighborhoods, for a sum not to exceed \$35,000.00 from Account 0915 3110 5777 C0556. (This is a technical correction. The name of the vendor has changed from Systems Planning Corp. to Tri Data LLC).
2. Authorize the Mayor, Harry W. Rilling, to execute all documents necessary to apply for and accept funds from the State of Connecticut Department of Public Health to implement a lead poison prevention program for the period July 1, 2015 to June 30, 2016 in the amount of \$22,544.
3. Authorize the Mayor, Harry W. Rilling; to execute any and all agreements, documents, instruments or amendments as may be necessary to implement a lead poison prevention program for the period July 1, 2015 to June 30, 2016.

B. PLANNING COMMITTEE

1. Approve Amendment 4 to the Land Disposition and Development Agreement by and among the Norwalk Redevelopment Agency, the City of Norwalk, Connecticut and Norwalk Land Development LLC
2. Authorize Mayor to execute Amendment 4 to the Land Disposition and Development Agreement

C. FINANCE/CLAIMS COMMITTEE

1. Accept and Approve the Report of the Claims Committee Dated:
October 8, 2015
2. For informational purposes only: Monthly Tax Collector's Report Dated:
September 30, 2015
3. Informational Summary of State Senate Bill 1

D. PUBLIC WORKS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the September 18, 2015 agreement with Safety Marking, Inc. for Project TRF 2015-1 Proposed Pavement Markings, Symbols & legends at Various Locations for a sum not to exceed \$82,719.

Account No: 09-16-4021-5777-C0562

- 2a. Authorize the Mayor, Harry W. Rilling, to execute a Supplemental Agreement between the City of Norwalk and URS Corporation AES, for engineering services required in conjunction with the rehabilitation of the Perry Avenue Bridge over the Norwalk River, ConnDOT Project No. 102-319, for a sum not to exceed \$35,970.06.
- 2b. Authorize the Mayor, Harry W. Rilling, to execute the a Supplemental Agreement between the City of Norwalk and the State of Connecticut for engineering services required in conjunction with the rehabilitation of the Perry Avenue Bridge over the Norwalk River, ConnDOT Project No. 102-319, for a sum not to exceed \$35,970.06.

Account No: 09-09-4021-5777-C0392

3. Authorize the Purchasing Agent to issue a purchase order to Tasca Automotive Group CT East, Inc., for the purchase of one (1) 2016 Ford Super Duty F-350 XL Flatbed Truck for a sum not to exceed \$36,299.00.

Account No: 09-15-4031-5777-C0313

4. Authorize the Purchasing Agent to issue a Purchase Order to C.N. Wood of Connecticut, LLC, for the purchase of one (1) Trackless MT6 Articulating Tractor for and attachments for a sum not to exceed \$148,785.00.

AccountNo: 09-15-4031-5777-C0313

5. Authorize the Purchasing Agent to issue a Purchase Order to Morton Salt for Road Salt for the purpose of Snow and Ice Control, pricing not to exceed \$77.68 per ton for normal and after-hour deliveries effective for the 2015-2016 winter season.

E. LAND USE & BUILDING MANAGEMENT COMMITTEE

1. Approve the naming of Marvin School Softball Field after Isabella Emma Icatar.
2. Authorize the placement of "Parkland" deed restriction on city owned properties identified as D5-B64-L359 along North Taylor Avenue (a.k.a. Old Leaf Dump - 10.7 acre) and D5-B64-L426 at 194 Scribner Avenue (a.k.a. Niblick property - 6.2 acre). These properties abut Oak Hills Park.

3. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to Easements and Declarations in favor of the state of Connecticut Historic Preservation Office, Department of Economic and Community Development encumbering the Lockwood Mathews Mansion Museum in consideration for a grant of \$179,599. for the performance of ADA upgrades to the mansion building, elevator and restrooms and various finish repairs.
4. Authorize the Historical Commission to issue Change Orders on Contract with Domus Construction LLC for Lockwood Mathews Mansion Museum – Phase II roof repair project for additional work for a total not to exceed \$12,000. Acct. #09166310 5777 C0092.
- 5a. Authorize, the Mayor, Harry W. Rilling, to execute an Agreement with Domus Construction LLC for Lockwood Mathews Mansion Museum – Phase III roof repair project for a total not to exceed \$154,500.00. Acct. #09166310 5777 C0092.
- 5b. Authorize the Norwalk Historical Commission to issue Change Orders on Contract for a total not to exceed \$10,000.
6. Authorize the Mayor, Harry W. Rilling, to execute an amendment to Silver Petrucelli's architectural services contract for the new Norwalk Early Childhood Center at Roosevelt Center to incorporate additional architectural services for a total not to exceed \$33,400 and for IT/security/audio subconsultant services for a total not to exceed \$31,680. Acct. #09155010 5777 C0555.
7. Technical Correction of Common Council action of June 9, 2015, Item VII. D. 1d which incorrectly identify two account numbers to be corrected from "09153010 5777 C0555" to "09155010 5777 C0555:
RESOLVED, that the proposed Norwalk Early Childhood Center project to create 6 new classrooms in Roosevelt Center on Allen Road for the Norwalk Public School, Pre-K/Special Ed 50/50 program. The estimated project cost is \$2,466,888 and project funding is as follows:
#09155010 5777 C0555- approved previous unexpended funds \$ 771,000
#09155010 5777 C0555- approved special appropriation \$ 880,000
#09045010 5777 B0291- balance in unassigned school construction funds \$ 316,777

Total available local funding \$ 1,967,777
"Projected" State reimbursement based on anticipated eligible improvements at 32.86% \$ 752,457

Total project budget \$ 2,720,234
- 8a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with A.V. Tuchy, Inc. for the construction of a maintenance equipment wash pad at Oak Hills Park for a total not to exceed \$38,240.00. Funds are available from the State DEEP Grant.

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**AGENDA
7:30 PM EST**

**OCTOBER 13, 2015
COUNCIL CHAMBERS**

- 8b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$3,824.00.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

X. SUSPENSION OF RULES

XI. ADJOURNMENT

APPOINTMENTS

FAIR HOUSING ADVISORY COMMISSION

M/C

NORWALK CODE 59-A

DEIDRE DAVIS

Term Expires 9/1/2018

261 Ely Avenue B-2
Norwalk, CT 06854

RE-APPOINTMENTS

FAIR HOUSING ADVISORY COMMISSION

M/C

NORWALK CODE 59-A

DAISY FRANKLIN

Term Expires 9/1/2018

82 South Main Street Apt.2
Norwalk, CT 06854

COMMON COUNCIL MINUTES SEPTEMBER 22, 2015
NORWALK, CONNECTICUT 7:30 P.M. EST. COUNCIL CHAMBERS

**ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO
APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND
OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS
ARE SUBJECT TO THE AVAILABILITY OF FUNDS**

CALL TO ORDER.

Mayor Rilling called the meeting to order at 7:34 p.m.

ROLL CALL.

Ms. King called the roll.

Council at Large:	Mr. Richard Bonenfant	Mr. Douglas Hempstead
	Mr. Glenn Iannaccone	Ms. Sharon Stewart
District A:	Ms. Eloisa Melendez	
District B:	Mr. Travis Simms	
District C:	Mr. John Kydes	Ms. Michelle Maggio
District D:	Ms. Shannon O'Toole-Giandurco	Mr. Jerry Petrini
District E:	Mr. David McCarthy	Mr. John Ignieri

A quorum was present.

Also present were Mayor Harry Rilling, Attorney Mario Coppola, Corporation Counsel and Donna King, City Clerk.

ACCEPTANCE OF THE MINUTES.

Regular Meeting -- September 8, 2015.

**** MR. MCCARTHY MOVED TO APPROVE THE MINUTES OF THE
SEPTEMBER 8, 2015 MINUTES.**

**** THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 8, 2015
MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

PUBLIC PARTICIPATION.

There was no one present who wished to address the Council at this time.

MAYOR.

RESIGNATIONS AND APPOINTMENTS:

COMMON COUNCIL MINUTES SEPTEMBER 22, 2015
NORWALK, CONNECTICUT 7:30 P.M. EST. COUNCIL CHAMBERS

Resignation: Roderick Johnson – Zoning Commission (Alternate)

Mayor Rilling stated that Mr. Johnson was resigning as an Zoning Commission Alternate in order to become a regular member of the Zoning Commission.

Appointment: Roderick Johnson – Zoning Commission (Regular).

Mayor Rilling presented Mr. Johnson as a candidate for the Zoning Commission.

**** MR. MCCARTHY MOVED TO APPROVE THE APPOINTMENT OF MR. RODERICK JOHNSON AS A ZONING COMMISSIONER.**

Mr. McCarthy said that while he had never personally met Mr. Johnson, he had done some research and discovered that Mr. Johnson was a retired Marine. Also he has served the City as Executive Director of the Redevelopment Agency in the late 1970's, early 1980's. This would give him a good working knowledge of zoning.

**** THE MOTION PASSED UNANIMOUSLY.**

MAYOR'S REMARKS.

Mayor Rilling stated that sundown marked the beginning of Yom Kippur, the Jewish high holy day. He added that Pope Benedict had arrived in the United States earlier in the day and hoped that the Pope's message of peace and unity would prevail across the nation.

On Sunday, September 27th, the Wall Street Theater would be celebrating 100 years of entertainment. Wall Street will be closed down from noon to 6 p.m. for a street festival that day.

The next Mayor's Night Out is scheduled for September 28th at City Hall in the Community room.

On Saturday, October 3rd, there will be a dedication of the new Nathan Hale sports field at 9 a.m.

Mayor Rilling said that the City was honored to host the naturalization ceremony for 22 citizens from 18 different countries for the first time. Judge William Garfinkle administered the oath of allegiance. He thanked Ms. Brescia and Congressman Himes for making this event happen.

Mr. Hempstead said that it was a touching ceremony and very moving.

COUNCIL PRESIDENT.

COMMON COUNCIL MINUTES SEPTEMBER 22, 2015
NORWALK, CONNECTICUT 7:30 P.M. EST. COUNCIL CHAMBERS
General Council Business

Mr. Petrini said that at 12 noon, there was a gathering for Mr. Hamilton, who is moving to the Board of Education. Mr. Barron will be the Interim Financial Director.

Resignations And Appointments –

There were no resignations or appointments to consider at this time.

Consent Calendar

There were no items on the Consent Calendar.

REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS:

There were no reports to consider at this time.

COMMON COUNCIL COMMITTEES:

A. Planning Committee:

1. Approve Contract for 70 and 68 South Main Street and Authorize the Mayor to execute same.

**** MR. HEMPSTEAD MOVED THE ITEM.**

Mr. Hempstead said that at the end of the day, the city could lay out 2 million dollars and have nothing to show for it. However, this settlement works for the City's benefit.

Mr. Bonenfant said that he had some concerns. He said that there would be 30 parking spaces in the police lot that are going to be given away. These will be a exclusive parking for the development across the street, but the City will be obligated to plow and light the lot for perpetuity.

Atty. Coppola said that the City would have the right to move the spaces if needed. He added that by having the City plow the lot, it will be done when it needs to be. Mr. Bonenfant said that there were vehicles that were impounded as evidence that were in the police back lot. They will be moved to the Yankee Doodle garage. Atty. Coppola said that the garage was more secure because it is fenced and covered.

Mr. Bonenfant said that the his biggest concern was the fact that the 30 spaces would not be available to the public. Atty. Coppola said that the new spaces would be created before December 2016 when the old spaces will become exclusive.

COMMON COUNCIL MINUTES SEPTEMBER 22, 2015
NORWALK, CONNECTICUT 7:30 P.M. EST. COUNCIL CHAMBERS

Mr. Petrini said that he would be supporting this. He said that the garage was very secure. He said that back in the 60's, the buildings were centers of activity, but one didn't need parking back then. However, now, any developer needs parking and this will allow parking for new development, which is an investment in the future.

Mr. Simms said that he was with Mr. Bonenfant on this. He said that there was parking on site in back of the Moose Lodge. He added that Mr. Bonenfant had mentioned this was on the back of the taxpayers in terms of plowing and maintenance of the lot by the police station. He added that there was not a direct correlation. Atty. Coppolla said that there were contracts with the property owner and gave the details. Without the parking spaces, there will be no redevelopment of those parcels.

Mr. Simms said that he was also concerned about North Walk LLC, which is run by the current Redevelopment Agency Director and the Chairman of Planning and Zoning. He said that he had a problem with the fact that this contract was transferring this to a private entity. Getting the packet on Friday gave the Council Members very little time to review the documents. This is why Mr. Simms said he would not be supporting this item.

Mr. McCarthy asked about some of the details of security as outlined in the contract. He wished to know if the City would be liable if someone's vehicle was broken into while it was parked in the lot. Atty. Coppolla said that if someone was hurt in the lot now, they would sue the City and at the end of the day, it would be the same if it was a lot for exclusive use.

Ms. Maggio left the meeting at 8:05 p.m.

Atty. Coppolla pointed out that this was just a first step in allowing the redevelopment of the area.

Mr. Hempstead said that this type of agreement was not unique and mentioned several examples. This was leverage for remediation. He said that the \$800,000 was leverage for settling the lawsuit.

Mr. Kydes said that he had lived in the area and the building had been in shambles for a long time.

Mr. Bonenfant thanked Atty. Coppolla for his work on this. He asked why this was referred to as a "burdened property". Atty. Coppolla said that it was a legal technical term.

**** THE MOTION PASSED WITH EIGHT (8) IN FAVOR (HEMPSTEAD, IANNACONE, MELENDEZ, KYDES, O'TOOLE-GIANDURCO, PETRINI,IGNERI, AND MCCARTHY) AND THREE OPPOSED (BONENFANT, SIMMS, AND STEWART).**

COMMON COUNCIL MINUTES SEPTEMBER 22, 2015
NORWALK, CONNECTICUT 7:30 P.M. EST. COUNCIL CHAMBERS

MOTIONS POSTPONED TO A SPECIFIC DATE

There were no postponed motions from the Council floor at this time.

SUSPENSION OF RULES

There were no suspensions of the rules from the Council floor at this time.

ADJOURNMENT

**** MS. STEWART MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:11 p.m.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services.

Daisy Franklin

~~261 Ely Avenue, #22-2E~~

Norwalk, CT 06854

~~203-956-7646 (home)~~

~~203-919-2147 (cell)~~

2039192147@tmomail.net

82 South Main 2Apt
Norwalk 06854
~~203-885~~
203 9435252 cell
dmfsocialaction@yahoo.com

OBJECTIVE

To obtain an appointment to a City Board or Commission where I can be of service to my community, be an advocate for those whose voices are unheard and make a meaningful difference in the lives of Norwalk all residents.

HIGHLIGHTS OF COMMUNITY ACTIVITIES AND INTERESTS

- Strong Community Advocate for the empowerment of individuals and neighborhoods.
- Community Outreach
- Actively participated in PTO and a variety of school activities.
- Active Youth leader at Bethel AME Church, Norwalk
- Initiated process for establishing a viable Roodner Court Residents Council
- Attended and participated in numerous housing related workshops and training sessions.
- Active member of the Advisory Board of the Norwalk Housing Authority
- Parent Leadership Training Institute Graduate, 2004
- Served as the chief advocate for the delivery of a flag to the Roodner Court complex and assumed the responsibility for assuring that it is raised, flown and lowered each day.

ACCOMPLISHMENTS

- Secretary, Board of Directors, Norwalk Economic Opportunity Now, Inc.
- Sunday School Teacher, Trustee, Stewardess and Evangelist, Bethel AME Church, Norwalk.
- Former Fundraising Chair, Wolpitt Elementary School PTO.
- Former Member, Norwalk High School PTO Parent Outreach Group.
- Actively participated in Bethel AME Church's Prison Ministry for Kairos Prison.

EDUCATION AND EXPERIENCE

- Norwalk Community College, Norwalk, CT
- Marvin School of Electronics, Norwalk, CT
- Electronics Technician, Harrel, Inc., Norwalk, CT
- Home Health Aid, Community & Visiting Nurses, Norwalk, CT

INTERESTS

- Human Relations Commission
- Fair Housing Advisory Commission
- Fair Rent Commission
- Norwalk Housing Partnership
- Zoning Commission

VLA.1

Herring, Erin E.

From: Reilly, Lawrence
Sent: Wednesday, September 16, 2015 9:43 AM
To: Herring, Erin E.
Cc: McCarthy, Denis; Maggio, Michelle A.
Subject: FW: Technical Correction required re: Common Council Authorization - Award - System Planning Corporation - RFP #3553 - Focused Assessment of Specific Aspects of the Norwalk Fire Department

Erin,

Would you add the item below to the agenda for the next Health, Welfare and Public Safety meeting. This is a technical correction on the item that was approved at the Common Council meeting on 7/14. The name of the company has changed from systems Planning Corp. to Tri Data LLC, so we need to correct it for the record.

"Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tridata of Maryland, LLC, to provide a "Focused Assessment of Specific Aspects of the Norwalk Fire Department" specifically related to emergency response and station location(s) in the Westport Avenue and Cranbury neighborhoods, for a sum not to exceed \$35,000.00 from Account 0915 3110 5777 C0556. (This is a technical correction. The name of the vendor has changed from Systems Planning Corp. to Tri Data LLC). "

Thanks
Larry

Laurence Reilly

Assistant Fire Chief
Norwalk Fire Department
121 Connecticut Avenue
Norwalk CT 06854
203-854-0232
lreilly@norwalkct.org

From: Reilly, Lawrence
Sent: Monday, September 14, 2015 12:31 PM
To: Maggio, Michelle A.
Cc: McCarthy, Denis; Foley, Gerald
Subject: FW: Technical Correction required re: Common Council Authorization - Award - System Planning Corporation - RFP #3553 - Focused Assessment of Specific Aspects of the Norwalk Fire Department

Michelle,

Please see the email below from Gerald Foley. After the focused assessment study for the Westport Avenue/Cranbury area approved by the Council, and while the law department was negotiating the contract, the original owner bought his company back from **System Planning Corporation** and registered the company as **Tri Data LLC**.

Gerald pointed out that we now need to do a technical correction on the name in the council's authorization. The authorization was approved at the July 14, 2015 Common Council meeting, item 4 on consent HW&P. I believe we need to put the following authorization on the agenda for the Health, Welfare and Public Safety committee (change in red) :

4. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tridata of Maryland, LLC, to provide a "Focused Assessment of Specific Aspects of the Norwalk Fire Department" specifically related to emergency response and station location(s) in the Westport Avenue and Cranbury neighborhoods, for a sum not to exceed \$35,000.00 from Account 0915 3110 5777 C0556

Please let me know if you need any other information.

Thanks

Assistant Fire Chief
Norwalk Fire Department
12 Connecticut Avenue
Norwalk CT 06854
203-854-0232
lreilly@norwalkct.org

From: Foley, Gerald

Sent: Wednesday, September 02, 2015 5:25 PM

To: McCarthy, Denis

Cc: Reilly, Lawrence

Subject: Technical Correction required re: Common Council Authorization - Award - System Planning Corporation - RFP #3553 - Focused Assessment of Specific Aspects of the Norwalk Fire Department

Denis:

Tri-Data has now officially registered with the Connecticut Office of the Secretary of the State.

In Connecticut, they are registered to do business as "Tridata of Maryland, LLC", see the screen shot from the Connecticut Office of the Secretary of the State Concorde System below.

To facilitate the contracting process with Tridata, the original Common Council Action of July 14, 2015 will need to be revised.

I suggest that you request a "technical correction" to this original Common Council action authorization.

COMMON COUNCIL ACTION July 14, 2015

NORWALK, CONNECTICUT 7:30 PM EST COUNCIL CHAMBERS

VII. COMMON COUNCIL COMMITTEES

A. HEALTH, WELFARE & PUBLIC SAFETY

ORIGINAL ACTION AUTHORIZATION REQUEST:

4. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Systems Planning Corporation, to provide a "Focused Assessment of Specific Aspects of the Norwalk Fire Department" specifically related to emergency response and station location(s) in the Westport Avenue and Cranbury neighborhoods, for a sum not to exceed \$35,000.00 from
Account 0915 3110 5777 C0556 **AUTHORIZED**

NEW ACTION AUTHORIZATION REQUEST:

4. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tridata of Maryland, LLC, to provide a "Focused Assessment of Specific Aspects of the Norwalk Fire Department" specifically related to emergency response and station location(s) in the Westport Avenue and Cranbury neighborhoods, for a sum not to exceed \$35,000.00 from
Account 0915 3110 5777 C0556

Please let me know if you have any questions

Thank you.

Gerald J. Foley
Purchasing Agent
City of Norwalk
T 203.854.7892
F 203.854.7817
E GFoley@Norwalkct.org



DENISE W. WERNER

CORPORATE SECRETARY

Business Information

Business Name	ROADICE HAF LAND LLC	Ownership/Shareholder	F
Business ID	10001	Last Report Filed Year	F
Business Address	10005 VANTAGE COURT, POTOMAC, MD, 20854	Business Type	F
Mailing Address	10005 VANTAGE COURT, POTOMAC, MD, 20854	Business Status	A
Date of Registration	Aug 9, 2015	Name	Same of ID 1
Commence Business Date	Aug 8, 2015		

Principal Data

Name	Business Address	Principal Address
PHILIP SCHENKMAN MANAGING MEMBER	10005 VANTAGE COURT POTOMAC MD 20854	10005 VANTAGE COURT POTOMAC

Agent Summary

Agent Name C T CORPORATIONS INC

Agent Business Address ONE CORPORATION CENTER, HARTFORD, CT, 06183-3220

Agent Residence Address NONE

Norwalk Department of Health

September 24, 2015

Lead Poison Prevention Program

The Department of Health was awarded a grant from the State of Connecticut Department of Public Health in the amount of \$22,544 to conduct a Lead Poison Prevention Program for the period beginning July 1, 2015 through June 30, 2016. Please include this item on the agenda for authorization, worded as follows:

Authorize the Mayor, Harry W. Rilling, to execute all documents necessary to apply for and accept funds from the State of Connecticut Department of Public Health to implement a lead poison prevention program for the period July 1, 2015 to June 30, 2016 in the amount of \$22,544.

Authorize the Mayor, Harry W. Rilling; to execute any and all agreements, documents, instruments or amendments as may be necessary to implement a lead poison prevention program for the period July 1, 2015 to June 30, 2016.

The Norwalk Health Department staff will screen children for lead poisoning, investigate to determine the source of lead in children with elevated blood lead levels, manage cases of lead poisoned children and provide educational materials to the public and child care providers.

A.2

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Jewel Muller, M.D., M.P.H., M.P.A.
Commissioner



Daniel P. Malloy
Governor
Nancy Wysocki
Lieutenant Governor

August 5, 2015

Timothy Callahan, MPH, RS
Director of Health
City of Norwalk
137-139 East Avenue

Norwalk, CT 06851

Re: Application for SFY 2016 Lead Poisoning Prevention Financial Assistance

Dear Mr. Timothy Callahan:

Enclosed please find the SFY 2016 Lead Poisoning Prevention Financial Assistance Application for the period July 1, 2015 through June 30, 2016. Please complete the application and return all required submittals as soon as possible but no later than September 30, 2015 to:

Lynne Tinyszin, MS #12RSV
Regulatory Service Branch Admin
Department of Public Health
P.O. Box 340308
Hartford, CT 06134-0308

If you have any questions regarding Lead Poisoning Prevention funding, please contact Krista Veneziano at (860) 509-7677 or via e-mail at krista.veneziano@ct.gov.

Sincerely,


Francesca Provetiziano, MPH, RS, CHES
Epidemiologist 4
Lead and Healthy Homes Program

cc: K. Veneziano
L. Tinyszin

Phone: (860) 509-8000 • Fax: (860) 509-7184 • VP: (860) 899-1611
410 Capitol Avenue, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer

APPLICATION CHECKLIST for
SFY2016 LEAD POISONING PREVENTION (LPP) FINANCIAL ASSISTANCE

Please return:

- ☒ Signed and Completed Financial Assistance Application including LPP Budget and Budget Justification
- ☒ Job titles and description of work responsibilities for any positions to be funded under this grant
- ☐ Outline of proposed Lead Poisoning Prevention activities
- ☐ Cost Allocation Plan (CAP) if budget includes Administrative & General Costs
- ☒ Signed Invoice(s): 1

Please return your complete contract package to:

Lynne Tinyszyn, MS # 12RSV
Regulatory Services Branch Administration
State Dept. of Public Health
P.O. Box 340308
Hartford, CT 06134-0308

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner



Daniel P. Malloy
Governor
Nancy Wyman
Lt. Governor

APPLICATION FOR: SFY 2016 LEAD POISONING PREVENTION FINANCIAL ASSISTANCE

City of Norwalk
Health Department
137-139 East Avenue

Norwalk CT, 06851

Lead Poisoning Prevention Allocation: \$18,238.00

This application certifies that the City of Norwalk is in compliance with CGS Section 19a-111j regarding Financial Assistance to Local Health Departments for Lead Poisoning Prevention as well as the applicable provisions of sections 19a-110, 19a-111a, 19a-206, 47a-52 and 47a-54f, and agrees to carry out the following primary prevention activities:

- Provide case management services, lead poisoning educational services, environmental health services, health education services, including, but not limited to, education concerning proper nutrition for good health and the prevention of lead poisoning, and participation in the Department of Public Health's system (a.k.a, MAVEN/Lead Surveillance System [LSS]) for the collection, tabulation, analysis and reporting of lead poisoning prevention and control statistics.
 - Case management and environmental health services shall include medical, behavioral, epidemiological and environmental intervention strategies for each child having:
 - one venous blood lead level that is equal to, or greater than, twenty micrograms of lead per deciliter of blood, or
 - two venous blood lead levels, collected from samples taken not less than three months apart, that are equal to, or greater than, fifteen micrograms of lead per deciliter of blood but less than twenty micrograms of lead per deciliter of blood.
 - Lead poisoning educational services shall include the distribution of educational materials concerning lead poisoning prevention, proper nutrition for good health, the potential eligibility for services for children from birth to three years of age, and laws and regulations concerning lead abatement to the parent and legal guardian for each child with a:
 - venous blood lead level equal to, or greater than, five micrograms of lead per deciliter ($\mu\text{g}/\text{dL}$) of blood, and
 - capillary blood lead screening test results of $10\mu\text{g}/\text{dL}$ or more.

- o LSS activities shall include electronically acknowledging cases, generating retest reminder letters, entering epidemiological investigation findings, entering environmental data, generating the Lead Inspection and Testing Summary Form, and generating orders for lead abatement.
- A local health department may directly provide lead poisoning prevention and control services within its geographic coverage area or may contract for the provision of such services.
- Submit, not later than September 30, annually, to the Department of Public Health a report concerning the local health department's lead poisoning and prevention control program. Such report shall contain: (1) A proposed budget for the expenditure of program funds for the new fiscal year; (2) a summary of planned program activities for the new fiscal year; (3) a signed and completed expenditure report for the previous fiscal year, and (4) a narrative summary of your program's activities completed during the previous fiscal year.

Please provide a narrative of your work plan to describe the primary prevention activities your department/district will perform, ensuring that each activity is measurable, results oriented, and relates to preventing childhood lead poisoning:

Examples of work activities may include:

- 1) Pro-actively testing homes in high risk areas for lead hazards and issuing orders for lead abatement, where applicable (# homes or units tested for lead paint/dust/soil, and outcome of work)
- 2) Contracting with approved training providers to offer Renovation, Remodeling and Painting (RRP) Rule courses to professionals in the geographic area
- 3) Implementing local policies to conduct lead inspections of all rental housing units, or all subsidized housing units, at turnover (track # of inspections completed and # of orders issued)
- 4) Implementing local policies in collaboration with building officials, fire officials and housing code officials to address blight and other housing complaints, which incorporate healthy homes and lead inspections for all pre-1978 properties (# of inspections completed, #orders issued)
- 5) Other activities that are results oriented

***Please refer to the *Primary Prevention Activities Booklet* for suggested primary prevention activities.**

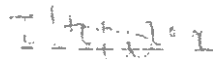
Program Narrative:

The information provided on behalf of the health department in this application and attachments is true and correct.

**Name of Individual
Completing the Application:**

Darleen Hoffer, Supr. Of Clinical Services
(Please print or type name and title)

Signature:



Date: 9/25/15

Director of Health:

Timothy Callahan, MPH, RS

Signature:



Date: 9/25/15

**Chief Elected Official (for
Full Time Health Dept.) or
Board Chairman (for Health
District):**

(Please print or type)

Signature: _____

Date: _____

**BUDGET FOR:
 LEAD POISONING PREVENTION
 July 1, 2015 – June 30, 2016**

Category	Amount
1) Salary/Wages*	12,870
2) Fringe Benefits*	1,240
3) Travel \$ 0.565 per mile X 177 miles	100
4) Training	
5) Educational Materials	648
6) Office Supplies	500
7) Medical Materials	
8) Contractual (Subcontracts)**	
9) Telephone	
10) Advertising	
11) Other Expenses (List Below)	
a) Repairs & Maintenance	2,880
b)	
c)	
12) Administrative and General Costs***	
Total DPH Grant	18,238

*Complete Salary/Fringe Position Schedule. In addition, Fringe Benefits must be itemized on the Budget Justification Schedule.

**Complete Subcontractor Budget Detail Sheet.

***Submit the municipality/health district's Cost Allocation Plan (CAP) with this application if you are requesting A&G Costs. A&G Costs will not be allowed without a copy of the CAP.

Salary/Fringe Position Schedule

Position Detail		Hours wk/ wks per Year	Hourly Rate	Total Salary Charged	Fringe Benefit Rate %	Total Fringe Benefits
1.Position: Lead Program Prevention Associate Name: Brianna Tobin Foley		11.5/44	26.0	12,870	9.7%	1,240
2.Position: Name:		/			%	
3.Position: Name:		/			%	
4.Position: Name:		/			%	
5.Position: Name:		/			%	
6.Position: Name:		/			%	
7.Position: Name:		/			%	
8.Position: Name:		/			%	
9.Position: Name:		/			%	
10.Position: Name:		/			%	
Totals				12,870		1,240

BUDGET JUSTIFICATION

Provide a budget justification for each line in your budget, describing how your department/district intends to use LPP funds.

NEW: Fringe Benefits must be itemized on the Budget Justification Schedule. That justification shall include a breakdown of the overall composition of the Fringe Benefit Cost Pool and indicate either percentage or actual amount that each component comprises of the total Fringe Benefit amount being requested.

BUDGET LINE ITEM	JUSTIFICATION
Salary	To cover the cost of one part-time personnel performing outreach and education to the Norwalk community; Assist with the provision of case management & environmental health activities involving children with elevated blood lead levels \$26.0 per hour X 11.25 per week X 44 weeks per year
Fringe	Fringe benefits associated with the salary of the part-time program associate FICA: \$ 986.00 Work. Comp. \$32.00 Unemp. Insur. \$222.00
Travel	To cover the cost of work related mileage reimbursement such as travel to meetings, outreach activities, and home visits
Educational materials	Dollars needed to cover the cost of materials used in support of lead prevention educational activities
Office Supplies	Dollars needed to cover the cost of supplies in support of program activities
Other	
a) Repairs & Maintenance	XRF Analyzer Resourcing (recharge)

Use additional sheets as necessary.

Subcontractor Budget Detail: Provide the detail for each subcontractor listed in the Budget (just as for the primary contract budget). If it is not known who the subcontractor will be, an estimated amount and whatever budget detail is anticipated should be provided.

Subcontractor Name:

Address:

Telephone:

Select One: A ☐ Budget Basis B ☐ Fee-for-Service C ☐ Hourly Rate

Indicate One: ☐ MBE ☐ WBE ☐ Neither

Line Item	Amount
Total Subcontract Amount:	

Subcontractor Name:

Address:

Telephone: () (-)

Select One: A ☐ Budget Basis B ☐ Fee-for-Service C ☐ Hourly Rate

Indicate One: ☐ MBE ☐ WBE ☐ x Neither

Line Item	Amount
Total Subcontract Amount:	

**VENDOR INVOICE FOR GOODS OR SERVICES
RENDERED TO THE STATE OF CONNECTICUT**
CO-17 Rev 7/03

VENDOR: Please complete this form and send it to the
DEPARTMENT BILLING ADDRESS SHOWN ON PURCHASE ORDER

**STATE OF CONNECTICUT
OFFICE OF THE STATE COMPTROLLER
CENTRAL ACCOUNTS PAYABLE DIVISION**

(1) Business Unit Name	(2) Business Unit Number	(3) Invoice Number	(4) Invoice Amount \$18,238.00
(5) Document Date	(6) Invoice Date 07/01/2015	(7) Accounting Date	(8) Rpt. Type T
		(9) VENDOR FEIN/SSN - SUFFIX 000 000 103	

VENDOR/PAYEE: FIELDS 9, 10 14 and 18 ARE MANDATORY FOR PAYMENT

(10)
PAYEE: City of Norwalk

ADDRESS: 137-139 East Avenue
Norwalk, CT 06851

(11) Voucher Number

(12)
Voucher Date: _____
Prepared by: _____

(13) **VENDOR BILLING COMMENTS**
2016 Lead Poisoning Prevention Financial Assistance

(14) Give a full description of goods or services completed	(15) Quantity	(16) Units	(17) Unit Price	(18) Amount
State Aid pursuant to CGS Section 19a-111j for services in connection with: Lead Poisoning Prevention, 07/01/2015-06/30/2016				\$18,238.00
I certify that the above is a valid claim and has not been paid.				
XX				

(Contractor) Signature of Authorized Person

M. Closter

(Name & Title)

BUSINESS UNIT USE ONLY

Amount	(23) FUND	(24) Department	(25) SID	(26) Program	(27) Account	(28) Project	(29) Budget Ref	(30) CFDA #
\$18238	11000	DPH48766	12126	29101	55070	DPH12126LeadPrv	2016	

(32) **DEPARTMENT NAME AND ADDRESS:**
STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH
410 CAPITOL AVENUE, MS# 11RSV
PO BOX 340308
HARTFORD, CT 06134-0308

(33) PO NO.

(34) **COMMODITIES RECEIVED or SERVICES RENDERED- Signature**

(DPH AUTHORIZED SIGNATURE)

(35) PO BUS UNIT

(36) Receiving Report No.

(37) Date of Receipt

SHIPPING INFORMATION

(38) Date shipped	(39) From City/State	(40) Via Carrier	(41) F.O.B.
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SFY 2016 DPH Budget Guidance (REVISED):

1. **Funding may not be allocated for the following:** abatement or remediation activities, equipment (e.g., computers, scanner, copiers) or blood lead screening supplies.
2. **Administrative and General (A&G) Costs:** A&G costs are those that have been incurred for common or joint objectives and cannot be readily identified with a particular final cost objective. Because of the diverse characteristics and accounting practices of organizations, it is not possible to specify the types of cost that may be classified as A&G costs in all situations. In addition, there is no universal definition of A&G costs in federal OMB circulars, GAAP, or other cost accounting standards. Therefore, for the purposes of these cost standards, A&G is defined as those costs that have been incurred for the overall executive and administrative offices of the organization or other expenses of a general nature that do not relate solely to any major cost objective of the organization. They are costs that by their nature are administrative in support of the overall organization. This category must also include its allocable share of fringe benefit costs, operation and maintenance expenses, depreciation, and interest costs.

Examples of A&G costs include salaries of executive directors, administrative and financial personnel, accounting, auditing, management information systems, proportional office costs such as building occupancy, telephone, equipment and office supplies. Please review the OPM website on Cost Standards for more information at:

http://www.opm.gov/cost/view.asp?_id=2081&Q_387904&opmNav_CatID=1806

NOTE: You must submit the municipality/health district's Cost Allocation Plan (CAP) with this application if you are requesting A&G Costs. A&G Costs will not be allowed without a copy of the CAP.

Cost Allocation Plans (CAP): The purpose of the cost allocation plan (CAP) is to summarize, in writing, the methods and procedures the organization uses to allocate costs to benefiting programs and activities. Only costs that are allowable, in accordance with the State of Connecticut Cost Standards shall be allocated to the State award. The CAP must include provisions for allocating A&G costs. The plan must be initially approved by the Board of Directors for inclusion in the organization's official policies and procedures.

All costs and other data used to distribute costs in the CAP must be supported by accounting and other records that ensure the propriety of costs assigned to the State award. Once an organization establishes an allocation methodology, it must be used consistently over time. The CAP must be retained on file for audit and made available to State agencies, upon request.

3. **Fringe Benefits:** Any request for contractual reimbursement of Fringe Benefit shall include a justification. That justification shall include a **breakdown of the overall composition of the Fringe Benefit Cost Pool and indicate either percentage or actual amount that each component comprises of the total Fringe Benefit amount being requested.** Please review the State of Connecticut Cost Standards on the OPM website for information regarding allowable and unallowable Fringe Benefit costs at:

http://www.opm.gov/cost/view.asp?_id=2081&Q_387904&opmNav_CatID=1806

4. **Audit Costs:** The cost of State Single Audits (CGS 4-23 to 4-236) are allowable charges to State awards. Audit costs are allowable to the extent that they represent a pro-rata share of the cost of such audit. Audit costs charged to Department of Public Health contracts **must be budgeted, reported and justified as an audit cost line item within the Administrative and General Cost category.**
5. **Budge Justification Form:** Using the Budget Justification form included in this package, provide a brief explanation for each line item listed on the Budget. This must include a detailed breakdown of the components that make up the line item and any calculation used to compute the amount.

Line Item (Description)	Amount	Justification & Breakdown of Costs
Travel	\$730	1,659 miles @ .44 = \$730.00 outreach workers going to meetings and site visits.

- **Salary:** provide brief description of project activities assigned to each individual paid
- **Fringe Benefits:** include a breakdown of the overall composition of the Fringe Benefit Cost Pool and indicate either percentage or actual amount that each component comprises of the total Fringe Benefit amount being requested
- **Subcontracts:** provide brief description of the purpose of each subcontract.
- **Laboratory Services** (if line item on the primary or subcontract budget), provide justification as to why a private laboratory is being used as opposed to the Connecticut State Laboratory.
- **Administrative and General Costs:** You must submit the municipality/health district's Cost Allocation Plan (CAP) with this application if you are requesting A&G Costs. A&G Costs will not be allowed without a copy of the CAP.

2015-2016 Proposed Lead Poisoning Prevention Activities

- Provide case management services, lead poisoning educational services, environmental health services, health education services, including, but not limited to, education concerning proper nutrition for good health and the prevention of lead poisoning, and participation in the Department of Public Health's system (a.k.a MAVEN/Lead Surveillance System [LSS]) for the collection, tabulation, analysis and reporting of lead poisoning prevention and control statistics.
 - Case management and environmental health services shall include medical, behavioral, epidemiological and environmental intervention strategies for each child having:
 - One venous blood lead level that is equal to, or greater than, twenty micrograms of lead per deciliter of blood ($\mu\text{g/dL}$), or
 - Two venous blood lead levels, collected from samples taken not less than three months apart, that are equal to, or greater than, fifteen $\mu\text{g/dL}$ but less than twenty micrograms of lead per deciliter of blood.
 - Lead poisoning educational services shall include the distribution of educational materials concerning lead poisoning prevention, proper nutrition for good health, the potential eligibility for services for children from birth to three years of age, and laws and regulations concerning lead abatement to the parent and legal guardian for each child with a:
 - Venous blood lead level equal to, or greater than, five $\mu\text{g/dL}$, and
 - Capillary blood lead screening test results of 10 $\mu\text{g/dL}$ or more.
 - LSS activities shall include electronically acknowledging cases, generating retest reminder letters, entering epidemiological investigation findings, entering environmental data, generating the Lead Inspection and Testing Summary Form, and generating orders for lead abatement.
- Home Visits for venous results 15 $\mu\text{g/dL}$ or higher
 - Target audience: Parents/Guardians of poisoned children
 - Activity
 - Conduct a home visit with family of child who has a venous blood lead level of 15 $\mu\text{g/dL}$ or higher.
 - Complete an epidemiological investigation with parent/guardian.
 - Conduct a visual inspection to determine if potential lead hazards are present; if deemed that there are potential lead hazards in the home, schedule a date and time for a comprehensive environmental investigation to take place.
 - Implement interim controls to limit further exposure to lead hazards.
 - Testing lead dust if chipping/peeling paint is present

- Order the property owner to remediate the defective surfaces using an EPA Renovation, Repair and Painting firm
 - Measureable Outcomes:
 - # of targeted outreach visits that were conducted
 - # of notices of violations issued for identified potential lead hazards
- Home Visit with Training for Appropriate Cleaning Techniques for venous results 15 µg/dL or higher
 - Target Audience: Parents/Guardians of poisoning children
 - Activity:
 - Provide parent/guardian with list of where supplies can be purchased, how much items should cost, and provide coupons for products.
 - During home visit: demonstrate the correct cleaning techniques using the cleaning supplies and bucket.
 - Measurable Outcomes:
 - # of demonstration home visits conducted
 - List of supplies and coupons provided to parents/guardians
- Educational Materials
 - Target Audience: Various
 - Activity:
 - Provide the DPH fact sheets for distribution via mailings for parents/guardians of children with elevated blood lead levels, during home visits with parents/guardians of lead poisoned children
 - Purchase lead education brochures from private companies for distribution during community events, health fairs, etc.
 - Measureable Outcome:
 - # of mailings sent out and home visits conducted.
 - # of brochures distributed during community events.
 - Description of how the educational materials were used.
- “Other” Dwelling Unit Inspections:
 - Target Audience: High Risk Children (those with blood lead levels 15 µg/dL or higher)
 - Activity:
 - Conduct lead inspection of dwelling units in the same building or complex where a lead poisoning child resides. (19a-111-3(c)(2))
 - Order correction of identified lead hazards.
 - Measurable Outcomes:
 - # of inspections conducted

- # of orders issued
 - # of orders complied with
- Protocol for follow-up testing for children that cannot be located or are overdue for testing
 - Target Audience: Pediatricians, Office Managers/Staff
 - Activity:
 - Contact the pediatric offices in Norwalk to discuss/set up protocol to locate children who cannot be located and/or are overdue for their retesting.
 - Suggest faxing a list of children who cannot be located/overdue for lead testing on a monthly bases for the pediatric office staff to follow-up on.
 - Once protocol has been established:
 - Compile a list of children overdue for lead testing using the “overdue for testing” workflow in the LSS.
 - Send a fax monthly to the pediatric offices in Norwalk of the list of children.
 - Ask the pediatric office staff to face the blood lead analysis reports of children who were tested or the contact information for the guardian of the children who could be located.
 - Measurable Outcomes:
 - # of pediatric offices with newly established protocol
 - Dates faxes sent
 - # of children that had follow-up testing
 - # of children found due to established protocol
- National Lead Poisoning Prevention Week (NLPPW)
 - Target Audience: All consumers
 - Activity:
 - Display flyers acquired from the EPA website throughout the health department.
 - Create a display for front lobby of health department
 - Provide information via social media outlets
 - Measurable Outcomes:
 - Dates of events, materials used, and description of activities
- Attend at least two educational programs and/or meetings to remain current on lead and healthy homes related information.

[Draft For Review and Discussion Only]

AMENDMENT #4 TO LAND DISPOSITION & DEVELOPMENT AGREEMENT

THIS Amendment #4 to Land Disposition & Development Agreement ("Amendment #4"), is made as of the ____ day of _____, 2015 by and among the Norwalk Redevelopment Agency ("Agency"), The City of Norwalk, Connecticut ("City") and Norwalk Land Development, LLC ("Redeveloper").

WITNESSETH:

WHEREAS, the Agency, the City and French Norwalk LLC ("French") were parties to a certain Land Disposition & Development Agreement dated as of December 15, 2000, and executed on May 7, 2001 (the "LDA"), pertaining to real property designated as Disposition Parcels 1, 2 and 4 in the Reed Putnam Urban Renewal Area (the "Urban Renewal Area"), as shown and depicted in the "Urban Renewal Plan for the Reed-Putnam Area, Norwalk, Connecticut (Amended and Restated)" approved by the Agency on December 17, 1997 (further amendment approved March 24, 1999), and by the Common Council of the City on February 10, 1998 (further amendment approved April 13, 1999); and

WHEREAS, the foregoing Urban Renewal Plan as amended (the "Redevelopment Plan") was subsequently further amended in regard to lands not covered by the LDA, which further amendment is not relevant to the LDA or to this Amendment #4; and

WHEREAS, the LDA was amended by "Amendment #1 to Land Disposition & Development Agreement", dated December 31, 2001, among the Agency, the City and French, recorded on September 9, 2005, in Volume 5958 at Page 175 of the Norwalk Land Records; and

WHEREAS, pursuant to approval set forth in resolution adopted by the Agency on May 4, 2005, and pursuant to agreements between French and Redeveloper, French assigned its rights under the LDA to 95/7 Ventures, LLC, which assumed French's obligations under the LDA; and

WHEREAS, French and its affiliates conveyed their real property holdings in the Urban Renewal Area to 95/7 Ventures, LLC, by deed recorded on July 26, 2005, in Volume 5894 at Page 162 of the Norwalk Land Records; and

WHEREAS, to reflect the foregoing, the LDA was further amended by "Amendment #2 to Land Disposition & Development Agreement", dated October 6, 2005, and recorded on October 7, 2005, in Volume 5992 at Page 4 of the Norwalk Land Records; and

WHEREAS, the LDA was further amended by "Amendment #3 to Land Disposition & Development Agreement" by and between 95/7 Ventures, LLC, the City and the Agency, dated October 11, 2007 (the "Third Amendment"), and a notice of which was recorded in Volume 6662 at Page 96 of the Norwalk Land Records; and

WHEREAS, 95/7 Ventures, LLC subsequently acquired additional lands within the Urban Renewal Area as contemplated by the LDA; and

WHEREAS, by deed dated September 7, 2010, 95/7 Ventures, LLC fulfilled an obligation imposed on it by the LDA, by conveying to the City certain portions of the Redeveloper Property required by the City for the widening of West Avenue and the realignment of North Water Street (formerly, Reed Street); and

WHEREAS, by deed dated February 8, 2013, 95/7 Ventures, LLC conveyed all of its real property within the Project Site to 95/7 Enterprises LLC ("Enterprises") (Redeveloper's predecessor in title), an "Affiliate" of as such term is defined in the LDA, which transfer was accordingly a "Permitted Transfer" as described in the LDA; and

WHEREAS, by "Assignment and Assumption Agreement" dated as of February 8, 2013, 95/7 Ventures, LLC assigned to Enterprises all right, title and interest of 95/7 Ventures, LLC in and to the LDA, and Enterprises assumed and agreed to perform all of the obligations of 95/7 Ventures, LLC as Redeveloper pursuant to the LDA, and to be bound by all of the terms and conditions of the LDA that are binding upon the Redeveloper; and

WHEREAS, pursuant to "Contract for Conveyance of Remnant Parcels", dated October 24, 2013, between the City and Enterprises, the City, as required by the LDA, agreed to convey certain real property within the Project Site (the "Remnant Parcels") to Enterprises, and Enterprises as required by the LDA agreed to pay certain consideration for the Remnant Parcels, which are part of the Redeveloper Property; and

WHEREAS, pursuant to approval set forth in resolution adopted by the Agency on November 12, 2013, and pursuant to agreements between Enterprises and Redeveloper, Enterprises assigned its rights under the LDA to Redeveloper by Assignment and Assumption Agreement, dated November 21, 2013 and recorded November 26, 2013 in Volume 7931 at Page 127 of the Norwalk Land Records, whereby Redeveloper assumed all obligations under the LDA; and

WHEREAS, Enterprises conveyed the real property holdings in the Urban Renewal Area to Redeveloper, by deed dated November 20, 2013 and recorded on November 26, 2013, in Volume 7931 at Page 120 of the Norwalk Land Records; and

WHEREAS, the Redeveloper accordingly is the "Redeveloper" under the LDA; and

WHEREAS, the parties hereto have been in discussions regarding additional amendments to the LDA and this Amendment #4 is intended to set forth the additional amendments to the LDA which have been agreed to by the City, the Agency and the Redeveloper; and

WHEREAS, the Agency approved this Amendment #4 and the amendments contained herein by appropriate Resolution adopted on [_____] [], 201[]; and

WHEREAS, the Common Council approved this Amendment #4 and the amendments contained herein by appropriate Resolution adopted on [_____] [____], 201[____].

NOW, THEREFORE, pursuant to Section 23.14 of the LDA, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, intending legally to be bound, agree that the LDA hereby is further amended, effective as of the Effective Date, in the following respects:

1. **TERMINOLOGY.** Capitalized terms not otherwise defined in this Amendment #4 shall have the same meanings as defined in the LDA. References in the LDA or in this Amendment #4, to the "LDA" or the "Agreement", shall refer to the LDA as in effect prior to the Effective Date.

1.1 The terms "State Traffic Commission" or "STC" shall refer to the Connecticut Office of the State Traffic Administration ("OSTA"), a subdivision of the State Department of Transportation, which is the successor body to the Connecticut State Traffic Commission.

1.2 The terms "DEP" and "DEP Commissioner" shall refer to the Department of Environmental and Energy Protection of the State of Connecticut ("DEEP") and the Commissioner of DEEP, as successor to DEP.

1.3 The term "Land Use Approval" shall mean all those governmental permits and approvals required for the construction of the Improvements, including but not limited to such permits and approvals issued by any federal, state or municipal agency such as but not limited to the Zoning Commission, Planning Commission, OSTA, DEEP, or the State of Connecticut Department of Transportation, but shall not be deemed to include building or similar administrative permits issued by the City.

1.4 The term "Final Land Use Approval" shall refer to any Land Use Approval which has been approved as a final action of that Governmental Authority having jurisdiction over that matter and all periods in which to take any appeal have expired and which: (i) is not subject to any condition not acceptable to Redeveloper, in Redeveloper's sole and exclusive discretion, (ii) has not been appealed by a third party unrelated to Redeveloper, or (iii) if appealed, has been fully and finally resolved in favor of the Redeveloper, as determined by Redeveloper in its sole and exclusive discretion, with the expiration of any further appeal periods or rights to appeal.

1.5 The term "Effective Date" of this Amendment #4 shall mean that the Agency and the Common Council have approved this Amendment #4 and the Agency has approved the Plan Amendment, as the term "Plan Amendment" is defined in Section 6 below, to the Urban Renewal Plan; (a) any periods during which a legal challenge of this document or the Plan Amendment may be instituted have expired; (b) none of the approvals have been challenged by a third party unrelated to Redeveloper, or if challenged, all such challenges have been fully and finally resolved in favor of the Redeveloper, as determined by Redeveloper in its sole and exclusive discretion, with the expiration of any further appeal periods or rights to appeal. If no

legal challenge has been commenced, the City and the Agency shall notify the Redeveloper of the Effective Date of this Amendment #4.

2. **EXHIBITS.** In addition to the changes referenced in this Amendment #4 below, the parties acknowledge that all property in Exhibit C has been acquired by the Redeveloper and Exhibit C hereby merged with and into Exhibit B. Exhibit B and Exhibit C to the LDA are hereby replaced by Revised Exhibit B attached to this Amendment #4. Exhibit L to the LDA is hereby replaced with the updated chart attached to this Amendment #4 as Revised Exhibit L.

3. **DISCONTINUANCE OF STREETS.** The City and Agency hereby confirm that all streets to be discontinued and/or abandoned pursuant to the provisions of the LDA, including without limitation Section 5.6, have been discontinued and/or abandoned.

4. **INFRASTRUCTURE.** Notwithstanding anything to the contrary in the LDA as in effect prior to Effective Date, including without limitation Exhibits E, F and G:

4.1 The term "Necessary Traffic Improvements" shall refer to those Infrastructure Improvements, and only those Infrastructure Improvements, that are necessitated by and/or required by the STC Overall Approval, as such STC Overall Approval may be modified to accommodate the revised CMSP (defined below) (the "Revised OSTA Overall Approval").

4.2 The Agency, the City and the Redeveloper hereby acknowledge and agree that the City has completed the Necessary Traffic Improvements (as defined in Section 4.1 above) necessitated by and/or required by the existing OSTA Overall Approval and agree that the City has constructed such Necessary Traffic Improvements.

4.3 The Redeveloper shall be responsible for the cost of designing and constructing all additional Necessary Traffic Improvements necessitated by and/or required by the Revised OSTA Overall Approval or the City directly attributable to the Project contemplated by this Amendment #4 including, without limitation, the costs of any below ground entrances from surrounding streets.

5. **CMSP.** Annexed hereto as Revised Exhibit I is a revision and replacement of the Conceptual Master Site Plan ("CMSP") that originally appeared in Exhibit I to the LDA. All references to Exhibit I in the LDA, or to Attachment Two in Amendment #3 to the Land Disposition Agreement & Development, shall refer to the CMSP attached as Revised Exhibit I. The CMSP, as revised, represents the Redeveloper's present conception of the proposed layout of the Project Site and design of the Improvements, and shall be subject to future modification in accordance with the terms of the LDA, in particular Article IV; provided, however, notwithstanding any provision of the LDA to the contrary, except as a result of event described in Section 18.13 (Force Majeure), the Redeveloper may not make more than two (2) "substantial changes," as defined in Section 4.4 of the LDA, to the CMSP.

6. **AMENDMENT OF REDEVELOPMENT PLAN.** The Redeveloper consents to Agency's processing and approval of an amendment of the Redevelopment Plan ("Plan Amendment") substantially in the form attached as Attachment One to this Amendment #4 and

references in the LDA and this Amendment #4 to the Redevelopment Plan shall refer to the Redevelopment Plan as so adopted.

7. SINGLE PHASE; AGENCY APPROVAL OF CONSTRUCTION PLANS. Notwithstanding anything to the contrary in the LDA, as in effect prior to the Effective Date, the following provisions of this Section 7 and Section 10.2A of the LDA shall govern the approval of the Construction Plans by the Agency:

7.1 Notwithstanding anything to the contrary in the LDA, as in effect prior to the Effective Date, the parties acknowledge and agree that the Improvements and the Project are to be constructed in a single Phase. Any reference in the LDA as to the term "Phase I" shall be deleted and any section of the LDA in which the term "Phase I" is used shall be interpreted to reflect the fact that the Improvements and the Project are to be constructed in a single phase. References in the LDA, as in effect prior to the Effective Date, to "Phase I Improvement Plans" shall refer instead to the Improvements as defined in Section 7.2 below.

7.2 Any reference in the LDA, as in effect prior to the Effective Date, to the term "Phase I Improvements" shall be deleted and the term "Improvements" (as defined in the LDA) shall be substituted in lieu thereof.

7.3 The Redeveloper shall prepare, and before construction must secure approval by the Agency for, "Construction Plans" for each portion of the Improvements. The term Construction Plans shall not mean working drawings, but rather shall consist of site plan, floor plans for all levels, elevations in all directions, the uses and mix (including but not limited to square footage and parking spaces), exterior finish material, landscaping plan, pedestrian and traffic circulation plan, and progress schedule, in sufficient completeness and detail to show that such Improvements and construction thereof will be in accordance with the provisions of the Redevelopment Plan and the LDA.

7.4 As part of the site plan Zoning Approval process, the Redeveloper shall submit Construction Plans (as defined above) for the Improvements to be constructed on the Project Site, and a timetable for the construction of the Improvements, for approval by the Agency. At the time the Construction Plans are submitted to the Agency, they shall also be made available to the public in such manner as is reasonably required by the Agency, including without limitation, posting same on the City's website. The Construction Plans for the Improvements shall be prepared in conformance in all material respects with the approved CMSP, as revised, and shall be submitted to the Agency together with a statement jointly from, and jointly certified by, the Redeveloper and Architect that the Construction Plans for the Improvements conform in all material respects to the approved CMSP, as revised, or a statement specifying the deviations between the Construction Plans for the Improvements and the approved CMSP, as revised. To the extent that the Construction Plans for the Improvements would be deemed to "substantially change" the CMSP, as revised, the Construction Plans for the Improvements shall also be subject to the approval of the Common Council. For purposes of the immediately preceding sentence, as it relates to the term "substantial change," the parties agree that a "substantial change" shall be limited to the following: (i) material change in any of the approximate building locations identified in the CMSP, as revised (provided that the building footprints may be relocated

provided the structure is not materially altered and otherwise complies with this Agreement), or any material change in the uses proposed at any such approximate building locations (other than elimination of retail or restaurant use from any building that is not principally devoted to retail use); (ii) introduction of above-ground parking with significant visibility from West Avenue; or (iii) any dimensional changes which (either individually, or cumulatively) would increase by more than ten (10%) percent either the highest maximum building height or greatest maximum floor area ratio presently permitted in the Project Site pursuant to the Redevelopment Plan and the Zoning Regulations. The Agency (and, where required, the Common Council) shall each have three (3) Business Days after its next regularly scheduled meeting (or if the Construction Plans for the Improvements are not submitted at least forty-five (45) days prior to the next regularly scheduled meeting, then three (3) Business Days after the next succeeding regularly scheduled meeting) to provide written approval or disapproval of the proposed Construction Plans for the Improvements, or a written request for further information, or further time for review, if necessary. If the Common Council (where required) and/or the Agency disapprove in whole or in part the proposed Construction Plans for the Improvements, the Common Council and/or the Agency shall state in writing the reasons for such disapproval, and the Redeveloper may submit new or revised Construction Plans for the Improvements for approval by the Common Council (where required) and the Agency within ninety (90) days after receipt of notice of disapproval of the proposed Construction Plans for the Improvements by the Common Council and/or the Agency. The foregoing submission and response proceeding (except that the Agency shall only have fifteen (15) days after receipt of the new or revised Construction Plans for the Improvements to approve or disapprove same, or to provide a written request for further information, or further time for review) will be followed until such time as the Redeveloper's proposed Construction Plans for the Improvements are approved by the Agency and (where required) by the Common Council. The Agency will act in good faith and exercise its discretion in a reasonable manner in considering whether to approve or disapprove the Construction Plans for the Improvements. The approval of such Construction Plans for the Improvements by the Agency and (where required) by the Common Council is not intended in any way to imply that same complies in all respects with the Zoning Regulations, the Plan Requirements or other Legal Requirements applicable to the Project Site. The foregoing is not intended to bind the Zoning Commission, nor shall it be interpreted or construed in a manner so as to limit the Agency's design review jurisdiction under the Redevelopment Plan with respect to the Construction Plans for the Improvements. The Redeveloper shall be obligated to obtain all approvals required from Governmental Authorities having jurisdiction for the Project.

7.5 The Redeveloper shall submit any proposed modifications to the Construction Plans for the Improvements for approval by the Agency. At the time the modifications to the Construction Plans for the Improvements are submitted to the Agency, they shall also be made available to the public in such manner as is reasonably required by the Agency, including without limitation, posting same on the City's website. The Agency agrees to act in good faith and exercise its discretion in a reasonable manner in considering whether to approve any such modifications. To the extent that any such modifications would be deemed to "substantially change" the Construction Plans for the Improvements, such modifications shall also be subject to the approval of the Common Council. For purposes of the immediately preceding sentence, as it relates to the term "substantial change," the parties agree that a "substantial change" shall be limited to the following: (i) material change in any of the approximate building locations

(provided that the building footprints may be relocated provided the structure is not materially altered and otherwise complies with this Agreement) identified in the Summary of Program Areas contained in the CMSP, as revised, or any material change in the uses proposed at any such approximate building locations (other than elimination of retail or restaurant use from any building that is not principally devoted to retail use); (ii) introduction of above-ground parking with significant visibility from West Avenue; or (iii) any dimensional changes which (either individually, or cumulatively) would increase by more than ten (10%) percent either the highest maximum building height or greatest maximum floor area ratio presently permitted in the Project Site pursuant to the Redevelopment Plan and the Zoning Regulations. With respect to any requests by the Redeveloper for Agency (or, where required, Common Council) approval of any modifications to the Construction Plans for the Phase I Improvements, the Agency (and, where required, the Common Council) shall each have three (3) Business Days after its next regularly scheduled meeting (or if said modifications are not submitted at least forty-five (45) days prior to the next regularly scheduled meeting, then three (3) Business Days after the next succeeding regularly scheduled meeting) to provide written approval or disapproval of the proposed modifications to the Construction Plans for the Improvements, or a written request for further information, or further time for review, if necessary. If the Common Council (where required) and/or the Agency disapprove in whole or in part the proposed modifications to the Construction Plans for the Improvements, the Common Council and/or the Agency shall state in writing the reasons for such disapproval, and the Redeveloper may submit new or revised modifications to the Construction Plans for the Improvements for approval (where required) by the Common Council and the Agency within ninety (90) days after receipt of notice of disapproval of the proposed modifications by the Common Council and/or the Agency. The foregoing submission and response proceeding (except that the Agency shall only have fifteen (15) days after receipt of the modifications of the Construction Plans for the Improvements to approve or disapprove same, or to provide a written request for further information, or further time for review) will be followed until such time as the Redeveloper's proposed modifications to the Construction Plans for the Improvements are approved by the Agency and (where required) by the Common Council. The approval of such Modification to the Construction Plans for the Improvements by the Agency and (where required) by the Common Council is not intended in any way to imply that same complies in all respects with the Zoning Regulations, the Plan Requirements or other Legal Requirements applicable to the Project Site. The foregoing is not intended to bind the Zoning Commission, nor shall it be interpreted or construed in a manner so as to limit the Agency's design review jurisdiction under the Redevelopment Plan with respect to the Construction Plans for the Improvements. The Redeveloper shall be obligated to obtain all approvals required from Governmental Authorities having jurisdiction for the Project.

7.6 Section 7.3 of the LDA which addresses additional Improvements following the completion of the initial Phase of Improvements, is hereby deleted in its entirety, to reflect the agreement of the parties that the LDA shall only be applicable to one Phase of development and shall not thereafter govern future development on the Project Site.

7.7 For avoidance of doubt, the amendments to the LDA that were made pursuant to Section 5.10 of the Third Amendment, which reference a "Phase II" of the Project, are hereby deleted and deemed to be of no further force and effect.

7.8 For avoidance of doubt, the amendments to the LDA that were made pursuant to Section 5 of the Third Amendment addressing "Plans and Timing" are expressly modified by this Amendment #4, and to the extent that any provision of the Third Amendment conflicts with any term of this Amendment #4 with respect to the matters discussed herein, such conflicting provisions shall be deemed to be of no further force and effect.

8. **APPROVALS AND TIMING.** Notwithstanding anything to the contrary in the LDA, the following provisions of this Section 8 shall govern the process with respect to approvals for the Project other than the approval of the Construction Plans by the Agency addressed in Section 7 above:

8.1 Within four (4) months after the Effective Date, the Redeveloper shall file with the Zoning Commission a complete application for the Zoning Approvals specifically applicable to the Improvements, including any approvals from Governmental Authorities having jurisdiction over the Project, including but not limited to the Agency, that are prerequisite to final action by the Zoning Commission. Such application or applications may be appropriately divided and appropriately sequenced. A complete application shall be defined as those items described on Attachment Two to this Amendment #4.

8.2 Within six (6) months after the issuance of all Final Land Use Approvals required to construct the Improvements, the Redeveloper shall submit to the affected Governmental Authorities the Construction Documents for the Improvements as provided in Section 10.2A of the LDA, and shall pursue approval thereof with commercially reasonable diligence as described in Section 10.2 of the LDA. The Redeveloper may, but need not, seek approval of Construction Documents for a portion of the Improvements, rather than the whole, in which event the Redeveloper must prepare and secure approval for Construction Documents covering the remaining Improvements so as to comply with the timetable set forth herein. Without regard to whether or not the Redeveloper shall have submitted proposed modifications to the Construction Plan as provided in Section 7.5 above, the Redeveloper agrees that it shall obtain a building permit or permits within three (3) months after the Agency has approved the Redeveloper's stamped Construction Plans for the Improvements.

8.3 The Improvements Commencement Date shall be the date a building permit or permits for the Improvements (or so much thereof as are covered by the building permits initially sought by the Redeveloper) is or are issued, including issuance of approvals by any Governmental Authorities that are prerequisite to issuance of such building permit or permits. The Redeveloper may sequence the construction of the Improvements as it deems appropriate, provided that, once it commences construction of the Improvements, it must pursue the same with commercially reasonable diligence. Any reference in the LDA as presently in effect, to the "Phase I Commencement Date" shall be deleted and the term "Improvements Commencement Date" shall be inserted in lieu thereof.

8.4 Redeveloper shall complete the Improvements by the "Improvements Completion Date" which shall be thirty eight (38) months after the Improvements Commencement Date. The Improvements shall be deemed complete for purposes of the Improvements Completion Date upon issuance of a temporary certificate of occupancy with respect to the mall depicted on the

CMSP, as revised, and substantial completion of the hotel shell depicted on the CMSP, as revised. Thereafter, the Redeveloper shall obtain a temporary certificate of occupancy with respect to the hotel portion of the Project within nine (9) months following Improvements Completion Date, provided, however, that the Redeveloper may request an extension of up to three (3) months for the temporary certificate of occupancy for the hotel portion from the Agency. Any reference in the LDA to the term "Phase I Completion Date" shall be deleted and the term "Improvements Completion Date" shall be inserted in lieu thereof.

8.5 Beginning thirty (30) days after the Effective Date and continuing until the Improvements have been completed, the Redeveloper shall provide the City and Agency staff with written reports every thirty (30) days detailing the progress of completion of application materials or construction activities, all as relevant to any particular point in time. The purpose of these reports is to ensure that the City and the Agency are apprised of all activities undertaken by the Redeveloper in connection with furtherance of the Project, in general, and the likelihood that the Improvements Completion Date will be met. Such reports shall be substantially in the form attached hereto as Attachment Three to this Amendment #4.

8.6 Not later than twenty (20) months following the Improvements Commencement Date, the Redeveloper shall provide the Agency and the Common Council with written verification that a hotel operator agreement is in full force and effect. Notwithstanding the foregoing, the Redeveloper shall promptly notify the Agency and the Common Council within thirty (30) days of entering into an agreement with a hotel operator. The Redeveloper shall promptly notify the Agency and the Common Council if such hotel operator agreement is in default or terminated subsequent to that date but prior to the proposed opening of the hotel.

9. **EXACTIONS.** The parties acknowledge that the revised CMSP, and the changes to the Redevelopment Plan insofar as they relate to "Preferred Development Volumes" and "Proposed Zoning Changes", call for development on the Project Site of certain improvements that are considered to meet community-wide needs, not uniquely related to the Project Site, but the Project shall be considered, labeled and identified as a "priority project" by the City and Agency. These may include public/cultural uses and/or educational uses. The parties acknowledge and agree, in an effort to complete the Project in a cooperative effort, the City and the Agency will provide assistance for development of such public/cultural uses and/or educational uses, improvements related thereto and such other improvements on the Project Site with tax-advantaged financing, allocation of new market tax credits and similar resources available to the City including without limitation assistance (including letters of support, as may be required) with financing applications to applicable State and Federal Agencies, as the Redeveloper deems necessary in Redeveloper's reasonable discretion (e.g., brownfields, state and federal transportation, energy programs, new market tax credits, etc.). The City and the Agency, will also attempt to provide assistance through such resources for parking facilities on the Project Site. In providing such assistance, neither the City nor Agency shall be required to incur third-party out-of-pocket expenses, unless reimbursed by Redeveloper.

10. **ZONING.** The Zoning Approvals described in Section 4.6 of the LDA shall include, without limitation, adoption of the proposed zoning changes for the Project Site set forth in Attachment One to this Amendment #4, provided, however, that any additional zoning changes

proposed by the Redeveloper and/or the City of Norwalk Zoning Commission shall be subject to the approval of the Agency, the Agency agreeing to act in good faith in determining whether or not to approve such additional change(s).

11. **PERMITTED TRANSFERS.** Notwithstanding the provisions of Section 14.2 of the LDA, the Redeveloper shall have the right to assign its interest in the Project and the LDA, as amended by this Amendment #4, to General Growth Properties Inc. ("GGP") or an entity controlling or under common control with GGP, or a direct or indirect controlled subsidiary of GGP. Except as permitted herein, and notwithstanding the provisions of Section 14.2 of the LDA, as in effect prior to the Effective Date, prior to the Improvements Completion Date the Redeveloper shall not be permitted to assign or transfer its interests in the Project and the LDA, without the prior written approval of the Agency and the City in their sole but reasonable discretion.

12. **EASEMENTS.** Notwithstanding Article XX of the LDA, the parties acknowledge and agree that the City and Agency shall not require any further easements in the Project Area. The City and Agency, pursuant to all necessary and appropriate internal approvals of Department of Public Works, Zoning Commission, and/or the Planning Commission, shall grant Redeveloper: (i) an easement for the construction, use and maintenance of improvements over North Water Street as shown on the CMSP, as revised, (ii) an easement under West Avenue to the extent reasonably necessary to permit the construction, use and maintenance of a subsurface entrance to the parking facility proposed to be constructed as part of the Project and shown on the CMSP, as revised, and (iii) a surface easement to allow for widening, paving and use by vehicles and pedestrians over and across Crescent Street or the formerly abandoned portion of Crescent Street. The easements shall be located generally as depicted on Revised Exhibit I to this Amendment #4 and shall include without limitation the right to reasonably close portions of North Water Street, West Avenue and Crescent Street and surrounding City property during a temporary construction period and a permanent easement to use, maintain, repair and operate such easements in perpetuity provided they remain consistent with the uses permitted by the LDA as amended by this Amendment #4 and consistent with the CMSP, as revised. Further, Redeveloper shall make reasonable improvements to the portion of North Water Street under the above mentioned easement to ensure it remains accessible for pedestrian foot and bike traffic, provided the Redeveloper obtains all appropriate approvals from the appropriate Government Authorities and such improvements shall be maintained at Redeveloper's sole cost and expense. The Redeveloper shall pay the City \$[1,022,500.00] in consideration for said easements within thirty (30) days of Redeveloper receiving all Final Land Use Approvals.

13. **TAX INCENTIVES.** The City, the Agency, and the Redeveloper hereby agree that notwithstanding anything to the contrary in the LDA, Section 32-71(a) of the Connecticut General Statutes and Chapter 36 of the Norwalk Municipal Ordinances or any other applicable municipal ordinances of the City, the portion of the Project Property's assessed value that is subject to tax deferrals, abatements and/or incentives under Section 32-71(a) of the Connecticut General Statutes shall begin on the first full assessment year following the Improvements Completion Date and continue for seven (7) years and shall be determined as follows:

Year Deferred amount

- 1 The greater of (i) 100% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 2 The greater of (i) 100% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 3 The greater of (i) 50% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 4 The greater of (i) 40% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 5 The greater of (i) 30% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 6 The greater of (i) 20% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value
- 7 The greater of (i) 10% of the amount of the assessed value that is less than or equal to \$80,000,000 or (ii) 50% of the total assessed value

The Improvements shall be aggregated for purposes of determining the overall tax assessment.

The Redeveloper hereby waives its rights to challenge the tax deferrals referenced above and/or request property tax deferrals in excess of those referenced above. For the avoidance of doubt, the intent of this Section 13 is to ensure that the Redeveloper receives a tax incentive of paying fifty (50%) of the property taxes otherwise due for the first seven (7) years following the Improvements Completion Date. Furthermore, in consideration of the City agreeing to the aforementioned Tax Incentives, the Redeveloper, its successors and/or assigns, hereby agree that for real property assessment purposes, they shall not dispute the City's (or any of its agents) classification of the Project as a Class A Mall (as that term is defined in Section 16 below) for a period of ten (10) years following the Improvements Completion Date. The aforementioned acknowledgement by the Redeveloper shall be a binding admission in any real property assessment appeal taken within ten (10) years of the obtaining a final certificate of occupancy by the Redeveloper and its successors and/or assigns. Furthermore, the Redeveloper shall give the Common Council and the Agency at least thirty (30) days prior written notice prior to seeking any "sales tax" tax incentive financing for the Project

14. **CIRCULATOR.** The Redeveloper shall participate in the community circulator program that is being proposed as a result of the Project and surrounding projects by making a one time lump sum contribution. The Redeveloper's required up-front contribution to the circulator program shall be limited to a single up-front payment in the amount of \$550,000.00 to be applied only toward transportation improvements in the area of the Project and shall be held in the Project Operating Account. The contribution shall be made by the Redeveloper upon

receipt of Final Zoning Approvals. The community connectivity plan for the Project is attached hereto as Attachment Four to this Amendment #4.

15. **PERMITTED PROJECT USES.** Notwithstanding anything to the contrary set forth in the LDA, an aggregate of no more than six percent (6%) of the Gross Leasable Area of the Project may be operated as one or more restaurants during the period beginning on the Effective Date and ending on the date that is ten (10) years following the Improvements Completion Date. For purposes of this provision, "Gross Leasable Area" shall mean the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, but does not include common space, seasonable outdoor space or the hotel. For the purposes of this provision, "restaurant" shall be defined as any tenant within the Project that sells, as its primary business, any type of food and beverage to be consumed within the Project and which has a liquor permit or otherwise serves liquor, wine and beer to customers, excluding, however, the hotel.

16. **MALL CLASSIFICATION.** It is the understanding of the parties that the Redeveloper shall maintain anchors of high quality (i.e., Bloomingdales, Nordstrom's, Saks Fifth Avenue, Neiman Marcus, Lord & Taylor, Macys and Von Maur) for a minimum of fifteen (15) years. The Redeveloper agrees that for a period of ten (10) years after issuance of a final certificate of occupancy, it shall not dispute the City tax assessor from considering the Project at a minimum as a Class A Mall for assessment purposes. A "Class A Mall" shall be defined as the dominant retail property in a metropolitan market, with two or more major anchors, and at least \$425 per square foot in retail sales.

17. **REDEVELOPER ACQUISITION OF PROPERTY.** The following amendments are made to the LDA in recognition of the fact that the Redeveloper has acquired all of the real property that was identified in the LDA as in effect prior to the Effective Date as "Acquisition Property":

17.1 The definition of "Acquisition Expenses" set forth in Section 1.1 of the LDA is hereby deleted and replaced with the following:

"Acquisition Expenses shall mean all direct expenses reasonably incurred by the City and/or Agency after [November 20, 2013] in connection with the Project including, but not limited to, the following costs: costs and fees for environmental assessments, studies, reports and tests; costs and fees for appraisals and review of appraisals; costs and fees for surveys; fees for architectural and engineering services and review; costs of judicial awards, court costs, sheriff's fees, and legal fees of outside counsel (but not legal fees for in-house counsel) made or incurred in connection with the Project; costs of outside consultants reasonably retained to oversee the implementation of the Project who shall be overseen by the City and/or Agency staff, such as a project manager to oversee the Improvements and report back to the City's building department staff."

17.2 The definition of "Acquisition Property" set forth in Section 1.3 of the LDA is hereby deleted and replaced with the following:

“Acquisition Property shall mean all real property within the Project Site, if any, which is not Redeveloper Property and is not owned by the Agency or the City. Between the date that the LDA was originally executed and the date of Amendment #4, the Redeveloper acquired all of the real property described on Exhibit C, and thus the real property described on Exhibit C is no longer considered Acquisition Property.”

17.3 The definition of “Redeveloper Property” set forth in Section 1.87 of the LDA is hereby deleted and replaced with the following:

“Redeveloper Property shall mean all of the real property in the Project Site owned by the Redeveloper, or by Affiliates of Redeveloper, on the date of this Agreement, as shown on Revised Exhibit B.”

17.4 The final sentence of Section 8.1 of the LDA is hereby deleted and replaced with the following, to acknowledge that the Redeveloper is still responsible for certain Acquisition Expenses through the entitlement period, despite the fact that the Redeveloper has acquired all of the real property now described on Revised Exhibit B:

“In no event shall Redeveloper be responsible for, or be obligated to indemnify or reimburse the City and/or the Agency for, cost related to any real property which is not described on Revised Exhibit B.”

18. **ENVIRONMENTAL MATTERS.** Notwithstanding any provision of the LDA as presently in effect to the contrary, including but not limited to any provision of Article VI of the LDA, the City and the Agency shall have no obligations with respect to the matters described in Article VI of the LDA or any other provision of the LDA addressing environmental matters, and the performance of any actions or the incurrence of any costs relating to environmental matters relating to the Project shall be the sole responsibility of the Redeveloper. Redeveloper shall investigate and remediate the Project Site such that an LEP can render a written opinion (i.e., “Verification”) that such work has been performed in accordance with the Connecticut Transfer Act (Sections 22a-134 through 22a-134e of the Regulations of Connecticut Agencies) and the Remediation Standards Regulations (Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies). As provided in the Transfer Act, the LEP’s Verification will be based on the risk-based numerical standards for Hazardous Substances specified in the Remediation Standards Regulations used to determine whether remediation of polluted soil, surface water or groundwater is necessary to protect human health and the environment, and as the technical criteria (i.e., “clean-up targets”) for any resulting remediation.

19. **LIENS AND ENCUMBRANCES.** Notwithstanding any provision of the LDA to the contrary, including without limitation any provision of Article XII or Article XV of the LDA, the Redeveloper shall not engage in any financing or any other transaction creating any mortgage or

other encumbrance or lien on the Project Property, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Project Property, except in connection with construction financing exclusively for this Project, until such time as a permanent certificate of occupancy has been issued for the Project. The intent of this provision is to ensure that the Project Property is not being mortgaged or otherwise encumbered as security for any financing except the construction financing, if any, associated with the development of the Project Property pursuant to this LDA. Thereafter, the Redeveloper may engage in financing or other transactions which create a mortgage or other encumbrance or lien on the Project Property without the consent of the City or the Agency.

20. MODIFICATION OF INFEASIBILITY PROVISION. Except in the event of a substantial and material finance crisis, the City, the Agency and the Redeveloper hereby agree that notwithstanding the provisions of Article XVI of the LDA, the Redeveloper may not be relieved of any obligation to perform under the LDA due to the retail portion of the Project becoming Infeasible. In the event the Redeveloper determines on or before twenty (20) months after the Improvements Commencement Date that the hotel portion of the Project is Infeasible, it may seek to amend the CMSP to substitute one or more of the other permitted uses for the hotel, provided, however, that the Project shall at all times remain a mixed use project. The provisions of this Section 20 shall be subject to Section 18.13 (Force Majeure) of the LDA.

21. LOCAL BUSINESS ENTERPRISES. Article XXIV of the LDA is hereby amended to further provide that the Redeveloper will prioritize Norwalk-based and other lower Fairfield County based DBEs for bidding on and performing work during the construction of the Project and will use best efforts to have at least ten (10) percent of the total value of the cost of the Project performed by Norwalk-based businesses. For purposes of this provision only, the term "best efforts" shall include, but not be limited to, providing employment opportunities to DBE's during the construction of the Project which employ Socially and Economically Disadvantaged Individuals in the following priorities: A) those who reside in the three highest poverty rate index zip codes in the City, B) those who reside in the City in general; C) those who reside in Fairfield County and C) those who reside in the State of Connecticut. Further, job opportunities shall be publicized through established minority-related outreach websites and organizations.

22. ADDITIONAL AMENDMENTS.

22.1 The parties acknowledge and agree that as of the date of this Amendment #4, the balance of the Project Operating Account is \$[] and the balance of the Security Account is \$0.00.

22.2 The definition of "LEP" or "Licensed Environmental Professional" set forth in Section 1.53 of the LDA is hereby deleted and replaced with the following, to specify the name of the LEP has been selected by the parties:

"LEP or Licensed Environmental Professional shall mean Mitchell
A. Wiest, LEP #409 or any other person who is approved by the
parties hereto and is licensed by the State Board of Examiners of

Environmental Professionals pursuant to Section 22a-133v of the Statutes, as same may be amended from time to time.”

22.3 The progress report that is referenced in Section 11.3 of the LDA shall be provided in the form attached hereto as Attachment Three.

23. **PUBLIC REALM.** The Redeveloper shall incorporate no less than five percent (5%) of the total Project as depicted on the CMSP, as revised, (excluding however, for purposes of computing the square footage of the total Project, areas devoted to parking) or approximately 51,499 square feet, as “Public Realm” as that term is defined in the attached Attachment Five. It is agreed and acknowledged by the City, the Redevelopment Agency and the Redeveloper that all areas of the Public Realm are and will be privately owned by and under the exclusive dominion and control of the Redeveloper; use of the Public Realm shall be subject to rules and regulations promulgated by the Redeveloper, which rules and regulations may be amended from time to time by the Redeveloper but which shall at all times generally conform to the standards and provisions contained in Attachment Five. If the Redeveloper alters any of its proposed Public Realm uses, it shall be required to report such alteration to the City and the Agency to ensure compliance with this provision.

24. **CAREER TRAINING COMPONENT.** The Redeveloper shall implement a career training program consistent with the proposal attached hereto as Attachment Six. Furthermore, to the extent permitted by applicable law, the Redeveloper shall use good faith efforts to make tenants aware of those individuals who complete the career training program and are available for employment within the Project.

25. **MISCELLANEOUS.** The LDA is further modified as follows:

25.1 The Agency and the City represent to Redeveloper that to the best of their knowledge, this Amendment #4 and the Redevelopment Plan modification adopted in connection with this Amendment #4 have been duly and validly reviewed, approved and adopted by all requisite action on the part of the Agency and the Common Council and by any and all other local Governmental Authorities having jurisdiction thereof. The only effect of a breach of this representation of the Agency and the City will be that the Agency and the City will be required, at the City's sole cost, to defend against any Legal Challenges to the approval and/or validity and/or execution of this Amendment #4 and/or to the approval and/or validity of the Redevelopment Plan modification adopted in connection with this Amendment #4, and otherwise to use reasonable efforts and their reasonable judgment to establish and/or to uphold or re-establish the validity of this Amendment #4 and/or the Redevelopment Plan modification adopted in connection with this Amendment #4 (and the Redeveloper shall have no action for damages as a result of such a breach). To the extent not prohibited by law, the Agency and the City agree to allow the Redeveloper's legal counsel to have Meaningful Participation in the City's and the Agency's defenses of such Legal Challenges.

25.2 Each party hereto by its execution of this document represents to the other that there are, as and of the date hereof, no defaults by either party under the terms, covenants or provisions of the LDA modified hereby and each party acknowledges that the other party relies upon such

statement and that each party in making such statement is estopped from asserting any preexisting defaults (i.e., defaults existing prior to the date hereof) including, but not limited to, any allegations of continuing defaults. The parties, by their execution hereof, waive any and all existing and claimed prior defaults.

25.3 This Amendment #4 is executed within the jurisdiction of the State of Connecticut and the parties agree that the laws of the State of Connecticut shall be applicable to its interpretation and enforcement and each party by its execution hereof does hereby submit to the jurisdiction of the courts in the State of Connecticut or the United States District Court sited within the State of Connecticut for the resolution of any and all disputes hereunder.

25.4 Section 23.3 of the LDA is hereby amended with respect to Notices to Redeveloper as follows:

- (i) To delete therefrom the following:

<i>95/7 Ventures LLC</i>	<i>95/7 Ventures LLC</i>
<i>c/o Spinnaker Real Estate Partners</i>	<i>c/o Greenfield Partners, LLC</i>
<i>20 Marshall Street, Suite 106</i>	<i>50 North Water Street</i>
<i>South Norwalk, CT 06854</i>	<i>South Norwalk, CT 06854</i>
<i>Attention: Clayton H. Fowler</i>	<i>Attn: Eugene A. Gorab & Barry P. Marcus</i>
<i>Telecopier No.: (203)354-1551</i>	<i>Telecopier No.: (203)354-5060</i>

and to insert in place and stead thereof the following:

Norwalk Land Development, LLC
c/o General Growth Properties, Inc.
110 N. Wacker Drive
Chicago, IL 60606
Attn: Chief Legal Officer
Facsimile: (312) 960-5993

- (ii) And to delete therefrom the following:

With copies to:
Andrew A. Glickson, Esq.
One Marshall Street
South Norwalk, CT 06854
Telecopier No.: (203)831-8250

and to insert in place and stead thereof the following:

With copies to:

William J. Hennessey, Jr., Esq.

Carmody Torrance Sandak & Hennessey LLP

707 Summer Street

Stamford, CT 06901

Facsimile: (203)325-8608

25.5 Each party executing this Amendment #4 does represent to the other that the parties executing on behalf of the City, the Agency and/or the Redeveloper is duly authorized to enter into and execute this Amendment #4.

25.6 This Amendment #4 may be executed in one or more counterparts or copies, each of which when so executed shall be deemed to be an original hereof.

25.7 The Project shall always be required to be in conformity with the recommended Scale and Density of Development (2015) and the Recommended Approved Land Uses and Volumes (2015) for Parcels 1, 2 and 4 of the Reed Putnam Urban Renewal Plan consistent with Attachment Seven hereto.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURES AND ACKNOWLEDGMENTS ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth next to the name of each, intending it to be legally effective and binding as of the date set forth at the beginning of this Agreement.

Signed, Sealed & Delivered in
the presence of:

WITNESSES:

CITY OF NORWALK, CONNECTICUT

By _____
Harry Rilling, Its Mayor

WITNESSES:

NORWALK REDEVELOPMENT AGENCY

By _____
Felix Serrano, Its Chairperson

WITNESSES:

NORWALK LAND DEVELOPMENT, LLC
By: GGPLP Real Estate, Inc., its sole member

By: _____
Authorized Signatory

STATE OF CONNECTICUT)
) ss. Norwalk
COUNTY OF FAIRFIELD)

On this the ____ day of _____, 2015, before me, the undersigned officer, personally appeared Harry Rilling, who acknowledged himself to be the Mayor of the City of Norwalk, Connecticut, a municipal corporation, and that he as such Mayor, being authorized so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained, by signing the name of the corporation by himself as Mayor thereof.

Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss. Norwalk
COUNTY OF FAIRFIELD)

On this the ____ day of _____, 2015, before me, the undersigned officer, personally appeared Felix Serrano, who acknowledged himself to be the Chairperson of the Norwalk Redevelopment Agency, a municipal agency, and that he as such Chairperson, being authorized so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained, by signing the name of the municipal agency by himself as Chairperson thereof.

Commissioner of the Superior Court

STATE OF _____)
) ss. _____
COUNTY OF _____)

On this the ____ day of _____, 2015, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of GGPLP Real Estate, Inc., which is the sole member of Norwalk Land Development LLC, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained, by signing the name of the company by himself as Manager thereof.

Notary Public
My Commission Expires:

LDA Amendment #4

Revised Exhibit B Property Lists and Description

Revised Exhibit B

**(Former Exhibit B)
Redeveloper Property**

<u>Street Address</u>	<u>Tax Map Block & Lot</u>	<u>Part of Development Parcel</u>
41 Putnam Avenue	18 / 22	2
39 Putnam Avenue	18 / 23	2
37 Putnam Avenue	17 / 24	2
35 Putnam Avenue	18 / 25	2
62 Putnam Avenue	20 / 2	1
60 Putnam Avenue	20 / 3	1
58 Putnam Avenue	20 / 4	1
56 Putnam Avenue	20 / 5	1
50 Putnam Avenue	20 / 8	1
46 Putnam Avenue	20 / 10	1
42 Putnam Avenue	20 / 11	1
11 Reed Street	20 / 14	1
133 West Avenue	20 / 21	1
137 West Avenue	20 / 22	1
125 West Avenue	20 / 25	1

**(Former Exhibit C)
Acquisition Property List**

<u>Street Address</u>	<u>Tax Map Block & Lot</u>	<u>Part of Development Parcel</u>
64 Putnam Avenue	18 / 3	2
31 Putnam Avenue	18 / 26	For Reed St. Ext. ¹
25 Putnam Avenue	18 / 29	4
21 Putnam Avenue	18 / 31	4
15 Putnam Avenue	18 / 32	4
64 Putnam Avenue	20 / 1	1
38 Putnam Avenue	20 / 12	1
7 Reed Street	20 / 15	1
5 Reed Street	20 / 16	1
3 Reed Street	20 / 17	1
105 West Avenue	20 / 18	1
111 West Avenue	20 / 19	1
141 West Avenue	20 / 23	4
63 West Avenue	20 / 8	4
51 West Avenue	21 / 21	4

¹ To be acquired by City, at City's sole expense, for purposes of Reed Street Extension and Underpass Project, except if acquired by Redeveloper simultaneously with 51 West Lot (Block 21, Lot 21) in accordance with Section 5.4.G.

Property Description

All that certain piece or parcel of land situated in the City of Norwalk, County of Fairfield and State of Connecticut as shown on "Compilation Map and Original Survey Depicting Perimeter Property Lines Prepared for 95/7 VENTURES LLC REED PUTNAM PROJECT, Norwalk, Connecticut", dated February 7, 2013, prepared by William W. Seymour & Associates, P.C. on file in the Office of the Norwalk Town Clerk as Map No. 13508 (the Perimeter Map), plus the Remnant Parcels, as set forth more particularly as follows:

North Parcel

1 Putnam Avenue Parcel 2-18-3-0

South Parcel

63 West Avenue Parcel 2-21-8-0

Remnant Parcels

Consisting of Parcel Nos. 3, 4, 5, 6, 7, 8 and 9 shown on the Puts and Takes Map.

Property Description

All that certain piece or parcel of land situated in the City of Norwalk, County of Fairfield and State of Connecticut as shown on "Compilation Map and Original Survey Depicting Perimeter Property Lines Prepared for 95/7 VENTURES LLC REED PUTNAM PROJECT, Norwalk, Connecticut", dated February 7, 2013, prepared by William W. Seymour & Associates, P.C. on file in the Office of the Norwalk Town Clerk as Map No. 13508 (the Perimeter Map), plus the Remnant Parcels, as set forth more particularly as follows:

North Parcel

1 Putnam Avenue Parcel 2-18-3-0

South Parcel

63 West Avenue Parcel 2-21-8-0

Remnant Parcels

Consisting of Parcel Nos. 3, 4, 5, 6, 7, 8 and 9 shown on the Puts and Takes Map.

LDA Amendment #4.

Revised Exhibit L
Successor Redeveloper

Revised Exhibit L

Norwalk Land Development, LLC is a Delaware limited liability company owned and controlled by GGP Limited Partnership.

LDA Amendment #4

Revised Exhibit I CMSP

Based on the review of the materials provided by the proponent, the Common Council of the City of Norwalk approves the SoNo Collection CMSP, subject to the following conditions.

Land Use Conditions

- Improve internal connections to ground level retail – The proponent will enhance pedestrian access by including terraces, plazas, convenient elevators, escalators, stairways and pedestrian corridors to better serve the majority of the ground level retail along the northern portions of the project facing West Avenue.
- Slip ramp – The slip ramp is not approved as part of the CMSP as it does not meet the LDA criteria for CMSP Review. It is noted, however, that this will be a significant concern during project design review.
- Ground level frontage of the hotel – The hotel will have frontage on West Avenue.
- Provide adequate and qualifying public realm uses meeting the associated design guidelines and principles – The proponent will provide and design public realm areas that meet or exceed the minimum standards to replace those areas which are insufficient in the CMSP submittal. It is also noted that the proponent is responsible for preparing a public realm plan that is subject to the approval of the Redevelopment Agency and the Common Council.
- Provide special pedestrian enhancements at the West Avenue crosswalks – The project streetscape improvements will include enhanced crosswalk treatments, with particular emphasis on the North Water Street / West Avenue Crossing.
- Provide and design an exterior perimeter pedestrian route connecting sidewalks along the southern perimeter of the project – The proponent will provide a continuous pedestrian-friendly connection along Pine Street Extension linking it to the sidewalk at the North Water Street underpass below the Metro-North rail line.
- Landscape the median island in West Avenue – The proponent will design and provide an attractively landscaped median created by the parking garage access tunnel in West Avenue.
- Landscape – The proponent will further include in the CMSP additional green landscaping and specific special elements such as the green wall, water features and art along the West Avenue frontage.

Bulk, Height and Massing Conditions

- Reduce the massing above North Water Street – The proponent will remove all parking from the easement area and reduce the building area above North Water Street in order to shorten the length of the covered pedestrian area at grade. Minimal travel lanes to

the intended parking resources to the north and south of the site will be accommodated in the public easement area.

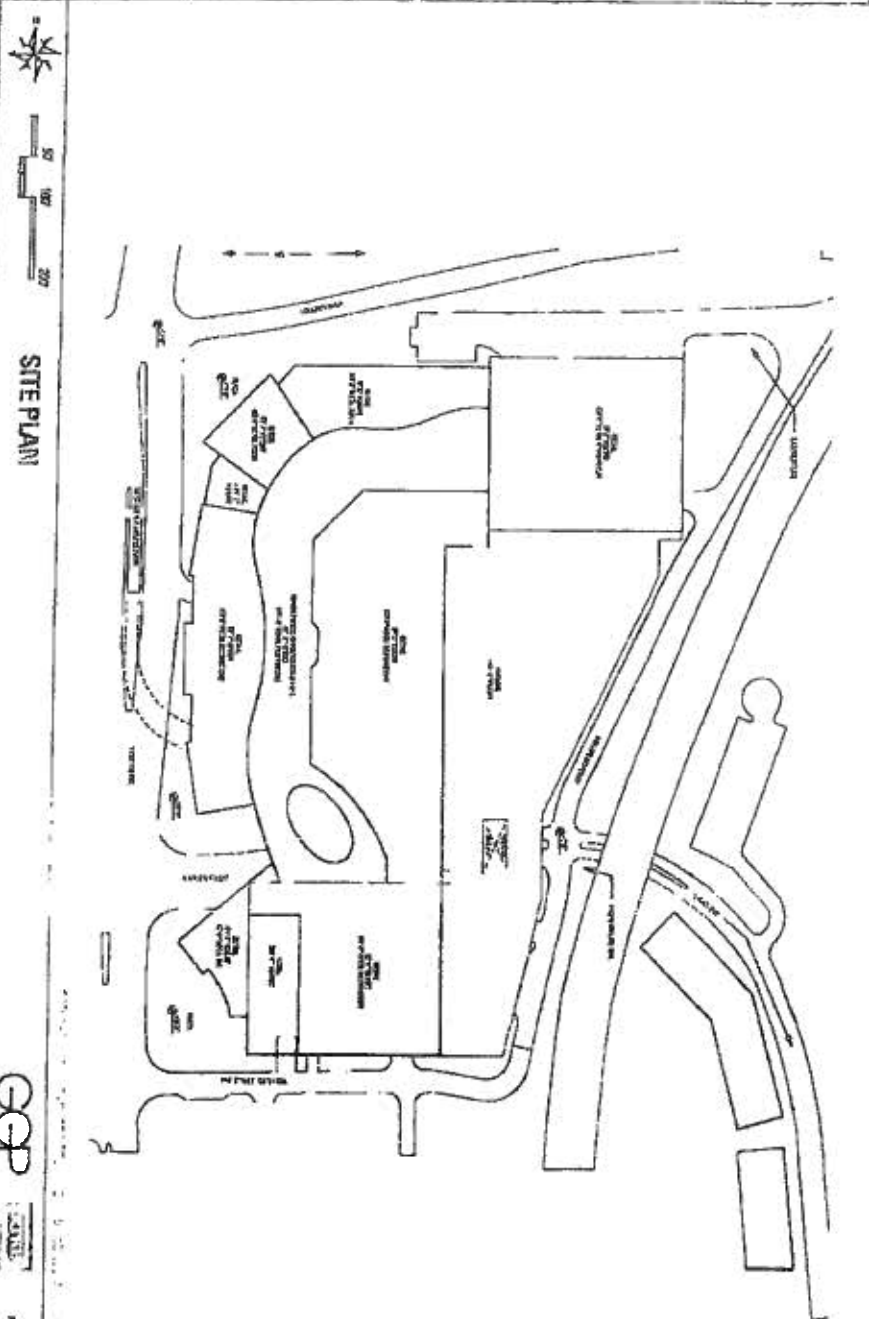
- *Enclose the parking garage along North Water Street – The proponent will enclose the parking areas to protect the North Water Street alignment from garage noise and fumes.*
- *Retain the large window areas and other elements depicted in the CMSP that diminish the apparent mass of the retail mall components – The proponent will design the storefronts so that they are prominent visual elements at the ground level and pedestrian areas.*
- *Provide architectural features and massing changes to reduce the apparent bulk and scale of the parking structure – The proponent will diminish the uninterrupted mass of the parking levels and ramps and will give design significance to the eastern entry to the project via North Water Street.*
- *Strengthen the contextual orientation of project components towards West Avenue – The proponent will adjust the massing of the project components along the southern portions of the West Avenue frontage to provide greater visual interest at this apex.*

Subsequent Project Design and Reviews

As these conditions are not currently reflective in the proponent's CMSP, such must be made evident to the public parties. Notice of acceptance of the revised CMSP will not unreasonably be withheld by the parties and will be noticed to the proponent within fifteen business days of the plan being filed with the Redevelopment Agency. The proponent is further advised of subsequent reviews and approvals as the project moves from the CMSP stage through more detailed design. The proponent will benefit from early consideration of these topics so that the requirements can be effectively incorporated into the project.

- *Sustainability – The Norwalk Redevelopment Agency has adopted and is responsible for implementing sustainability guidelines for projects within redevelopment areas. There are numerous opportunities in the design of the public realm, circulation, parking and in the architectural treatment of building masses to achieve the sustainability goals.*
- *Design Guidelines – The Design Guidelines for this site provide an important basis for the next phases of design review and should serve to inform the next steps in the design process.*
- *Parking, Circulation and Traffic – The City will undertake an independent review of the parking, circulation, traffic design and impacts that this project will have on the impacted area. As a result of this process, some of the planned elements and configurations approved at this early stage of design may require subsequent change, modification or mitigation.*

CMSP



SITE PLAN

GCP

DATE

PAGE 1

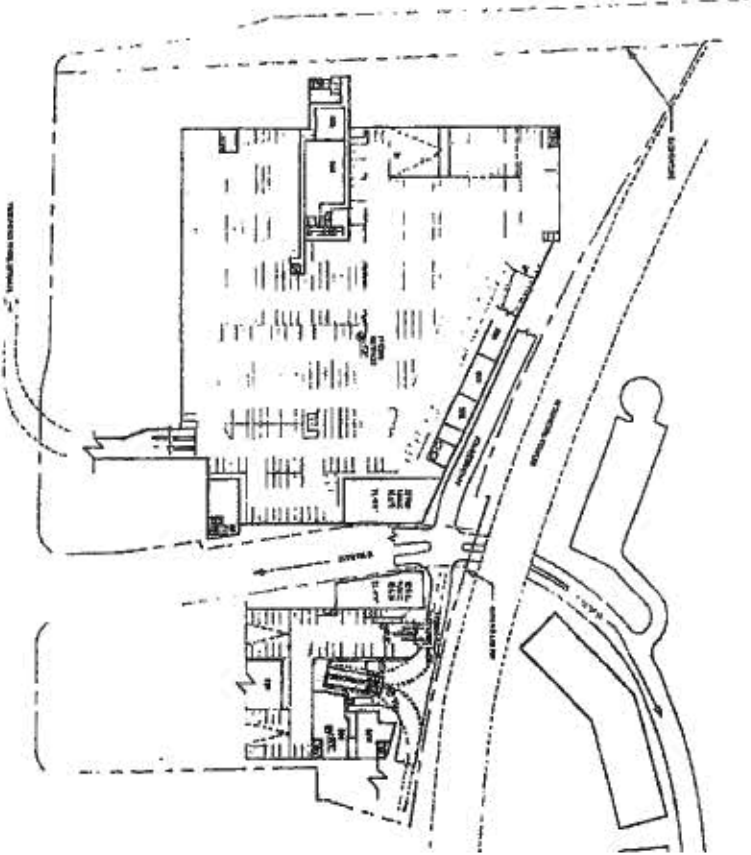
THE SoNo COLLECTION

GCP

CMSP



B2 LEVEL PLAN



GCP



FIGURE 1

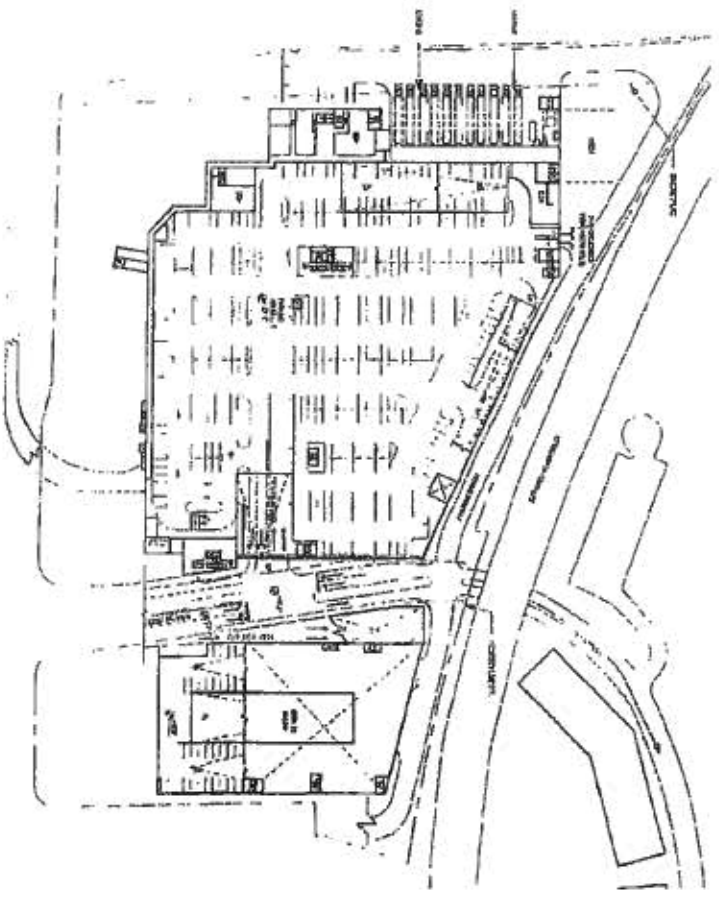
THE SoNo COLLECTION

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CMSP



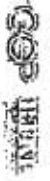
B1 LEVEL PLAN



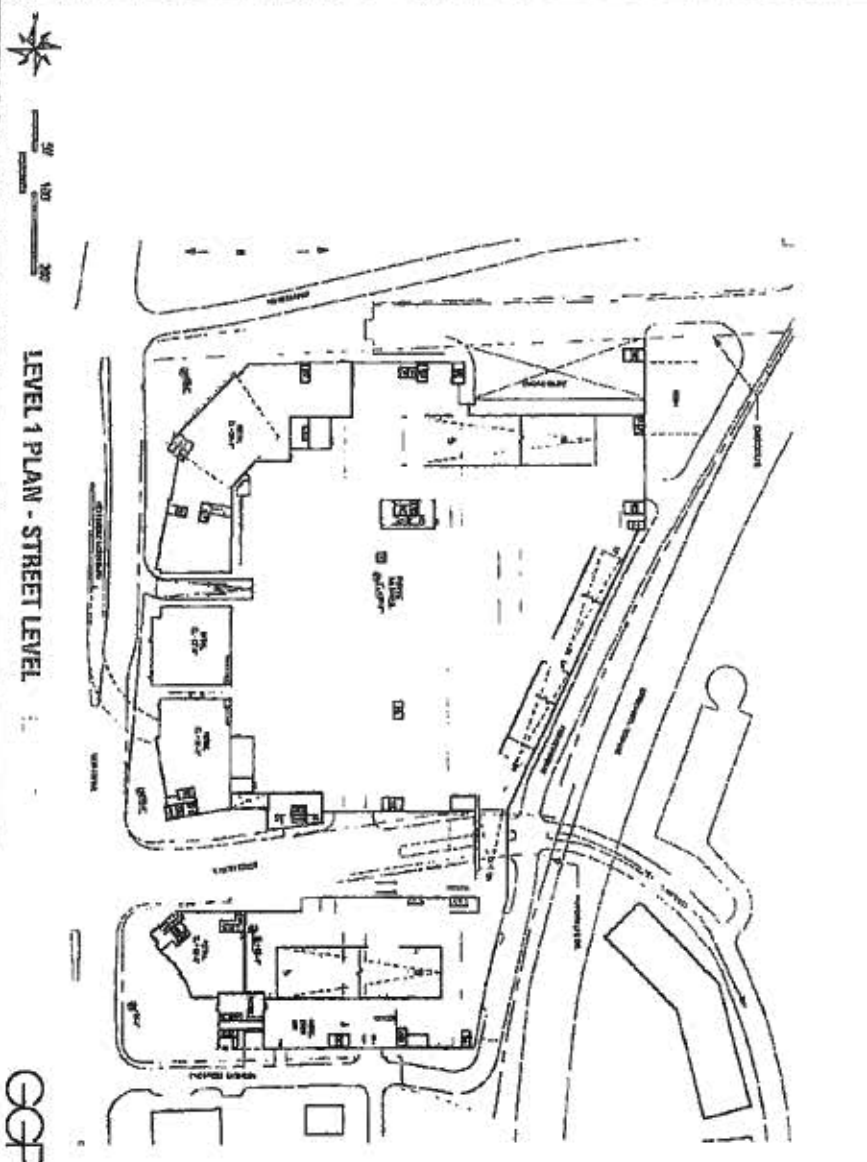
DATE

09/09/2006 CMSP

THE SoNo COLLECTION



CMSP



GCP

CLASS

10/10/2000

10/10/2000

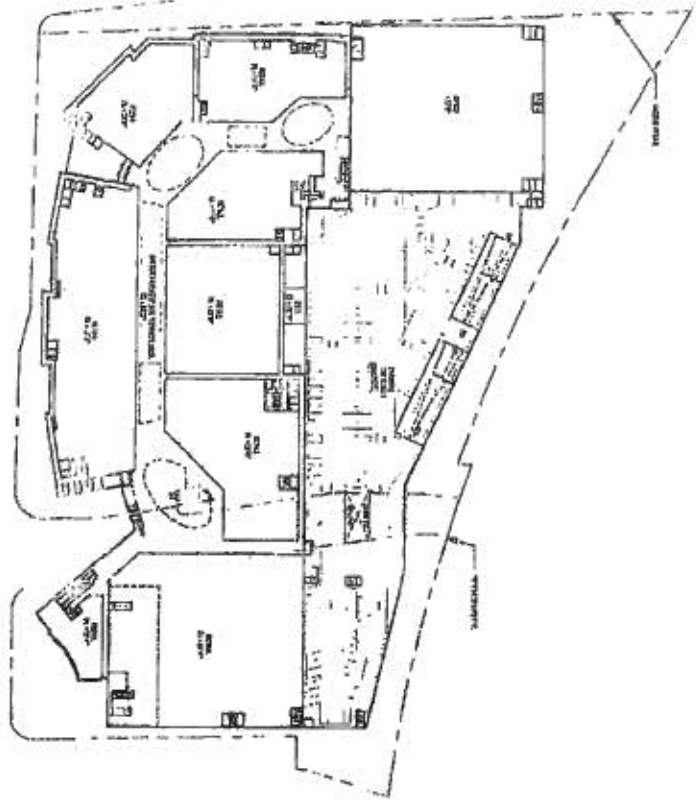
THE SoNo COLLECTION

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CMSP



LEVEL 2 PLAN - MALL LEVEL 1



GOP



DATE

10/10/2010

CMSP

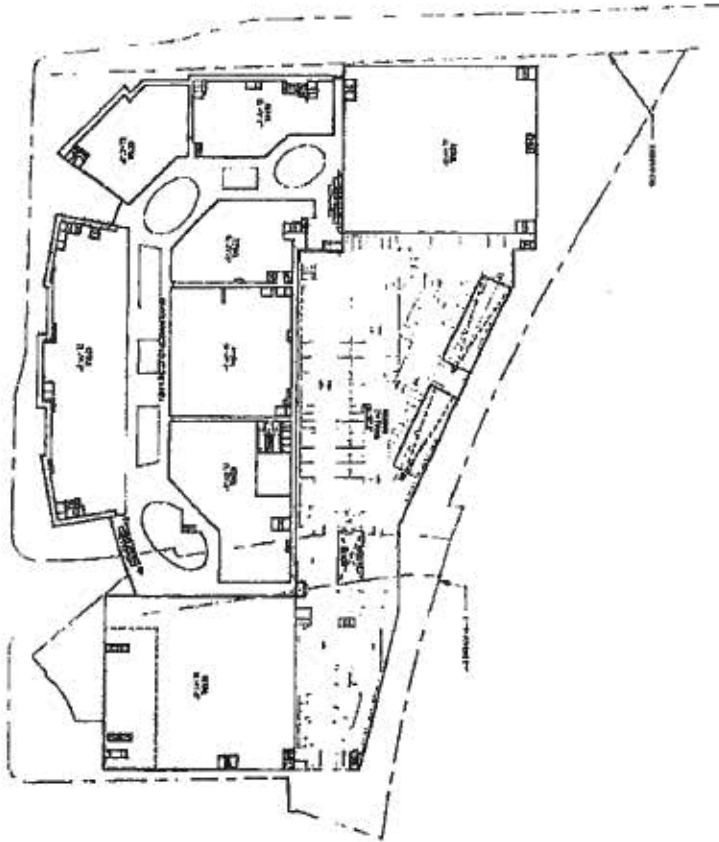
THE SoNo COLLECTION

GOP

CMSP



LEVEL 3 PLAN - MALL LEVEL 2



GCP

CMSP

05/01/11

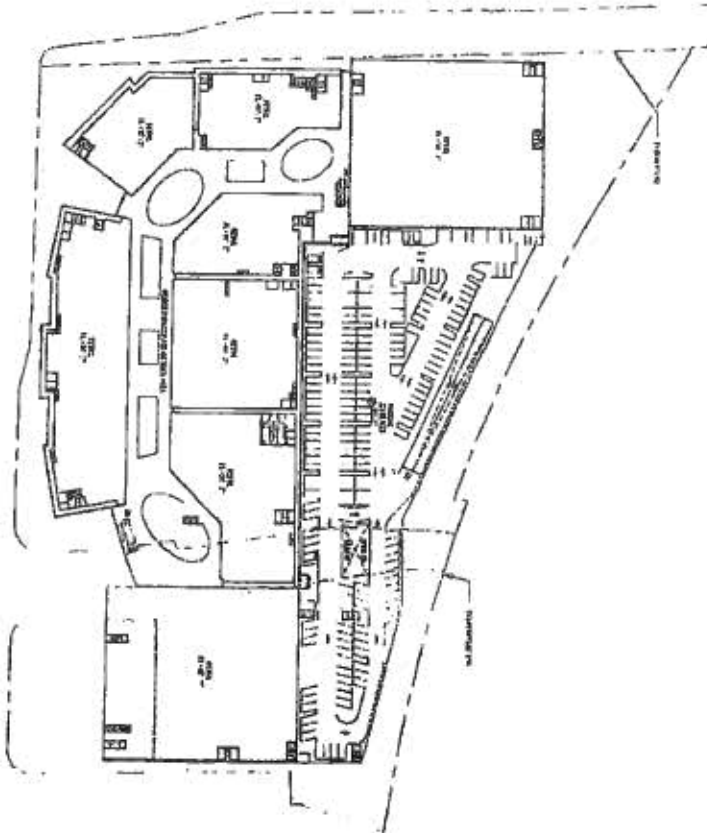
THE SoNo COLLECTION

GCP

CMSP



LEVEL 4 PLAN - MALL LEVEL 3



CCP

ARCH.

Page 12

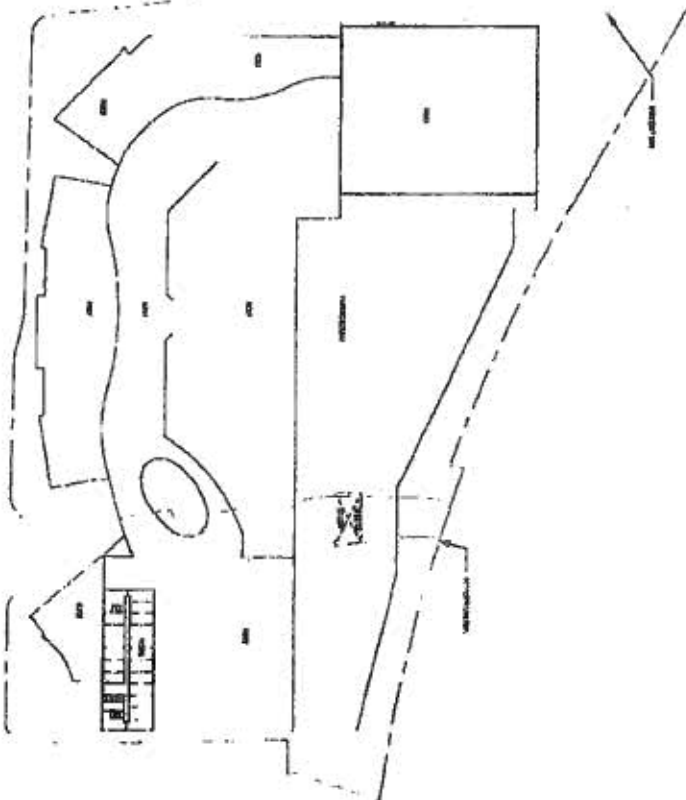
CCP

THE SoNo COLLECTION

CMSP



HOTEL LEVEL TYPICAL PLAN



GCP

CMSP

PHASE 13

GCP PHASE 13

THE SoNo COLLECTION

CMSP



WEST AVENUE ELEVATION



PROJECT



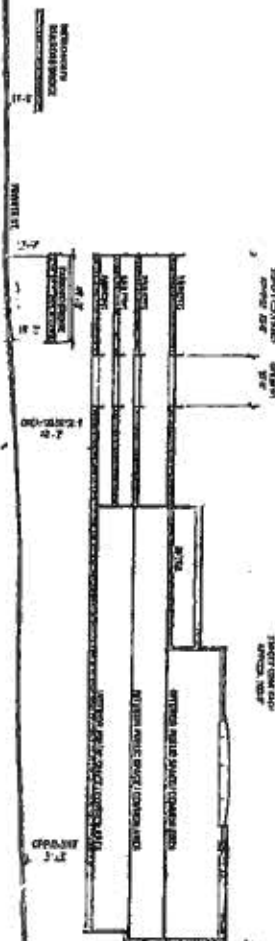
WEST ELEVATION

THE SoNo COLLECTION

CMSP



SITE SECTIONS



GCP

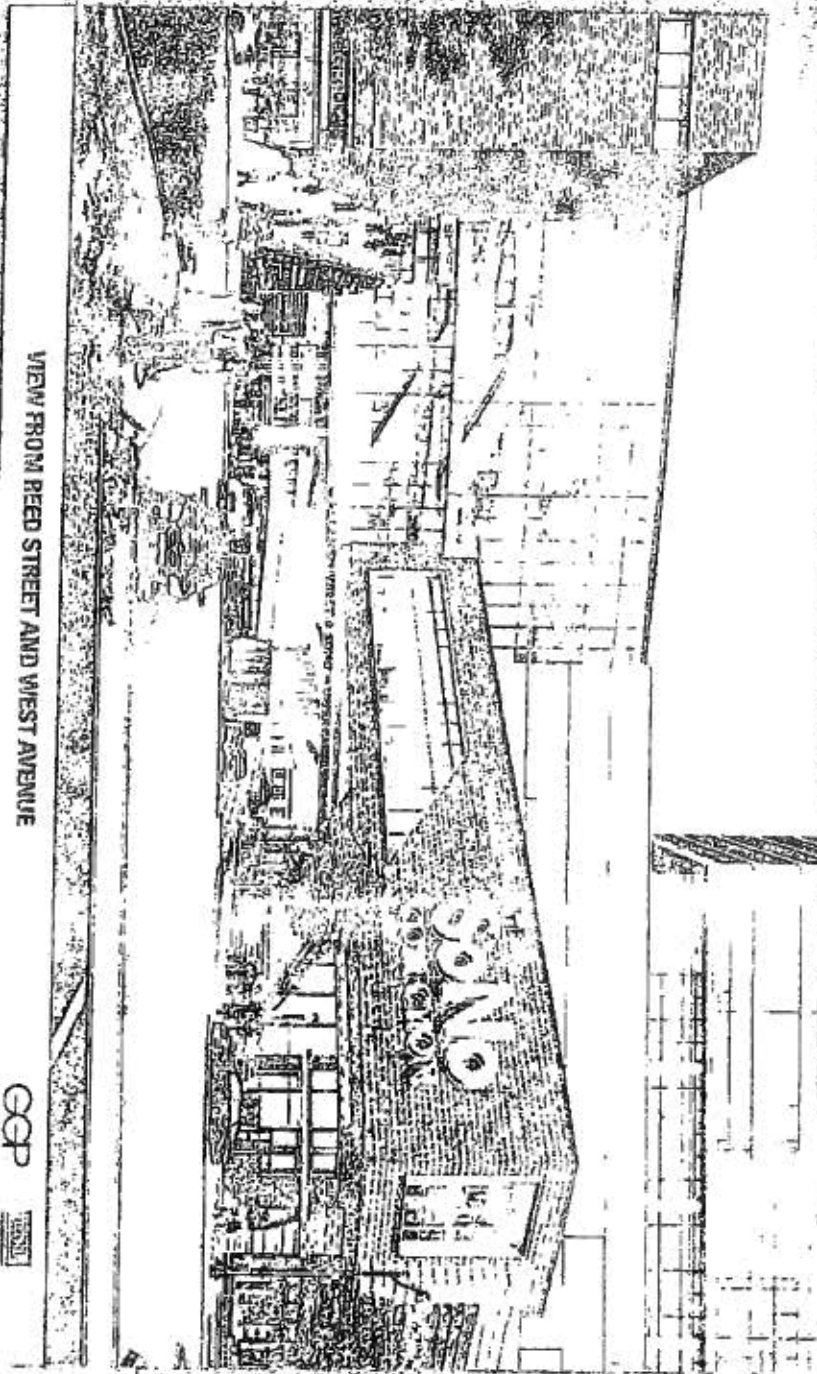
THE S&N COLLECTION

GCP

07/12/01 CMSP

THE S&N COLLECTION

CMSP



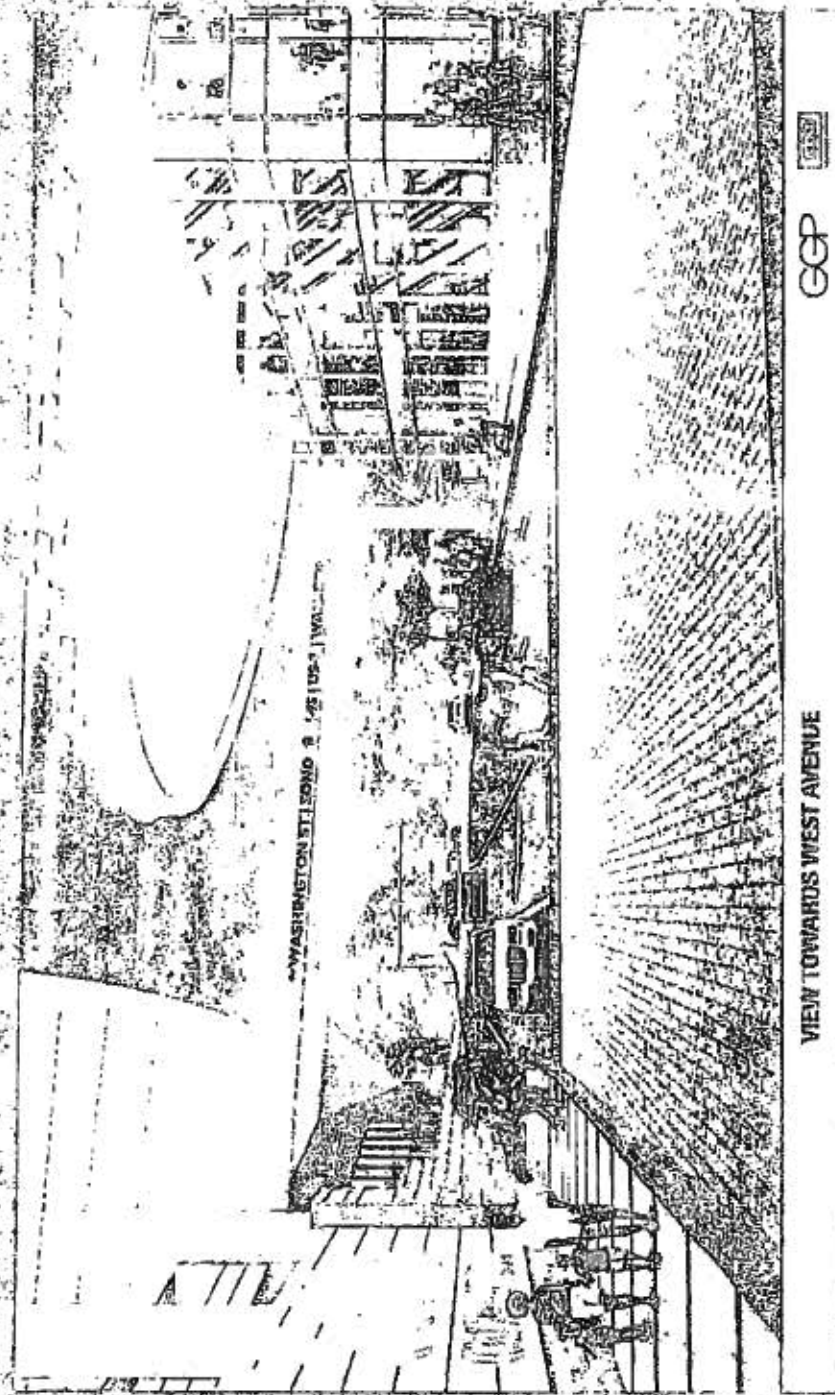
VIEW FROM REED STREET AND WEST AVENUE

GCP

100%

GCP 100%

CMSP



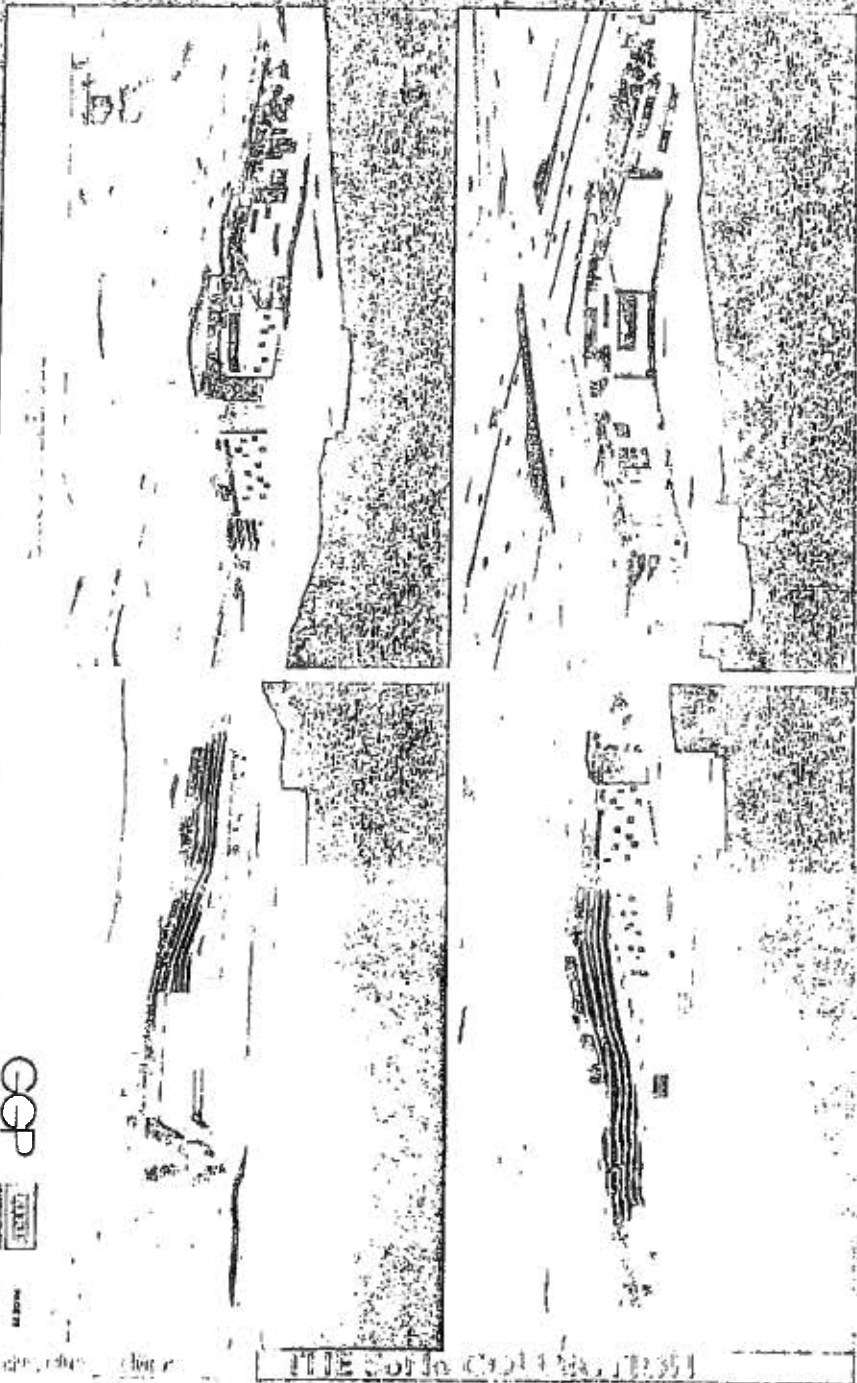
VIEW TOWARDS WEST AVENUE

GGP

GGP

CMSP

Massing & Context



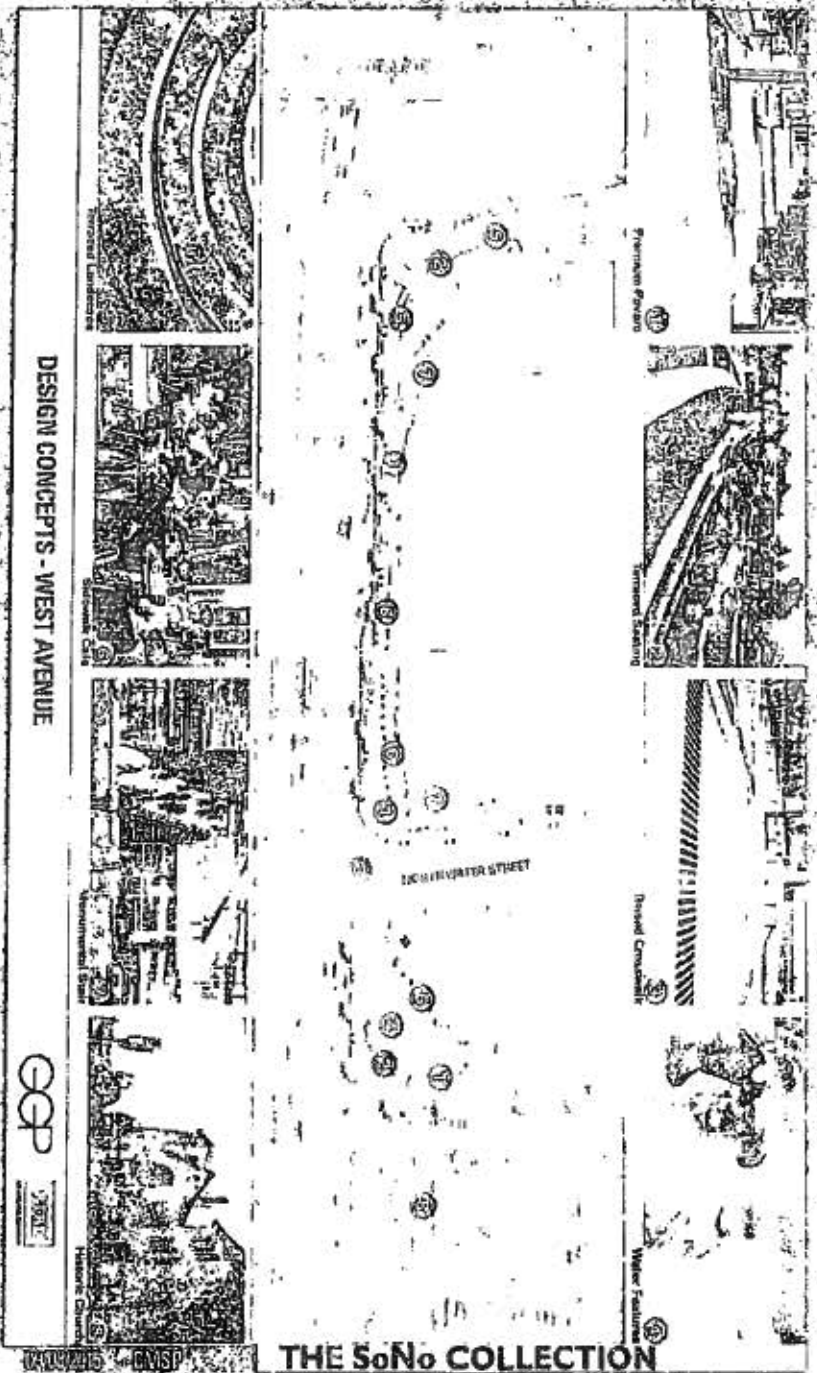
THE SOUTH COURTYARD

GCP

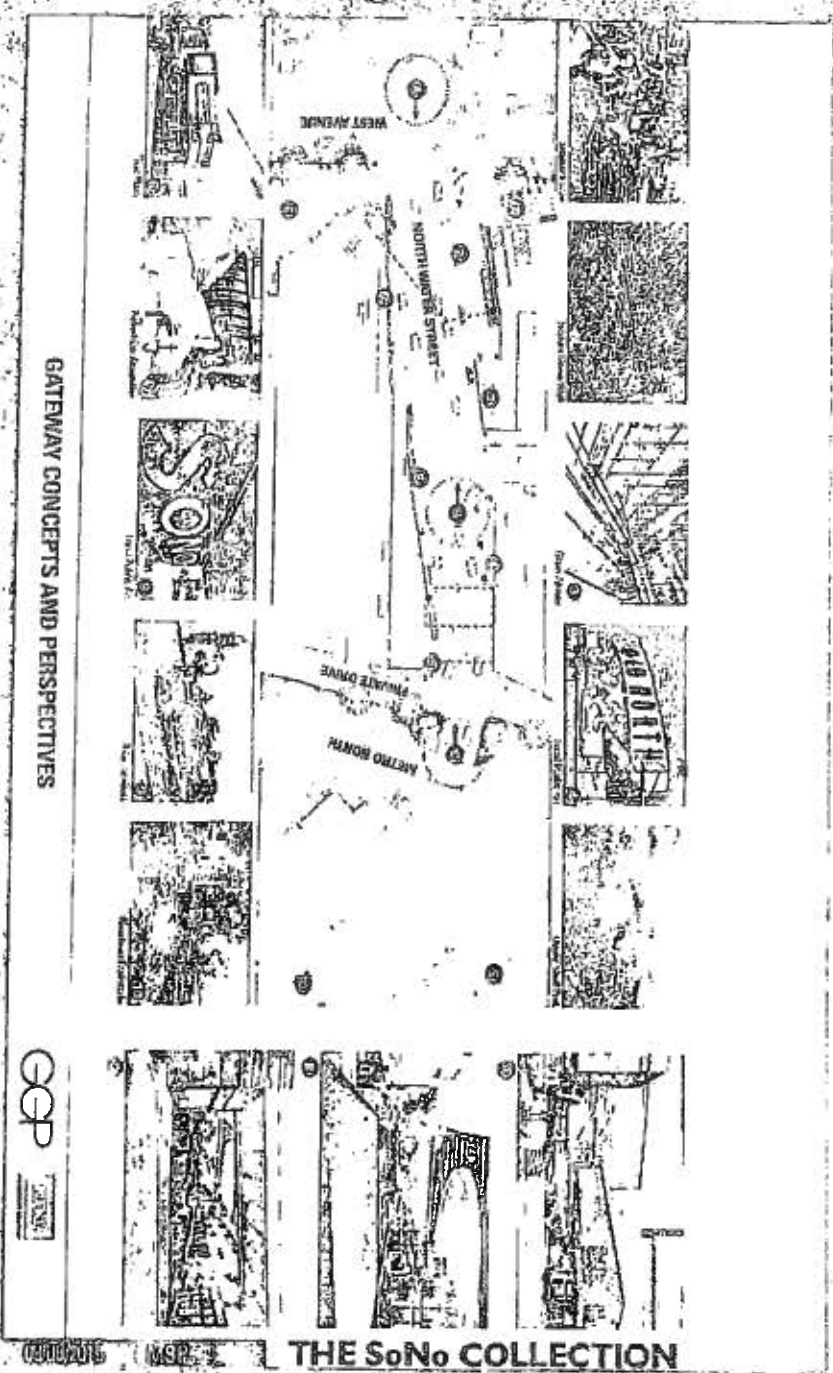
ARCHITECT

GCP

West Avenue Street Activation



North Water Street Pedestrian Experience

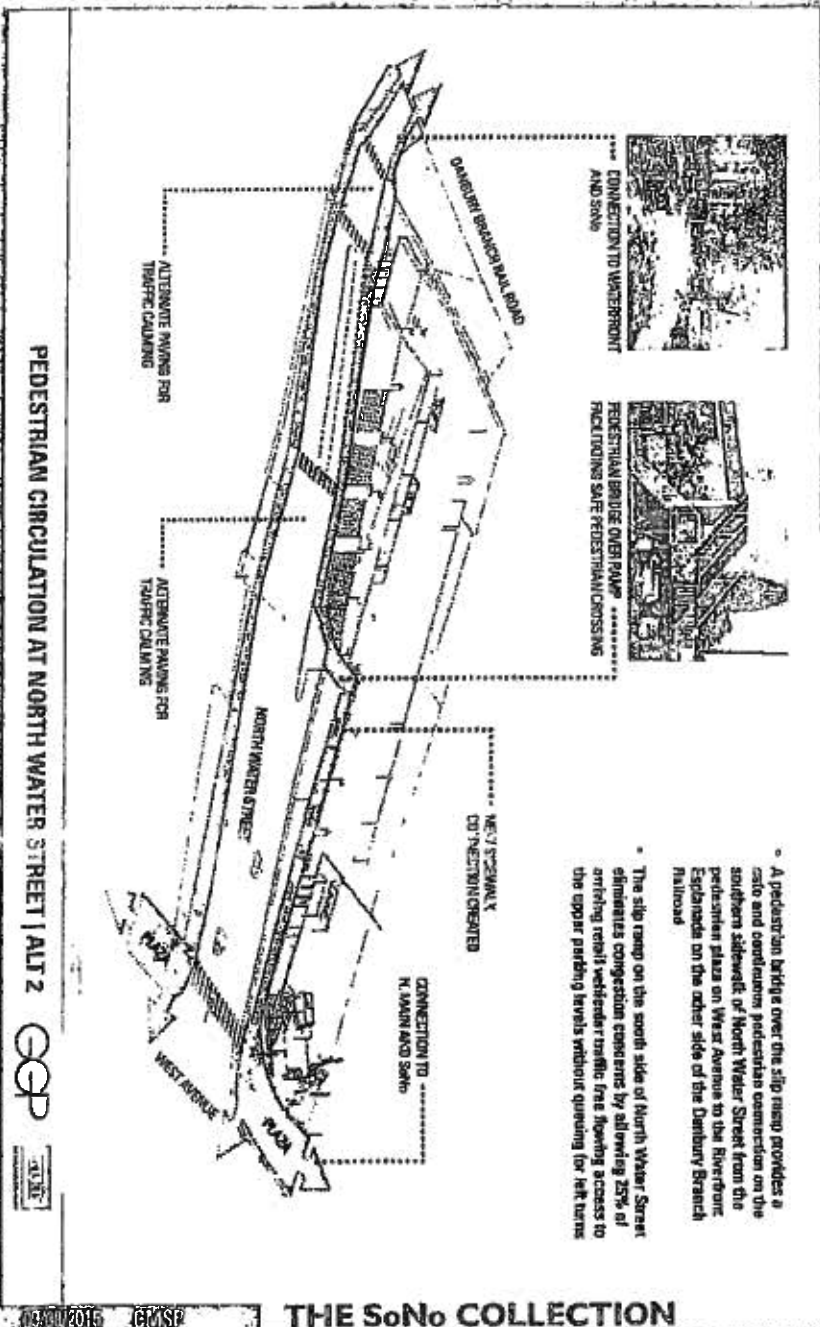


GATEWAY CONCEPTS AND PERSPECTIVES

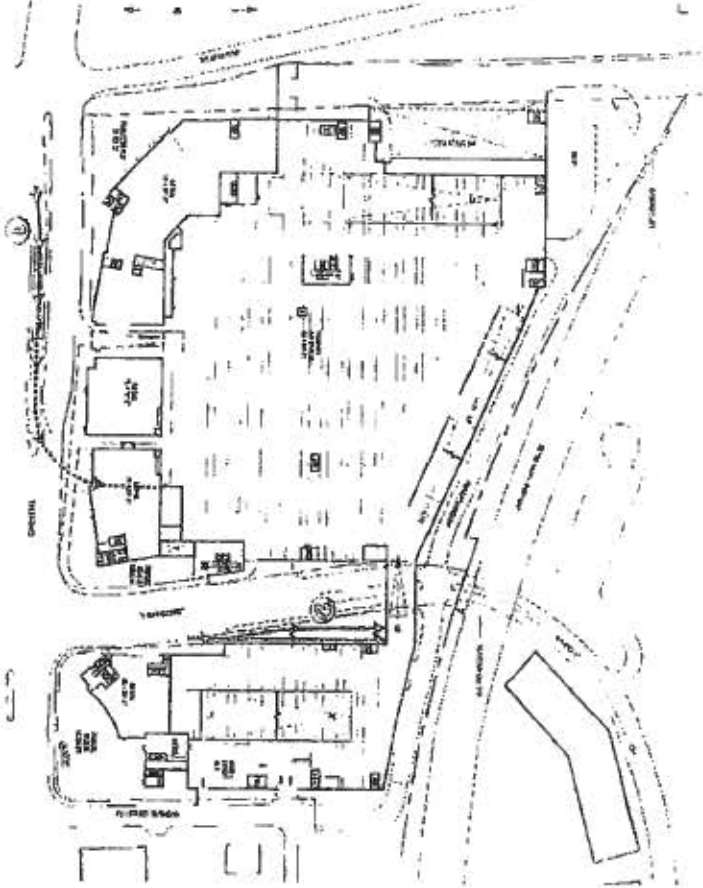
GCP

THE SoNo COLLECTION

North Water Street Pedestrian Experience



Traffic Mitigation Measures



TRAFFIC CLARIFICATIONS

1. The reconstruction of traffic engineering measures suggested on the plan will result in eliminating external queuing and providing near direct access to the site.

CLARIFICATION

2. The West Avenue elevation driveway assessment enables the development of a grade separated entry point to the lowest parking levels. This access point will accommodate an estimated 40% of arriving retail traffic and mitigate congestion concerns on West Avenue by eliminating vehicles queuing for left turns to North Water Street.

3. The slip ramp on North Water Street enables the development of a grade separated entry point to the upper parking levels. This access point will accommodate an estimated 25% of arriving retail traffic and mitigate congestion concerns by eliminating the majority of vehicles queuing for left turns.

4. A mid block parking area and the introduction of an additional right turn lane will allow an estimated 30% of departing retail traffic to access I-95 E Bayview without impacting existing travel lanes on West Avenue.

GCP

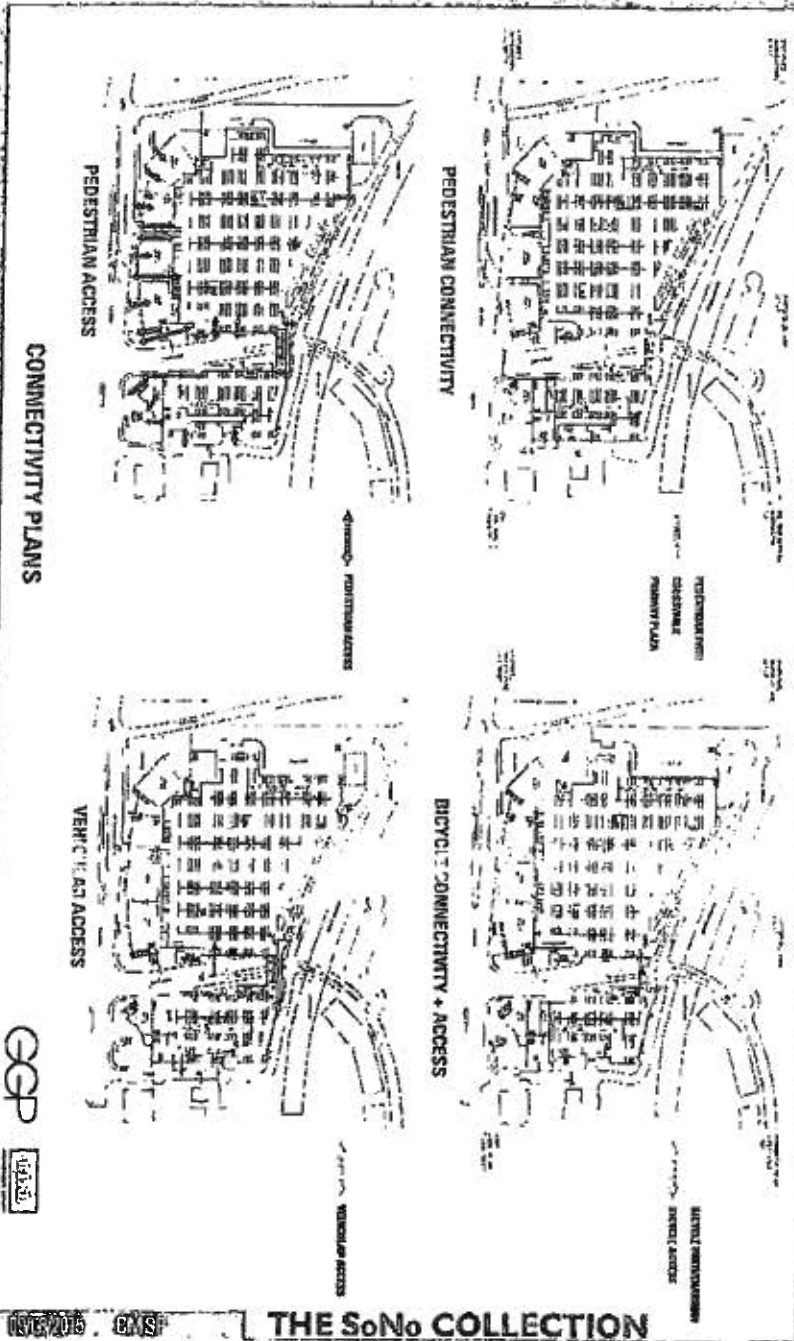
10/10/10

GCP 10/10/10

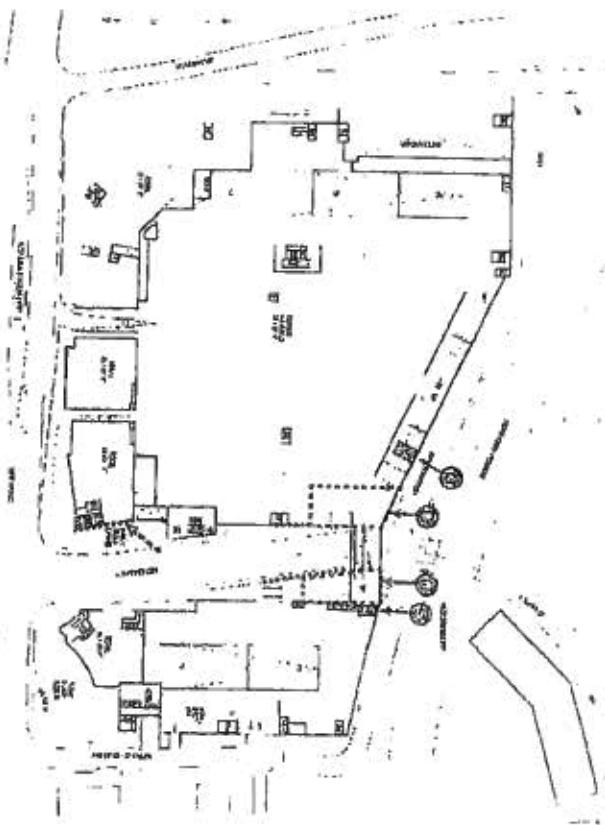
07/10/10 GMS

THE SoNo COLLECTION

Connectivity



Public Realm Exterior Spaces



SNW Plaza | 14,200 SF
Prudentium Associates • 500 King
Francis Matthews
Architects • 11000 E. 15th
Myrle Fickler
Water Feature
Fish • 5000 • 5000 • 5000
Yacht Acquisition
Concepts
Public Art

Control Plaza | 8,600 SF
Upgraded Prefabricated Amenities + Seating
Green Vessel
Disciplined Facades
Public Art

NW Plaza | 20,333 SF
Upgraded Products on Furniture + Seating
Formers Identix
Adhesive + Plastic Cores
Bioplastic Face Mount
Film + Sports Seawings
Youth Activators
Public Art

Level B2 | 555 SF
Digital Facilities
Police Stations

Level B2 | 134 SF
Bicycle Facilities
Police Substation

- Retail/ Public Rooms | 9,000 SF
- H.C. Public Space
- Museum Space
- Art Space

GGP

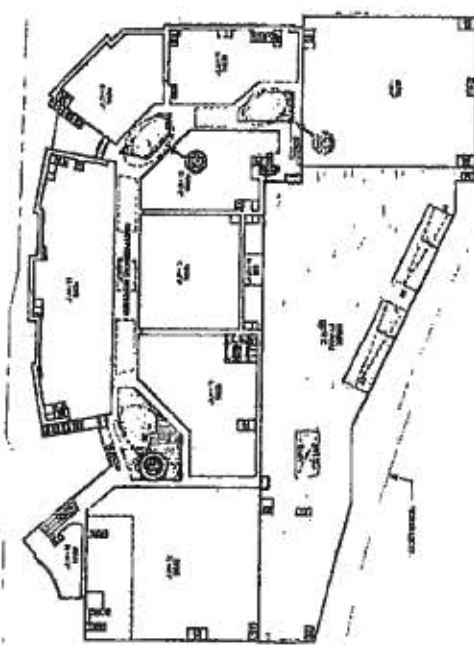
THE

Proof

Background

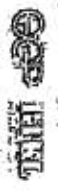
THE

Public Realm Interior Spaces



0 10 20 30 40 50 60 70 80 90 100

- 100 Cedar Court | 1,201 SF
Church functions
Local Non-Profit Displays
General Presentation
Sporting Events
Concerts
Holiday Activities
Public Art
- 101 NW Court | 1,218 SF
Church functions
Local Non-Profit Displays
General Presentation
Sporting Events
Concerts
Holiday Activities
Public Art
- 102 Archer Court | 1,292 SF
Church functions
Local Non-Profit Displays
General Presentation
Sporting Events
Concerts
Holiday Activities
Public Art
- 103 NW Terrace | 1,292 SF
Church functions
Local Non-Profit Displays
General Presentation
Sporting Events
Concerts
Holiday Activities
Public Art



THE GCP COLLECTION

LDA Amendment #4

Attachment Two Required Zoning Approvals

Attachment Two
ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06850-5125

Revised March 30, 2015

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (11 COPIES REQUIRED)

1. **Fee: \$560.00 application fee** - Payment of this application fee must be made by credit or debit card *only*; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).
2. Applicant's name and address
3. Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.
4. Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.
5. Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.
6. Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variance(s) requested and granted.
7. Provide maps of area in the vicinity of applicant's property and all other properties within 500' radius (1" = 100') showing (5 copies required):
 - a. Current zoning of all property
 - b. All other property within 500' radius owned by applicant
 - c. All properties that will become non-conforming uses as a result of requested change.
8. Provide a map of the city showing all zones effected by the zoning amendment including a calculation of the areas involved.
9. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.
10. **Notice Requirements:**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public

hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. (See attached sample notification form)

11. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any: **(Eleven copies required)**

A. **Drainage:** (prepared by registered professional engineer)

- a. Presence of watercourses, water bodies and wetlands
- b. Existing and proposed storm drainage facilities
 - i. water-runoff from upland properties
 - ii. effect upon down stream properties
- c. Storm drainage computations
- d. Flood hazard zone information, if applicable

B. **Traffic** (prepared by professional traffic engineer)

- a.
 - i. road classification
 - ii. road widths
 - iii. roadway capacity (level of service)
- b. Existing Traffic conditions
 - i. average daily traffic
 - ii. peak hour traffic volumes
- c. Impact of the proposal upon traffic flow and safety
 - i. projected trip generation
 - ii. effect upon peak hour traffic and level of service
 - iii. improvements in road conditions or signalization

When, in the opinion of the Zoning Committee, a proposed zoning amendment/site plan will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

12. Deadline for application submittals: The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.

13. Expert Testimony at Public Hearings:

It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Zoning Commission.

14. Payment for Legal Notice Publication

Applicants shall be responsible for payment of three legal notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to the HOUR. Applicants must contact the HOUR at the address given below to arrange for payment in advance of the publication date.

Jocelyn Battista , Classified Advertising Manager
The HOUR
1 Selleck Street
Norwalk, CT 06855
Phone: (203) 354-1100 or 846 - 3281
Fax: (203) 846 - 9897

As revised to May 1989.

Amended May 17, 1989- Effective May 26, 1989.

Amended October 27, 1995

Amended August 20, 2003; effective August 29, 2003.

As revised to January 9, 2004 with new state land use fee as per PA 03-6.

As revised to August 9, 2004 with new state land use fee as per PA 04-144.

As revised effective March 24, 2006 with new application fee.

As revised effective May 26, 2006 to add 10 day hearing deadline.

As revised effective May 29, 2009 to add expert testimony.

As revised effective Oct 1, 2009 with new state land use fee

As revised March 30, 2015 to revise payment options

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a Zoning
(Applicant)

Amendment application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

The Norwalk Zoning Commission will conduct a public hearing on this proposal at

(Day, Date, Time, and Location)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

**ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06850-5125**

Revised March 30, 2015

C.A.M. SITE PLAN REVIEW APPLICATION

A. APPLICATION INFORMATION (11 copies of all documents required)

1. **FILING FEE**: - Payment of this application fee must be made by credit or debit card *only*; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).

Residential: 1-6 dwelling units	160.00
Over 6 dwelling units	260.00
Commercial	460.00
Industrial	460.00
2. Owner of record and owner's address: All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record. If the applicant is unable to obtain the signature of the owner(s) on the application form, a letter of authorization signed by the property owner(s) may be submitted instead.
3. Applicant's name and address
4. Address of property
5. Assessor's Map No.
6. District, Block & Lot No.
7. Names of adjoining property owners abutting and across the street from the property
8. Zoning of property (including land within 100')
9. Designation of property on Plan of Development
10. Plot Plan certified by Licensed Land Surveyor (substantially correct Class A-2 Survey)
11. Existing conditions map
12. Proposed construction plan
13. Grading plan (existing and proposed contours at 2' intervals)
14. Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
15. Planting Plan (street trees & screening)
16. Easements (utility, sight preservation, conservation, pedestrian)
17. Location on aerial photo (Request prints for most current year available from D.P.W.; **one copy required**)
18. Location of buildings on adjoining properties
19. Zoning Officer's comments (parking calculations, square footage of buildings, proposed use, building setback lines, area of parcel, flood hazard zone (first floor elevation).)

20. R.O.W. width
 21. Paved road width
 22. Sidewalks
 23. Curbs
 24. Corner radii (slight line easements at corners)
 25. Erosion/sedimentation controls
 26. Schedule of project
 27. Drainage calculations (11 copies and a PDF file copy required)
 28. Refuse collection areas; include a description of how compliance with the state recycling law will be accomplished.
 29. Resource inventory & analysis (natural & manufactured) (11 copies and a PDF file copy required)
 30. Three-dimensional, architectural block model of proposed building(s) and site, at same scale as site plans, if requested by Commission. For large scale developments, a digital media presentation is required for public hearings, with one printed copy to be submitted for the file, if requested by Commission.
 31. PUBLIC ACT NO. 95-320 requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.
 32. State Traffic Commission application: Where required by the CT. General Statutes, a copy of the State Traffic Commission (STC) application must be submitted as part of this application.
 33. Notification of Neighbors:
On any application for a single family residence use, notification to neighbors that abut or are directly across the street from the subject parcel must be made by certified mail, return receipt requested, within ten (10) days of submitting an application to the Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. Evidence of mailing and green cards must be submitted to the Planning & Zoning staff immediately following mailing.

On any application for which a public hearing is required, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records.

When a condominium is located across the street, or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.
*Notification form is attached.
34. Payment for Legal Notice Publication:

When a public hearing is required, applicants shall be responsible for payment of three legal notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to the HOUR. Applicants must contact the HOUR at the address given below to arrange for payment in advance of the publication date.

Classified Advertising Manager
The HOUR
1 Selleck Street
Norwalk, CT 06855
Phone: (203) 354-1100 or 846 - 3281
Fax: (203) 846 - 9897

35. Expert Testimony at Public Hearings: It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing (if required), of those person(s) who will provide expert testimony to the Zoning Commission.

- N.B. 1. The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Section 118-1110 of the Building Zone Regulations of the City.
- N.B. 2. **NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE.** The applicant is encouraged to review his application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application, and to insure that all necessary information and documentation is included.
- N.B. 3. Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.
- N.B. 4. Applicant shall submit four complete copies of plans accompanying a Coastal Site Plan Review application.

As revised to January 8, 2004 with new state land use fee.
As revised to August 9, 2004 with new state land use fee.
As revised to September 21, 2005 to request architectural model - Effective September 30, 2005.
As revised effective March 24, 2006 to increase filing fees.
As revised effective May 26, 2006 to add STC requirement and 10 day hearing deadline.
As revised effective May 29, 2009 to add expert testimony requirement.
As revised effective Oct 1, 2009 with new State land use fee
As revised effective September 30, 2011 to add digital media requirement for large developments
As revised effective March 20, 2015 to add notification form for single family residences

NOTIFICATION FORM
For Application Notification For Single Family Residences Only

Revised March 20, 2015

NOTE: This form letter is to be completed by applicant and mailed *by certified mail* to owners of land that abut or are directly across the street from the subject parcel *within ten (10) days* of submitting an application to the Zoning Commission. Evidence of mailing and green cards must be submitted to staff immediately following mailing.

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

(Day, Date, Time, and Location of Plan Review Committee Meeting)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. If you have any questions regarding this application please call the Planning & Zoning Office at (203) 854-7780. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 223, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

NOTIFICATION FORM
For Public Hearings

Revised March 20, 2015

Dear _____,

Be advised that _____ has applied for a Coastal Site
Plan

(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____

(Description of Proposal)

(Day, Date, Time, and Location of Public Hearing)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. If you have any questions regarding this application please call the Planning & Zoning Office at (203) 854-7780. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 223, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised March 29, 2002

COASTAL AREA MANAGEMENT APPLICATION
(SHORT FORM)

Date: _____

Type of Request: _____

Name of Applicant: _____

Address of Applicant: _____

Address of Project: _____

All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record.

Owner's Name: _____

Owner's Address: _____

Name and address of builder: _____

Phone number: _____

Tax Map: _____ Dist. _____ Block _____ Lot _____ Zone _____ Flood zone: _____

Identification of coastal resources and description affected by the project (see Coastal Resource Map and Publication #30, check those that apply).

_____ A. General Resource
_____ H. Coastal Hazard Areas

_____ B. Bluffs & Escarpments
_____ C. Rocky Shorefronts
_____ D. Beaches & Dunes
_____ K. Shorelands

_____ I. Developed Shorefront
_____ J. Islands

_____ E. Intertidal Flats
_____ F. Tidal Wetlands

_____ L. Shellfish Concentration
_____ M. Coastal Waters & Embayments

_____ G. Freshwater Wetlands

_____ N. Air Resources & Quality

Description of proposed project with relation to coastal resources identified above.

2. Identification of significant natural features:

3. Identification of significant historical and cultural resources:

4. Identification of applicable coastal policies affected by the project (see Coastal Resource (Check those that apply)).

_____ A. General Development

_____ I. Sewer & Water Lines

_____ B. Water Dependent Use

_____ C. Ports & Harbors

_____ J. Energy Facilities

_____ K. Fuels, Chemicals & Hazardous Material

- | | |
|--|---|
| ☐ D. Coastal Structures & Filling | ☐ L. Transportation |
| ☐ E. Dredging & Navigation | ☐ M. Solid Waste |
| ☐ F. Boating | ☐ N. Dams, Dikes & Reservoirs |
| ☐ G. Fisheries | ☐ O. Cultural Resources |
| ☐ H. Coastal Recreation & Access | ☐ P. Open Space & Agricultural |

Description of proposed project with relation to policies identified above.

5. Identification and description of Potential Adverse Impacts and Potential Beneficial Impacts of the Project (as defined in Section 3 (15) of Public Act 79-535):

Adverse	Beneficial
_____	_____
_____	_____
_____	_____

6. Other comments relating to project's relationship to Coastal Area Management Act:

Applicant (Signature)

(Print name)

If agent signs, a letter of authorization from the owner(s) of the property must accompany this application.

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised March 30, 2015

SECTION 118-1451 SITE PLAN REVIEW APPLICATION INSTRUCTION

A. APPLICATION INFORMATION (11 copies of all documents required)

1. Owner of record and owner's address: All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record. If the applicant is unable to obtain the signature of the owner(s) on the application form, a letter of authorization signed by the property owner(s) may be submitted instead.
2. Applicant's name and address
3. Address of property
4. Assessor's Map No.
5. District, Block & Lot No.
6. Zoning District
7. Master Plan Designation
8. Land Record Map No.
9. List all adjoining property owners and all property owners directly across the street from the subject property.
10. Existing Use (s)
11. Proposed Use (s) - Include written description of proposed uses
12. Written legal description of subject property
13. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.
14. **FEE: Four Hundred and ten dollars (\$410.00) application fee** - Payment of this application fee must be made by credit or debit card *only*; cash and checks are not accepted. (Fee Includes \$60 for State of Connecticut land use processing fee).

B. SITE PLAN REVIEW INFORMATION (4 copies required)

1. Aerial Photograph/Photogrammetry (1" = 100' or 1" = 200' for very large sites) of neighborhood including area within 500' of project site boundaries, showing boundaries of site, - title, scale, date photo was taken, north arrow, and all street names. (Request prints for most current year available from D.P.W., one copy required).
2. Site Survey (1" = 30' or 1" = 20') Class A-2 prepared and sealed by Licensed Land Surveyor showing following existing data or facilities (4 copies required) :
 - a. Dimensions and data indicating area of plot
 - b. Names of adjoining property owners
 - c. Watercourses, waterbodies and wetlands
 - d. Off-street parking and loading spaces, interior traffic circulation, and driveways
 - e. Width of adjacent streets, location of driveways adjacent to or across the street from project site
 - f. Existing buildings and structures
 - g. Sidewalks and pedestrian ways
 - h. Storm drainage and sewer R.O.W.'s or easements
 - i. Water and electric line R.O.W.'s or easements
 - j. Existing utilities in street
 - k. All existing trees greater than 8" caliper; where conditions warrant, the Commission may require trees less than 8" caliper to be shown.
3. Project Site & Utility Plan (1" = 30' or 1" = 20') prepared and sealed by a Registered Architect, Landscape Architect, Registered Professional Engineer, and/or Licensed Land Surveyor as appropriate showing following proposals (4 copies required) :
 - a. All features indicated on Site Survey (above) which are intended to remain
 - b. Existing contours (5' intervals) and proposed contours (2' intervals)
 - c. Parking areas, access drives and loading spaces, include dimensions and radii of driveways
 - d. Sidewalk and curbs, indicate material
 - e. Setback lines

- f. Proposed building with dimensions, area with distances to property lines (Include existing buildings to remain).
- g. Existing and proposed storm drainage facilities
- h. Existing and proposed sewerage/septic tank facilities
- i. Fire hydrants
- j. Existing and proposed water and electric lines or facilities
- k. Refuse collection areas; include a description of how compliance with the state recycling law will be accomplished. Proposed commercial and residential projects must include location and description of the following required containers:
 - 1. garbage dumpster
 - 2. cardboard & office paper container
 - 3. can/bottle/plastic container

Proposals must be reviewed by the **Waste Programs Manager** for compliance with local and state recycling laws.

- l. Existing and proposed landscaping, including foundation, ornamental and buffer planting; indicate the name, size and quantity of the plant materials.
- m. Existing and proposed outdoor lighting; location design and specs

4. **Building Plans, Elevations & Sections** (Scale 1/8" = 1' 0" or larger) prepared and sealed by a Registered Architect or Professional Engineer showing the following proposals (new & existing buildings to remain) (4 copies required) :

- a. Use and occupancy
- b. Schematic delineation of floor space, lobbies, elevators and stairs, mechanical equipment spaces etc.
- c. Height of proposed building (by cross-section) showing elevations from mean sea level and number of stories
- d. Roof structures, if any
- e. Exterior materials, showing window areas
- f. Future buildings or additions, if any.

5. **Additional Information Required:**

- a. Lot coverage and parking space computations
- b. Detailed soil erosion and sediment control plan per Article 112

- c. Gross building area computations by floor (and unit, if applicable)
- d. Storm drainage computations (11 copies and a PDF file copy required)
- e. Three-dimensional, architectural block model of proposed building(s) and site, at same scale as site plans, if requested by Commission. For large scale developments, a digital media presentation is required for public hearings, with one printed copy to be submitted for the file, if requested by Commission.
- f. Traffic Report (11 copies and a PDF file copy required)
 - 1. road classification
 - 2. road widths
 - 3. traffic signals
 - 4. roadway capacity (level of services)

Traffic Conditions

- 1. average daily traffic
- 2. peak hour traffic volumes

Impact of the proposed development upon traffic flow and safety

- 1. trip generation
- 2. effect upon peak hour traffic and level of service
- 3. Improvements in road conditions or signalization made necessary by the proposed development.

2

State Traffic Commission application: Where required by the CT. General Statutes, a copy of the State Traffic Commission (STC) application must be submitted as part of this application.

- 6. Deadline for application submittals: The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.

7. Signs

Location, design, size, color, height and lighting of all proposed signs including free standing as well as those affixed to buildings. (Per Article 121)

8. Notification of Neighbors

Applications for which a public hearing is required shall comply with the following notice requirements:

The applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the subject parcel. The names of the owners shall be taken from the latest Tax Assessor records.

When a condominium is located across the street, or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners.

Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. *Notification form is attached

9. Payment for Legal Notice Publication

Applicants shall be responsible for payment for the publication of three legal Notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the address given below to arrange for payment of the required notices in advance of their publication date.

Jocelyn Battista, Classified Advertising Manager
The HOUR
1 Selleck Street
Norwalk, CT 06855
Phone: (203) 354-1100 or 846 - 3281
Fax: (203) 846 - 9897

10. Expert Testimony at Public Hearings : It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing (if required), of those person(s) who will provide expert testimony to the Zoning Commission.

N.B. 1. The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Section 118-1451 of the Building Zone Regulations of the City.

N.B. 2. **NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE.** The applicant is encouraged to review his application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application, and to insure that all necessary information and documentation is included.

N.B. 3. Upon written request, the Commission may waive any of the requirements of a Site Plan Review application where such requirements are inappropriate or do not apply.

N.B. 4. Applicant shall submit four complete copies of plans accompanying Site Plan Review application.

Revised August 28, 1986 - Effective Sept. 3, 1986
Revised Sept. 18, 1987 - Effective Sept. 28, 1987
Revised Dec. 21, 1988 - Effective Dec. 30, 1988
Revised May 17, 1989 - Effective May 25, 1989
Revised Oct. 24, 1989
Revised Feb. 2, 1990
Revised Oct. 27, 1995
Revised March 20, 2002 - Effective March 28, 2002
Revised August 20, 2003 - Effective August 29, 2003
As revised to January 8, 2004 with new state land use fee.
As revised to August 9, 2004 with new state land use fee.
As revised to September 21, 2005 to request architectural model - Effective September 30, 2005
As revised effective March 24, 2006 with new application fee.
As revised effective May 26, 2008 to add STC requirement and 10 day hearing deadline.

As revised effective May 29, 2009 to add expert testimony requirement.
As revised effective Oct 1, 2009 to add new state land use fee.
As revised effective April 25, 2011 to revise reference from recycling coordinator to Waste Program Manager
As revised effective September 30, 2011 to add digital media requirement for large developments
As revised March 30, 2015 to revise payment options

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a
(Applicant)

Site Plan Review application for property located at the following address:

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

The Norwalk Zoning Commission will conduct a public hearing on this proposal on

(Day, Date, Time, and Location)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

LDA Amendment #4.

Attachment Three Progress Report

Attachment Three

~~Exhibit XXX~~

(Section 8.5)

Monthly Design Progress Report

Date:

Architectural CD's	
Category	Percent Complete
Architectural CD's	
Structural	
MEP / FP	
Landscape	
Civil	

Comments:

Monthly Construction Progress Report

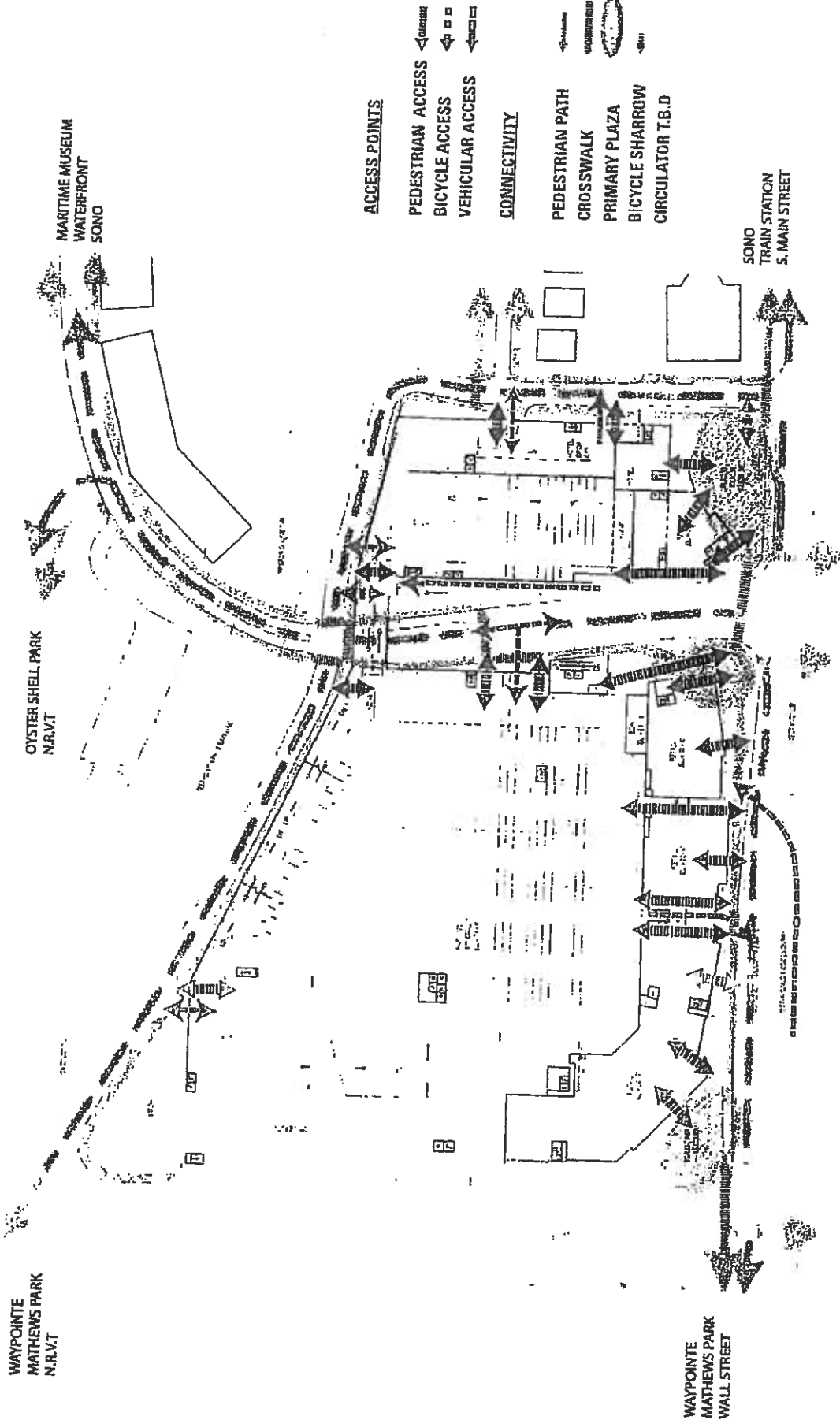
Date:

Construction	
Category	Percent Complete
Environmental	
Underground Utilities	
Site Work	
Foundations	
Parking Structure	
Steel Structure	
Building Envelope	
Interior Construction	
Landscape	

Comments:

LDA Amendment #4

Attachment Four
Connectivity Plan



- KEY
- NRVT
- NRVT IMPROVEMENTS
- BICYCLE SHARROW



GCP

SITE AREA BICYCLE CIRCULATION

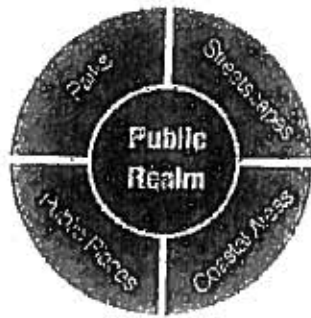


LDA Amendment #4

Attachment Five Public Realm Code of Conduct

Attachment Three

Public Realm Strategy



The public realm includes all public places, linkages and building elements that are physically and/or visually accessible regardless of ownership. These places and elements can include, but are not limited to, streets, pedestrian ways, bikeways, bridges, plazas, nodes, squares, transportation hubs, gateways, parks, waterfronts, natural features, view corridors, landmarks and building interfaces.

The public realm is organized into four categories: parks, streetscapes, coastal areas and public places (interior & exterior). Definitions for these categories are as follows:

Parks - Public open spaces within a community for recreational use.

Streetscapes - The visual elements of a street including the road, sidewalk, street furniture, trees and open spaces that combine to form the street's character.

Coastal Areas - All land areas along the water's edge.

Public Places - All areas interior or exterior within a community visible to the public or for public gathering or assembly but not specifically used for or directly related to a business purpose. Examples could include a library, public auditorium, community function space.

Furthering this definition, nine principles expand on how the public realm addresses the following key themes:

- Livability
- Identity
- Access
- Connectivity
- Placemaking & Design Excellence
- Environmental Stewardship
- Inclusivity
- Activation
- Shared Ownership & Implementation

The public realm principles will support the City's decision-making process in deeming uses as public realm improvements. These principles will ensure that the public realm development is reflective of an established vision which could be expressed in the following manner:

Public Realm Strategy

The public realm in Norwalk expresses its traditional New England culture while serving a diverse, multicultural population. It is a fully accessible and engaging experience that includes diverse public parks and civic spaces; an interconnected system of public walkways, bicycle trails and public transit; a vibrant and active waterfront; and active mixed use areas that are all enhanced through high-quality architecture, streetscape design and public art. It is safe, comfortable and responds effectively to the regional climate and surrounding environment.

The Public Realm uses are those improvements as noted such improvements or enhancements are above and beyond any requirements by any local, state or federal statutes, or any additional improvements required for local, state or federal approvals.

CODE OF CONDUCT

**This mall is committed to providing
an enjoyable shopping experience for our guests.**

**While visiting this mall, the following general
activities will not be accepted:**

Violations of the law

Any activity that threatens the safety of
our guests, tenants and/or employees

Any activity that threatens the well-being
of the property

Any activity that disrupts our pleasant,
family-oriented shopping environment

Any activity inconsistent with
the general purpose of the property,
which is shopping, dining, visiting
theaters or offices for business
purposes

Any activity that would disrupt the
legitimate business of the property
and its tenants

**Examples of specific activities that are prohibited include,
but are not limited to:**

Disruptive profanity, vulgar or
threatening language

Unnecessarily blocking walkways,
roadways or storefronts

Running, horseplay or disorderly
conduct of any nature

Excessive loitering

Operating unauthorized recreational
and/or personal transportation
devices in the shopping center

No firearms or illegal weapons

**The mall is a privately owned property. Guests who do not act
responsibly may be asked to leave. If they refuse to leave the
property, they may be arrested and prosecuted for criminal trespass.**

LDA Amendment #4

Attachment Six Career Training

NORWALK CAREER TRAINING

Through a five year commitment GGP will provide career training for residents of Norwalk and surrounding communities.

The Program is specifically designed to prepare students for entry-level and advancement in retail sales and customer service related positions. The curriculum builds literacy in math, computers, verbal skills, active listening, writing, and workplace readiness. This classroom based, instructor-led program consists of 30 hours of instruction.

Program Design

Curriculum for this Program is designed by the National Retail Foundation (NRF). The NRF develops education and workforce development programs promoting retail careers.

The curriculum incorporates sales and literacy standards into a comprehensive program designed to prepare students for entry-level and advancement in retail sales and customer service related positions. The NRF's curriculum focuses on building critical functional literacy skills in math, computers, verbal ability, active listening, writing, and workplace readiness. This classroom-based, instructor-led training includes:

- traditional lecture-based courses
- interactive self-assessment, development planning and portfolio building
- collaborative projects that teach decision-making, interpersonal skills and appreciation for diversity
- specialized skill development for retention and career advancement
- job attainment/business preparation training

Module topics include: Self-Assessment and Development Planning, Portfolio Development, Retail Math, Computers, Communication, Customer Service, Building Customer Relations, and Selling Skills.

The students will understand customer service techniques and the importance of knowing the features of what they sell. They will know where to look to learn about product features and understand why it is important to match the products to the customer. They will understand customer benefits in terms of product features and know how to help customers make an informed choice. They will also demonstrate commitment to on-going learning and career development.

LDA AMENDMENT #4

Attachment Seven Permitted Uses

PARCELS 1, 2 AND 4 OF THE REED PUTNAM URBAN RENEWAL PLAN

Recommended Scale and Density of Development (2015)

Site Area Calculations	FAR	Land Area			
Parcel 1&2	2.0	448,394 SF			
Parcel 4	2.0	123,883 SF			
TOTAL	2.0	572,227		1,144,454	
		572,227	Minimum Allowable Development 700,000 SF Plus Parking	Maximum Allowable Development 1,144,454 SF Plus Parking	Maximum Height 200 FT Minimum Height 60 FT

Currently Approved CMSP

Overall Project	Units	Area	Parking	Comments
Retail		125,000		
Office		601,000		
Residential	250	317,000		
Hotel	145	101,000		
Parking Spaces			2,474	
TOTAL	395	1,144,000	2,474	

Currently Approved Land Uses and Volumes (2007)

Office	475,000 – 625,000 SF
Retail	75,000 – 125,000 SF
Residential	250 – 350 Units
Hotel	80,000 - 110,000 SF
Affordable Housing	15% of Residential Units
Public Cultural	2-4%

Recommended Approved Land Uses and Volumes (2015)

Office	85,000 – 625,000 SF of Class A Office
Retail	75,000 – 750,000 GLA (Definition Attached) 10% Maximum Allocation to Restaurant Uses, Anchors of High Quality
Residential	60 – 350 Units 15% Affordable
Hotel	85,000 - 175,000 SF Minimum 150 Rooms,

<u>Required</u>	With Upscale Facilities
Public Realm (Definition Attached)	5% of Total Development Square Footage, City / Redevelopment Agency Approval Of The Specific Improvements
Institutional (Optional not one of mixes of uses on the site)	5,000 – 25,000 SF
Parking (Not A Use)	As Required by Zoning
<u>Required</u>	A Minimum of Two Land Uses In Addition to Public Realm Are Required In Any Development
Mixed Use	

AGENDA

OCTOBER 8, 2015

CLAIMS COMMITTEE MEETING

REFUNDS PROCESSED CLAIMS COMMITTEE

REPORTED TO CLAIMS COMMITTEE

ACOSTA LUZ D	14-MV-300342 (\$26.19)	PRORATION
ALISON CHRISTINE A	14-MV-301011 (\$10.77)	PRORATION
ALLEGRETta NICHOLAS OR ALLEGRETta SHARON	14-MV-301066 (\$14.43)	PRORATION
ALVAREZ WILLIAM E AND ALVAREZ ANN	14-MV-301348 (\$36.30)	PRORATION
ARCÉ CAROL A OR ARCE GEORGE J	14-MV-308830 (\$16.76)	PRORATION
ARSLANOV DMITRY I OR ARSLANOV SUSANA	14-MV-302582 (\$39.52)	PRORATION
APAZIDIS AVRAAM	14-MV-302016 (\$37.70)	PRORATION
AYAVACA ROSA V	14-MV-303088 (\$21.43)	PRORATION
BADARACCO LAURA	14-MV-303255 (\$32.93)	PRORATION
BELAL ABU SAYEED	14-MV-304469 (\$89.79)	PRORATION
BERMAN JAROSLAW E	14-MV-304884 (\$246.39)	PRORATION
BRUCE S PAULEY TR CR INC	14-MV-306954 (\$90.74)	PRORATION
BROWN DAVID S	14-MV-306763 (\$65.42)	PRORATION
BUCK KATHERINE ELIZABETH	14-MV-307115 (\$66.60)	PRORATION
BUCKENER WILLIAM H	14-MV-307142 (\$17.63)	PRORATION
BUONO ANIELLO A SR	13-MV-307204 (\$11.72)	PRORATION
CAREY THOMAS S	14-MV-309417 (\$24.96)	PRORATION
CATTA PAULA	13-MV-310102 (\$103.25)	PRORATION
CAVOTO DOMINICK M	14-MV-310223 (\$43.10)	PRORATION
CENTENO BLANCA I	13-MV-402201 (\$92.94)	PRORATION
CERBINI JEAN L OR CERBINI ACHILLES P	14-MV-310686 (\$10.37)	PRORATION
CONNOLLY MATHEW	14-MV-312674 (\$218.14)	PRORATION
CONOVER CATHLEEN B	14-MV-312702 (\$24.34)	PRORATION
CONTRERAS JUAN	14-MV-312837 (\$65.01)	PRORATION
	14-MV-312838 (\$79.90)	PRORATION
	(\$144.91)	

AGENDA

OCTOBER 8, 2015

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED CLAIMS COMMITTEE</u>	<u>APPROVED BY TAX COLLECTOR</u>	<u>REPORTED TO CLAIMS COMMITTEE</u>
CUNNINGHAM THERESA OR CUNNINGHAM BRIAN CA	13-MV-800090 (\$65.35)	PRORATION
CUTRONE PAT J BUILDER LLC	14-MV-314243 (\$44.39)	PRORATION
DAIMLER TRUST	14-MV-314503 (\$362.94)	PRORATION
	14-MV-314567 (\$779.95)	PRORATION
	14-MV-314622 (\$145.81)	PRORATION
	14-MV-314633 (\$641.20)	PRORATION
	14-MV-314445 (\$722.37)	PRORATION
DAIMLER TRUST	14-MV-314490 (\$521.54)	PRORATION AND ABATEMENT
	14-MV-314533 (\$568.24)	PRORATION AND ABATEMENT
	14-MV-314579 (\$470.30)	PRORATION AND ABATEMENT
DAIMLER TRUST	14-MV-314480 (\$151.86)	PRORATION AND ABATEMENT
DAIMLER TRUST	14-MV-314501 (\$491.50)	PRORATION
DAIMLER TRUST	14-MV SEVERAL SEE BACK UP	ABATEMENT
DIMIGLIO MARIA ANNA	14-MV-316868 (\$12.30)	PRORATIONS
DOOLEY GREGORY P OR DOOLEY KATHRYN	14-MV-317455 (\$63.80)	PRORATION
EBLING DARLE E	13-MV-318560 (\$198.79)	PRORATION
E CST WHLSL FLORIST LLC	14-MV-318197 (\$149.96)	PRORATION
EPSTEIN RICHARD A OR EPSTEIN GAIL H	14-MV-319431 (\$62.56)	PRORATION
FOSTER JULIA R	14-MV-322328 (\$15.12)	PRORATION
FRANKLIN RICHARD A	14-MV-322495 (\$54.96)	ABATEMENT-SOLD
FROST MICHAEL J	14-MV-322738 (\$27.54)	PRORATION
GAJEWSKI KRISTYNA / GAJEWSKI WOJCIECH	13-MV-322941 (\$41.26)	PRORATION
GALLAGHER CAROLINE P OR GALLAGHER JAMES J	14-MV-323146 (\$43.18)	PRORATION
GALEANO DIEGO	14-MV-323097 (\$38.08)	PRORATION
GASSMAN JAMES PAUL	13-MV-323652 (\$16.67)	PRORATIONS AND ABATEMENT

CLAIMS COMMITTEE MEETING

APPROVED BY
TAX COLLECTOR

	14-MV-323768	(\$186.71)
	13-MV-323651	(\$21.77)
	14-MV-323767	(\$240.95)
	13-MV-323900	(\$81.14)
	14-MV-324797	(\$22.38)
	13-MV-324835	(\$47.33)
	14-MV-324981	(\$126.78)
	14-MV-325313	(\$24.25)
	14-MV-326110	(\$23.19)
	14-MV-326141	(\$26.27)
	14-MV-327006	(\$52.86)
	14-MV-327060	(\$285.06)
	14-MV-328782	(\$52.34)
	14-MV-330234	(\$39.72)
	14-MV-330637	(\$349.66)
	14-MV-330727	(\$52.95)
	14-MV-331511	(\$13.10)
	14-MV-333123	(\$136.05)
	14-MV-333889	(\$53.20)
	14-MV-334596	(\$17.16)
	14-MV-334965	(\$523.76)
	14-MV-335760	(\$59.22)
	14-MV-337688	(\$29.82)
	13-MV-407955	(\$342.76)
	14-MV-338589	(\$56.31)
	14-MV-323768	(\$186.71)
	13-MV-323651	(\$21.77)
	14-MV-323767	(\$240.95)
	13-MV-323900	(\$81.14)
	14-MV-324797	(\$22.38)
	13-MV-324835	(\$47.33)
	14-MV-324981	(\$126.78)
	14-MV-325313	(\$24.25)
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	14-MV-328782	(\$52.34)
	14-MV-330234	(\$39.72)
	14-MV-330637	(\$349.66)
	14-MV-330727	(\$52.95)
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	14-MV-333123	(\$136.05)
	14-MV-333889	(\$53.20)
	14-MV-334596	(\$17.16)
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	14-MV-335760	(\$59.22)
	14-MV-337688	(\$29.82)
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	13-MV-324835	(\$47.33)
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	14-MV-326110	(\$23.19)
	14-MV-326141	(\$26.27)
	14-MV-327006	(\$52.86)
	14-MV-327060	(\$285.06)
	14-MV-328782	(\$52.34)
	14-MV-330234	(\$39.72)
	14-MV-330637	(\$349.66)
	14-MV-330727	(\$52.95)
	14-MV-331511	(\$13.10)
	14-MV-333123	(\$136.05)
	14-MV-333889	(\$53.20)
	14-MV-334596	(\$17.16)
	14-MV-334965	(\$523.76)
	14-MV-335760	(\$59.22)
	14-MV-337688	(\$29.82)
	13-MV-407955	(\$342.76)
	14-MV-338589	(\$56.31)
	14-MV-323768	(\$186.71)
	13-MV-323651	(\$21.77)
	14-MV-323767	(\$240.95)
	13-MV-323900	(\$81.14)
	14-MV-324797	(\$22.38)
	13-MV-324835	(\$47.33)
	14-MV-324981	(\$126.78)
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	14-MV-330234	(\$39.72)
	14-MV-330637	(\$349.66)
	14-MV-330727	(\$52.95)
	14-MV-331511	(\$13.10)
	14-MV-333123	(\$136.05)
	14-MV-333889	(\$53.20)
	14-MV-334596	(\$17.16)
	14-MV-334965	(\$523.76)
	14-MV-335760	(\$59.22)
	14-MV-337688	(\$29.82)
	13-MV-407955	(\$342.76)
	14-MV-338589	(\$56.31)
	14-MV-323768	(\$186.71)
	13-MV-323651	(\$21.77)
	14-MV-323767	(\$240.95)
	13-MV-323900	(\$81.14)
	14-MV-324797	(\$22.38)
	13-MV-32483	

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AGENDA

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED CLAIMS COMMITTEE</u>	<u>APPROVED BY TAX COLLECTOR</u>	<u>REPORTED TO CLAIMS COMMITTEE</u>
MAGINNIS WALTER B	14-MV-33856 (\$21.58)	PRORATION
MANOUSOS ANTHONY CHRISTO	14-MV-339452 (\$53.92)	PRORATION
MARR WILLIAM J OR MARR SANDRA F	14-MV-339785 (\$12.73)	PRORATION
MARTIN PATRICIA H	14-MV-339929 (\$98.89)	PRORATION
MCGRATH MARK A	13-MV-800482 (\$402.79)	PRORATION
MENDES JULIE D	14-MV-341834 (\$30.48)	PRORATION
MENDEZ MARIA P	14-MV-341867 (\$49.14)	PRORATION
MILTON ARTHUR J JR	14-MV-342637 (\$59.86)	PRORATION
MIRALJOTIS NAOMI	14-MV-342726 (\$12.13)	PRORATION
MITTLEMAN PHILIP A	14-MV-342887 (\$79.90)	PRORATION
NASH GARY M OR NASH CLAUDETTE M	14-MV-344867 (\$15.24)	PRORATION
NISSAN INFINITI LT	13-MV-345628 (\$307.66)	PRORATION
NISSAN INFINITI LT	14-MV-345952 (\$258.67)	PRORATION
	14-MV-346003 (\$199.56)	PRORATION
NISSAN INFINITI LT	14-MV-346118 (\$101.71)	PRORATION
	14-MV-346130 (\$40.07)	PRORATION
	14-MV-346187 (\$256.71)	PRORATION
OLAYA CLEAN SERVICE LLC	14-MV-347359 (\$21.98)	PRORATION
	14-MV-347360 (\$47.15)	PRORATION
PALUMBO ALFRED C JR	14-MV-348495 (\$15.32)	PRORATION
PARHAM DORA LEE AND PARHAM RICHARD	14-MV-348771 (\$28.40)	PRORATION
PAULEY BRUCE TREE CARE I	14-MV-349294 (\$52.10)	PRORATION
PHILLIPS CHARLES D	14-MV-350407 (\$220.41)	PRORATION
RANA KALPESH C	14-MV-352398 (\$149.50)	PRORATION
READY ROBERT D	14-MV-352608 (\$121.99)	PRORATION

AGENDA

CLAIMS COMMITTEE MEETING

REFUNDS PROCESSED CLAIMS COMMITTEE

		<u>APPROVED BY</u> <u>TAX COLLECTOR</u>	<u>REPORTED TO</u> <u>CLAIMS COMMITTEE</u>
ROGINSKI WILLIAN Z AND ROGINSKI EWA		13-MV-354021 (\$17.20)	PRORATION
ROLDAN BARBARA		14-MV-354581 (\$22.44)	PRORATION
ROMANO VITTORIO		13-MV-354200 (\$20.76)	PRORATION
SANTANA SONIA OR SANTANA LUISE		14-MV-356405 (\$44.54)	PRORATION
SAVAGE KATHLEEN		14-MV-356764 (\$28.20)	PRORATION
SAYMON RICHARD F 3 RD		13-MV-356370 (\$17.65)	PRORATION
SELIG DAN O SELIG BETH M		14-MV-357610 (\$22.56)	PRORATION
SIVASUBRAMANIAM APPARSWA		14-MV-358918 (\$17.86)	PRORATION
SPINNEY CRAIG L		14-MV-360003 (\$72.36)	PRORATION
	(\$174.76)	14-MV-360004 (\$102.40)	PRORATION
STEEVES MARTIN		14-MV-360325 (\$113.93)	PRORATION
STEVENSON JAMES M		13-MV-360053 (\$36.71)	PRORATION
STUART JENNIFER		14-MV-360890 (\$61.30)	PRORATION
SZABO TEREZA A		14-MV-361302 (\$19.65)	PRORATION
TOYOTA LEASE TRUST		14-MV-363405 (\$146.82)	PRORATION
TOYOTA LEASE TRUST		14-MV-363520 (\$91.49)	PRORATION
	(\$601.63)	14-MV-364042 (\$510.14)	PRORATION
TULIN ELLEN S		14-MV-364507 (\$40.06)	PRORATION
USB LEASING LT		14-MV-365230 (\$162.49)	PRORATION
USB LEASING LT		14-MV-365154 (\$310.63)	PRORATION
USB LEASING LT		14-MV-365093 (\$527.82)	PRORATION
	(\$1,024.99)	14-MV-365140 (\$497.17)	PRORATION
USB LEASING LT		14-MV-365250 (\$502.59)	ABATEMENT
VAULT TRUST		14-MV-365994 (\$128.94)	PRORATION
VAULT TRUST		14-MV-366139 (\$167.70)	PRORATION

AGENDA

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED CLAIMS COMMITTEE</u>	<u>APPROVED BY TAX COLLECTOR</u>	<u>REPORTED TO CLAIMS COMMITTEE</u>
VAULT TRUST	14-MV-365960 (\$153.88)	PRORATION
VCFS AUTO LEASING CO	14-MV-366424 (\$107.33)	PRORATION
VW CREDIT LEASING LTD	14-MV-367493 (\$93.62)	PRORATION
VW CREDIT LEASING LTD	14-MV-367405 (\$239.75)	PRORATION
VW CREDIT LEASING LTD	14-MV-367558 (\$23.57)	PRORATION
WEBB SCOTT R	13-MV-367654 (\$296.25)	PRORATION
	13-MV-367655 (\$46.57)	PRORATION
	14-MV-368323 (\$65.68)	PRORATION
WEBER ELAINE J	14-MV-368817 (\$65.01)	PRORATION
WHITLOCK DALRYMPLE POSTON & ASSOC	14-MV-369099 (\$63.31)	PRORATION
WILLIAMS JASMINE L	14-MV-369808 (\$80.14)	PRORATION
WU QI		
D W INC D/B/A NEW IMAGE HAIR SALON	14-PP-200835 (\$230.87)	OVERPAYMENT
SANDOLO RAFFAELE	12-RE-123416 (\$2,401.00)	SEWER USE FEE PER WPCA
	13-RE-123392 (\$2,544.00)	
	(\$4,945.00)	

DAIMLER TRUST

BILL	PLATE	MODEL	VIN#	AMOUNT
14-MV-314464	226ZFE	2012/MERCEML350W4	4JGDA5HB2CA059692	\$ 581.46
14-MV-314518	507YMG	2011/MERZ MV350W4	4JGBB8GB5BA645292	\$ 470.30
14-MV-314558	746YHL	2011/MERZ MV350W4	4JGBB8GH2BA677200	\$ 423.44
14-MV-314559	751YHK	2011/MERCEGL350BTC	4JGBF2FE7BA634601	\$ 601.88
14-MV-314594	864ZYG	2013/MERCEC300W4	WDDGF8ABXDR283610	\$ 330.91
TOTAL				<u>\$2,407.99</u>

TAX COLLECTOR'S REPORT
SEPTEMBER 30, 2015

FISCAL YEAR 2015-2016

(2014 GRAND LIST)

AUTOMOBILE-REGULAR \$17,433,300.64
PERSONAL PROPERTY \$18,492,367.14
REAL ESTATE \$261,229,545.62
TOTAL TAX \$297,155,213.40

SEWER USE \$14,660,068.00

IPP FEE \$189,750.00

ADJ TAX COLLECTIONS

JUN 15 - SEP 15

\$14,539,973.50
\$10,045,943.71
\$130,209,331.19
\$154,795,248.40

COLLECTION %

83.40%
54.32%
49.84%
52.09%

CORRECTED LEVY

\$17,246,121.77
\$19,494,722.94
\$261,089,428.56
\$296,830,273.27

COLLECTION %

84.31%
54.32%
49.87%
52.15%

FISCAL YEAR 2014-2015

(2013 GRAND LIST)

AUTOMOBILE-REGULAR \$16,706,950.43
PERSONAL PROPERTY \$17,794,935.82
REAL ESTATE \$257,672,948.38
TOTAL TAX \$292,174,834.63

SEWER USE \$13,851,424.00

IPP FEE \$191,250.00

JUN 14 - SEP 14

\$13,792,656.81
\$9,407,581.20
\$128,901,580.48
\$152,101,828.49

COLLECTION %

82.56%
52.87%
50.03%
52.06%

CORRECTED LEVY

\$16,498,908.64
\$17,735,832.82
\$257,572,838.53
\$291,807,579.99

COLLECTION %

83.60%
53.04%
50.04%
52.12%

TAX DIFFERENCE 2014 G.L. vs. 2013 G.L.

INCREASE/(DECREASE)

\$4,980,378.77

\$2,693,419.91

COLLECTION %

0.03%

CORRECTED LEVY

\$5,022,693.28

COLLECTION %

0.03%

SEWER DIFFERENCE 2014 G.L. vs. 2013 G.L.

INCREASE/(DECREASE)

\$808,644.00

\$455,194.83

COLLECTION %

0.33%

CORRECTED LEVY

\$892,242.00

COLLECTION %

0.02%

IPP DIFFERENCE 2014 G.L. vs. 2013 G.L.

INCREASE/(DECREASE)

(\$1,500.00)

\$2,738.46

COLLECTION %

2.16%

CORRECTED LEVY

(\$9,500.00)

COLLECTION %

4.61%

BACK TAXES COLLECTED

PRIOR TAXES

PRIOR SEWER USE FEE

PRIOR IPP FEE

TOTAL PRIOR TAX, SEWER & IPP

CURRENT INTEREST

PRIOR INTEREST

SEWER USE FEE INTEREST

IPP FEE INTEREST

TOTAL INTEREST COLLECTED

PRIOR LIEN FEE

CURRENT LIEN FEE

TOTAL LIEN FEE COLLECTED

MISC FEES COLLECTED

TOTAL PRIOR TAX, ALL INTEREST
& ALL FEES

* CORRECTED LEVY INCLUDING CERTIFICATES OF CORRECTION

CUR YR vs. PRIOR YR

INC/DEC

(\$905,284.16)

(\$59,908.13)

(\$91,531)

(\$965,283.82)

\$2,840.38

(\$152,677.53)

(\$10,458.22)

\$258.86

(\$160,036.51)

(\$3,536.38)

\$0.00

(\$3,536.38)

(\$110,287.09)

(\$1,239,143.80)

FISCAL YR 2014-2015

(JUL 14 - AUG 14)

\$1,622,056.44

\$38,604.45

\$2,619.03

\$1,793,279.92

\$141,192.48

\$402,345.28

\$28,300.56

\$1,130.33

\$572,968.65

\$8,208.00

\$0.00

\$8,208.00

\$121,702.09

\$2,496,158.66

FISCAL YR 2015-2016

(JUL 15 - AUG 15)

\$786,772.28

\$38,696.32

\$2,527.50

\$827,996.10

\$144,032.86

\$249,667.75

\$17,842.34

\$1,389.19

\$412,932.14

\$4,671.62

\$0.00

\$4,671.62

\$11,415.00

\$1,257,014.86

SUMMARY OF SENATE BILL # 1

1. On June 15, the General Assembly passed the bill, and on June 29, a special legislative session was held to make changes to the approved biennial budget. The budget calls for combined General Fund and Transportation Fund expenditures of \$19.6 billion. This equates to an increase of \$770 million (4.0%) over the FY 15 budget.

Overall, the budget shows a 4.0% increase in FY 16 versus FY 15. The budget includes an increase of 2.1% in education spending compared to the current year.

2. Minimum Budget Requirement

For FY 16, the minimum budget requirement (MBR) will remain as it currently stands. Municipalities are required to budget at least the same amount for education for FY 16 as they did in FY 15. There are, however, changes to the allowable reductions in MBR.

The Commission of SDE could approve an MBR reduction for an Alliance District if the district could demonstrate that its local funding percentage increased.

3. Payment in Lieu of Taxes (PILOT) Programs

- Beginning in FY 17, the reimbursement rates remain the same: 45 percent for state-owned property; 77 percent for college and hospital property; and between 45-100 percent for other qualified property. The changes, however, impact reimbursement rates when appropriations are not sufficient to fully fund the grants.
- This essentially holds all towns harmless at FY 15 levels for the two PILOT programs.

An additional PILOT grant, from a new "Select PILOT Account" funded through the Municipal Revenue Sharing Account (discussed below), will be paid to certain municipalities and districts. Those amounts are listed in Appendix A.

- Beginning in FY 18, the legislation establishes a new method for reimbursing grants. It sets minimum reimbursement rates using a tiered system. The system uses three tiers and is based on a municipality's mill rate and the amount of tax-exempt property it has. The Office of Policy and Management (OPM) will rank each municipality based on its mill rate and the percentage of tax-exempt property. The system excludes correctional and juvenile detention facilities.

For qualified property, reimbursement rates will be proportionately reduced,

- The changes to PILOT reimbursement rates will also impact the

Beginning in FY 17, the grant amounts of the Pequot Fund tied to the two PILOT programs (\$40.1 million) will be based on the municipality's fiscal year 16. The other portions of the Pequot grant are not affected.

4. Taxation of "New" Private College and Hospital Property

Real property that a "health system" acquires on or after October 1, 2015, and personal property related to services delivered at the property will be taxable, if that property was taxable at the time of acquisition.

Examples of health systems include Backus Memorial Hospital; Bridgeport Hospital; Greenwich Hospital; Hartford Hospital; Hospital of Central Connecticut; MidState Medical Center; Windham Hospital; and Yale-New Haven.

5. Housing Authorities' Payments in Lieu of Taxes

Through June 30, 2016, housing authorities with moderate rental housing projects will not have make payments to municipalities in lieu of property taxes, special benefit assessments, and sewerage system charges unless a project receives federal funds for the expenses.

6. Motor Vehicle Tax

Beginning with the October 1, 2015, grand list, there will be a cap on the motor vehicle mill rate (MVMR). The cap will be 32 mills for the 2015 grand list year and 29.36 mills for each grand list year after that. Any municipality or district may establish a mill rate for motor vehicles that is different from its mill rate for real property.

7. Municipal Revenue Sharing Account

The Municipal Revenue Sharing Account (MRSA), which was created in 2012, will now be funded with sales tax revenue, beginning on January 1, 2016.

Motor Vehicle Property Tax Grants

OPM will distribute motor vehicle property tax grants as an offset to municipalities and special taxing districts for revenue lost due to the MVMR cap starting in FY 17. The grant amount will be the difference between the property taxes a municipality and any special taxing district levied on motor vehicles in the 2013 assessment year and the amount of the levy for that year had the rate been set at the cap (32.00 mills for FY 17 and 29.36 mills for FY 18 and beyond). Estimates for FY 17 can be found in Appendix B.

Municipalities must distribute any district portion of the grant to the district within 15 days of

receipt.

Municipal Revenue Sharing Grants

In FY 17 and FY 18, OPM will distribute revenue-sharing grants (sales tax sharing) to municipalities as listed in the adopted budget. Those amounts can be found in Appendix C. Beginning in FY 19, the distribution will be based on a formula, which takes into account a municipality's MVMR.

The municipal revenue sharing grants will be distributed twice annually. For sales tax revenue deposited into MRSA from October 1 through June 30, a payment will be made the following October 1. For sales tax revenue deposited into MRSA between July 1 and September 30, a payment will be made on the following January 31.

Regional Services Grants

OPM will distribute regional services grants to councils of government (COGs) based on a formula determined by the OPM secretary. Beginning in FY 18, COGs will have to submit a spending plan for the funding to OPM in order to receive a grant.

COGs must use the grants for planning purposes and to achieve efficiencies in delivering municipal services on a regional basis. A COG's members must unanimously approve any grant expenditure.

COGs are also required, beginning by October 1, 2017, to provide a biennial report to the Planning and Development and Finance, Revenue, and Bonding committees. The report must outline how they have spent the funds and recommendations for modifying them.

Municipal Spending Cap

"general budget expenditures" to

The cap will limit

expenditures. The legislation does not define general budget expenditures.

There are several exemptions to the cap.

- Debt service
- Special education expenditures
- Expenditures for implementing court orders
- Arbitration awards
- Expenditures related to a major disaster or emergency declaration by the president or issued by the governor under the civil preparedness law
- Any municipal revenue sharing grant distributed to a special taxing district

The penalty for exceeding the cap will be 50 cents for every dollar the municipality spends over the cap. OPM will require each municipality to provide information on whether or not it has exceeded the cap and by how much. This will be done through a form created by OPM.

Municipalities must add language to their tax bills informing taxpayers of the penalty for going over the spending cap. The statement must be in the following form:

"The state will reduce grants to your town if local spending increases by more than 2.5 percent from the previous fiscal year."

8. Regional Tax Base Sharing Program

COGs are allowed to establish a property tax base revenue sharing program under which the municipalities can share revenue (up to 20 percent) from growth in their commercial and industrial (C&I) tax base.

COGs must decide by August 1, 2016, whether they will participate, and the program would begin in FY 17.

Determining Growth in Commercial and Industrial Tax Base

Participating municipalities would first determine if they have had growth in their C&I tax base. Growth is measured as the difference between the total assessed value of a municipality's C&I property for the current year and the total assessed value of its C&I property for the base year (2013 grand list). Real property located in an enterprise zone would be excluded.

AGENDA

OCTOBER 8, 2015

CLAIMS COMMITTEE MEETING

**REFUNDS PROCESSED
CLAIMS COMMITTEE**

**REPORTED TO
CLAIMS COMMITTEE**

ACOSTA LUZ D
ALISON CHRISTINE A
ALLEGRETTO NICHOLAS OR ALLEGRETTO SHARON
ALVAREZ WILLIAM E AND ALVAREZ ANN
ARCE CAROL A OR ARCE GEORGE J
ARSLANOV DMITRY I OR ARSLANOV SUSANA
APAZIDIS AVRAAM
AYAVACA ROSA V
BADARACCO LAURA
BELAL ABU SAYEED
BERMAN JAROSLAW E
BRUCE S PAULEY TR CR INC
BROWN DAVID S
BUCK KATHERINE ELIZABETH
BUCKENER WILLIAM H
BUONO ANIELLO A SR
CAREY THOMAS S
CATTI PAULA
CAVOTO DOMINICK M
CENTENO BLANCA I
CERBINI JEAN L OR CERBINI ACHILLES P
CONNOLLY MATHEW
CONOVER CATHLEEN B
CONTRERAS JUAN

14-MV-300342 (\$26.19)
14-MV-301011 (\$10.77)
14-MV-301066 (\$14.43)
14-MV-301348 (\$36.30)
14-MV-308830 (\$16.76)
14-MV-302582 (\$39.52)
14-MV-302016 (\$37.70)
14-MV-303088 (\$21.43)
14-MV-303255 (\$32.93)
14-MV-304469 (\$89.79)
14-MV-304884 (\$246.39)
14-MV-306954 (\$90.74)
14-MV-306763 (\$65.42)
14-MV-307115 (\$66.60)
14-MV-307142 (\$17.63)
13-MV-307204 (\$11.72)
14-MV-309417 (\$24.96)
13-MV-310102 (\$103.25)
14-MV-310223 (\$43.10)
13-MV-402201 (\$92.94)
14-MV-310686 (\$10.37)
14-MV-312674 (\$218.14)
14-MV-312702 (\$24.34)
14-MV-312837 (\$65.01)
14-MV-312838 (\$79.90)

(\$144.91)

AGENDA

OCTOBER 8, 2015

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED CLAIMS COMMITTEE</u>	<u>APPROVED BY TAX COLLECTOR</u>	<u>REPORTED TO CLAIMS COMMITTEE</u>
CUNNINGHAM THERESA OR CUNNINGHAM BRIAN CA	13-MV-800090 (\$65.35)	PRORATION
CUTRONE PAT J BUILDER LLC	14-MV-314243 (\$44.39)	PRORATION
DAIMLER TRUST	14-MV-314503 (\$362.94)	PRORATION
	14-MV-314567 (\$779.95)	PRORATION
	14-MV-314622 (\$145.81)	PRORATION
	14-MV-314633 (\$641.20)	PRORATION
DAIMLER TRUST	14-MV-314445 (\$722.37)	PRORATION
	14-MV-314490 (\$521.54)	PRORATION AND ABATEMENT
	14-MV-314533 (\$568.24)	PRORATION AND ABATEMENT
DAIMLER TRUST	14-MV-314579 (\$470.30)	PRORATION AND ABATEMENT
	14-MV-314480 (\$151.86)	PRORATION
DAIMLER TRUST	14-MV-314501 (\$491.50)	ABATEMENT
DAIMLER TRUST	14-MV SEVERAL SEE BACK UP	PRORATIONS
DIMIGLIO MARIA ANNA	14-MV-316868 (\$12.30)	PRORATION
DOOLEY GREGORY P OR DOOLEY KATHRYN	14-MV-317455 (\$63.80)	PRORATION
EBLING DARLIE	13-MV-318560 (\$198.79)	PRORATION
E CST WHLSL FLORIST LLC	14-MV-318197 (\$149.96)	PRORATION
EPSTEIN RICHARD A OR EPSTEIN GAIL H	14-MV-319431 (\$62.56)	PRORATION
FOSTER JULIA R	14-MV-322328 (\$15.12)	PRORATION
FRANKLIN RICHARD A	14-MV-322495 (\$54.96)	ABATEMENT-SOLD
FROST MICHAEL J	14-MV-322738 (\$27.54)	PRORATION
GAJEWSKI KRISTYNA / GAJEWSKI WOJCIECH	13-MV-322941 (\$41.26)	PRORATION
GALLAGHER CAROLINE P OR GALLAGHER JAMES J	14-MV-323146 (\$43.18)	PRORATION
GALEANO DIEGO	14-MV-323097 (\$38.08)	PRORATION
GASSMAN JAMES PAUL	13-MV-323652 (\$16.67)	PRORATIONS AND ABATEMENT

AGENDA

CLAIMS COMMITTEE MEETING

REFUNDS PROCESSED CLAIMS COMMITTEE

	<u>APPROVED BY</u> <u>TAX COLLECTOR</u>	<u>REPORTED TO</u> <u>CLAIMS COMMITTEE</u>
	14-MV-323768 (\$186.71)	PRORATION AND ABATEMENT
	13-MV-323651 (\$21.77)	PRORATION AND ABATEMENT
	14-MV-323767 (\$240.95)	PRORATION AND ABATEMENT
	13-MV-323900 (\$81.14)	PRORATION
GELCO CORPORATION	14-MV-324797 (\$22.38)	PRORATION
GLOWIENKA JAMES P	13-MV-324835 (\$47.33)	PRORATION
GOLDKOPF JESSICA L	14-MV-324981 (\$126.78)	PRORATION
GOMEZ ANA C	14-MV-325313 (\$24.25)	PRORATION
GONZALEZ-DEJESUS ALFREDO	14-MV-326110 (\$23.19)	PRORATION
GRIMM JUSTIN M	14-MV-326141 (\$26.27)	PRORATION
GROENER WILLIAM T OR GROENER ANNE E	14-MV-327006 (\$52.86)	PRORATION
HANN AUTO TRUST	14-MV-327060 (\$285.06)	PRORATION
HANNES PRECISION INDUSTR	14-MV-328782 (\$52.34)	PRORATION
HINOSTROZA NORCA	14-MV-330234 (\$39.72)	PRORATION
HUANG ZENG GUI	14-MV-330637 (\$349.66)	PRORATION
HYUNDAI LEASE TITLING TR	14-MV-330727 (\$52.95)	PRORATION
	14-MV-331511 (\$13.10)	PRORATION
JACOBELLIS FRANCIS J CA	14-MV-333123 (\$136.05)	PRORATION
JULIAN LYNN F	14-MV-333889 (\$53.20)	PRORATION
KENMAR BUILDERS LLC	14-MV-334596 (\$17.16)	PRORATION
KNOPP ALEX A	14-MV-334965 (\$523.76)	ABATED-MOVED TO DARIEN
KOUSIDIS PANAGIOTIS	14-MV-335760 (\$59.22)	PRORATION
LAMBO LUKE M	14-MV-337688 (\$29.82)	PRORATION
LONGO DONNA M	13-MV-407955 (\$342.76)	PRORATION
LOUIS ANDIE J	14-MV-338589 (\$56.31)	PRORATION
MA HENG		

AGENDA

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED</u> <u>CLAIMS COMMITTEE</u>	<u>APPROVED BY</u> <u>TAX COLLECTOR</u>	<u>REPORTED TO</u> <u>CLAIMS COMMITTEE</u>
MAGINNIS WALTER B	14-MV-338856 (\$21.58)	PRORATION
MANOUSOS ANTHONY CHRISTO	14-MV-339452 (\$53.92)	PRORATION
MARR WILLIAM J OR MARR SANDRA F	14-MV-339785 (\$12.73)	PRORATION
MARTIN PATRICIA H	14-MV-339929 (\$98.89)	PRORATION
MCGRATH MARK A	13-MV-800482 (\$402.79)	PRORATION
MENDES JULIE D	14-MV-341834 (\$30.48)	PRORATION
MENDEZ MARIA P	14-MV-341867 (\$49.14)	PRORATION
MILTON ARTHUR J JR	14-MV-342637 (\$59.86)	PRORATION
MIRALIOTIS NAOMI	14-MV-342726 (\$12.13)	PRORATION
MITTLEMAN PHILIP A	14-MV-342887 (\$79.90)	PRORATION
NASH GARY M OR NASH CLAUDETTE M	14-MV-344867 (\$15.24)	PRORATION
NISSAN INFINITI LT	13-MV-345628 (\$307.66)	PRORATION
NISSAN INFINITI LT	14-MV-345952 (\$258.67)	PRORATION
	14-MV-346003 (\$199.56)	PRORATION
NISSAN INFINITI LT	14-MV-346118 (\$101.71)	PRORATION
	14-MV-346130 (\$40.07)	PRORATION
	14-MV-346187 (\$256.71)	PRORATION
OLAYA CLEAN SERVICE LLC	14-MV-347359 (\$21.98)	PRORATION
	14-MV-347360 (\$47.15)	PRORATION
PALUMBO ALFRED C JR	14-MV-348495 (\$15.32)	PRORATION
PARHAM DORA LEE AND PARHAM RICHARD	14-MV-348771 (\$28.40)	PRORATION
PAULEY BRUCE TREE CARE I	14-MV-349294 (\$52.10)	PRORATION
PHILLIPS CHARLES D	14-MV-350407 (\$220.41)	PRORATION
RANA KALPESH C	14-MV-352398 (\$149.50)	PRORATION
READY ROBERT D	14-MV-352608 (\$121.99)	PRORATION

AGENDA

CLAIMS COMMITTEE MEETING

REFUNDS PROCESSED CLAIMS COMMITTEE

ROGINSKI WILLIAN Z AND ROGINSKI EWA

ROLDAN BARBARA

ROMANO VITTORIO

SANTANA SONIA OR SANTANA LUIS E

SAVAGE KATHLEEN

SAYMON RICHARD F 3RD

SELIG DAN O SELIG BETH M

SIVASUBRAMANIAM APPARSWA

SPINNEY CRAIG L

(\$174.76)

STEEVES MARTIN

STEVENSON JAMES M

STUART JENNIFER

SZABO TEREZA A

TOYOTA LEASE TRUST

TOYOTA LEASE TRUST

(\$601.63)

TULIN ELLEN S

USB LEASING LT

USB LEASING LT

USB LEASING LT

(\$1,024.99)

USB LEASING LT

VAULT TRUST

VAULT TRUST

REPORTED TO CLAIMS COMMITTEE

PRORATION

PRORATION

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PRORATION

ABATEMENT

PRORATION

PRORATION

AGENDA

CLAIMS COMMITTEE MEETING

<u>REFUNDS PROCESSED CLAIMS COMMITTEE</u>	<u>APPROVED BY TAX COLLECTOR</u>	<u>REPORTED TO CLAIMS COMMITTEE</u>
VAULT TRUST	14-MV-365960 (\$153.88)	PRORATION
VCFS AUTO LEASING CO	14-MV-366424 (\$107.33)	PRORATION
VW CREDIT LEASING LTD	14-MV-367493 (\$93.62)	PRORATION
VW CREDIT LEASING LTD	14-MV-367405 (\$239.75)	PRORATION
VW CREDIT LEASING LTD	14-MV-367558 (\$23.57)	PRORATION
WEBB SCOTT R	13-MV-367654 (\$296.25)	PRORATION
	13-MV-367655 (\$46.57)	PRORATION
	14-MV-368323 (\$65.68)	PRORATION
WEBER ELAINE J	14-MV-368817 (\$65.01)	PRORATION
WHITLOCK DALRYMPLE POSTON & ASSOC	14-MV-369099 (\$63.31)	PRORATION
WILLIAMS JASMINE L	14-MV-369808 (\$80.14)	PRORATION
WU QI		
D W INC D/B/A NEW IMAGE HAIR SALON	14-PP-200835 (\$230.87)	OVERPAYMENT
SANDOLO RAFFAELE	12-RE-123416 (\$2,401.00)	SEWER USE FEE PER WPCA
	13-RE-123392 (\$2,544.00)	
	(\$4,945.00)	

DAIMLER TRUST

BILL	PLATE	MODEL	VIN#	AMOUNT
14-MV-314464	226ZFE	2012/MERCEML 350W4	4JGDA5HB2CA059692	\$ 581.46
14-MV-314518	507YMG	2011/MERZ MV350W4	4JGBB8GB5BA645292	\$ 470.30
14-MV-314558	746YHL	2011/MERZ MV350W4	4JGBB8GH2BA677200	\$ 423.44
14-MV-314559	751YHK	2011/MERCEGL350BTC	4JGBF2FE7BA634601	\$ 601.88
14-MV-314594	864ZYG	2013/MERCEC300W4	WDDGF8ABXDR283610	\$ 330.91
TOTAL				<u>\$2,407.99</u>

TAX COLLECTOR'S REPORT
SEPTEMBER 30, 2015

FISCAL YEAR 2015-2016

(2014 GRAND LIST)

AUTOMOBILE-REGULAR \$17,433,300.64
PERSONAL PROPERTY \$18,492,367.14
REAL ESTATE \$261,229,545.62
TOTAL TAX \$297,155,213.40

SEWER USE \$14,660,068.00

IPP FEE \$189,750.00

FISCAL YEAR 2014-2015

(2013 GRAND LIST)

AUTOMOBILE-REGULAR \$16,706,950.43
PERSONAL PROPERTY \$17,794,935.82
REAL ESTATE \$257,672,948.38
TOTAL TAX \$292,174,834.63

SEWER USE \$13,851,424.00

IPP FEE \$191,250.00

TAX DIFFERENCE 2014 G.L. vs. 2013 G.L.
INCREASE/(DECREASE)

SEWER DIFFERENCE 2014 G.L. vs. 2013 G.L.
INCREASE/(DECREASE)

IPP DIFFERENCE 2014 G.L. vs. 2013 G.L.
INCREASE/(DECREASE)

BACK TAXES COLLECTED

PRIOR TAXES \$186,772.28
PRIOR SEWER USE FEE \$38,696.32
PRIOR IPP FEE \$2,527.50
TOTAL PRIOR TAX, SEWER & IPP \$627,996.10

CURRENT INTEREST \$144,032.86
PRIOR INTEREST \$249,667.75
SEWER USE FEE INTEREST \$17,842.34
IPP FEE INTEREST \$1,389.19
TOTAL INTEREST COLLECTED \$412,932.14

PRIOR LIEN FEE \$4,671.62
CURRENT LIEN FEE \$0.00
TOTAL LIEN FEE COLLECTED \$4,671.62

MISC FEES COLLECTED \$11,415.00

TOTAL PRIOR TAX, ALL INTEREST & ALL FEES \$1,257,014.86

* CORRECTED LEVY INCLUDING CERTIFICATES OF CORRECTION

ADJ TAX COLLECTIONS	ORIGINAL LEVY	COLLECTION %	CORRECTED LEVY	COLLECTION %
JUN 15 - SEP 15				
\$14,539,973.50	\$17,433,300.64	83.40%	\$17,246,121.77	84.31%
\$10,045,943.71	\$18,492,367.14	54.32%	\$18,494,722.94	54.32%
\$130,209,331.19	\$261,229,545.62	49.84%	\$261,089,428.56	49.87%
\$154,795,248.40	\$297,155,213.40	52.09%	\$296,830,273.27	52.15%
\$1,429,719.37	\$14,660,068.00	50.68%	\$14,650,588.00	50.71%
\$175,273.96	\$189,750.00	92.37%	\$216,750.00	80.86%

ADJ TAX COLLECTIONS	ORIGINAL LEVY	COLLECTION %	CORRECTED LEVY	COLLECTION %
JUN 14 - SEP 14				
\$13,792,656.81	\$16,706,950.43	82.56%	\$16,498,908.64	83.60%
\$9,407,581.20	\$17,794,935.82	52.87%	\$17,735,832.82	53.04%
\$128,901,590.48	\$257,672,948.38	50.03%	\$257,572,838.53	50.04%
\$152,101,828.49	\$292,174,834.63	52.06%	\$291,807,579.99	52.12%
\$6,974,524.54	\$13,851,424.00	50.35%	\$13,758,346.00	50.69%
\$172,535.50	\$191,250.00	90.21%	\$226,250.00	76.26%

TAX DIFFERENCE 2014 G.L. vs. 2013 G.L.	INCREASE/(DECREASE)
	\$4,980,378.77
	\$2,693,419.91
	0.03%
	\$5,022,693.28
	0.03%

SEWER DIFFERENCE 2014 G.L. vs. 2013 G.L.	INCREASE/(DECREASE)
	\$808,644.00
	\$455,194.83
	0.33%
	\$892,242.00
	0.02%

IPP DIFFERENCE 2014 G.L. vs. 2013 G.L.	INCREASE/(DECREASE)
	(\$1,500.00)
	\$2,738.46
	2.16%
	(\$9,500.00)
	4.61%

BACK TAXES COLLECTED	FISCAL YR 2015-2016 (JUL 15 - AUG 15)	FISCAL YR 2014-2015 (JUL 14 - AUG 14)	CUR YR vs. PRIOR YR INC/(DEC)
PRIOR TAXES	\$186,772.28	\$1,622,056.44	(\$905,284.16)
PRIOR SEWER USE FEE	\$38,696.32	\$98,604.45	(\$59,908.13)
PRIOR IPP FEE	\$2,527.50	\$2,619.03	(\$91.53)
TOTAL PRIOR TAX, SEWER & IPP	\$627,996.10	\$1,793,279.92	(\$965,283.82)
CURRENT INTEREST	\$144,032.86	\$141,192.48	\$2,840.38
PRIOR INTEREST	\$249,667.75	\$402,345.28	(\$152,677.53)
SEWER USE FEE INTEREST	\$17,842.34	\$28,300.56	(\$10,458.22)
IPP FEE INTEREST	\$1,389.19	\$1,130.33	\$258.86
TOTAL INTEREST COLLECTED	\$412,932.14	\$572,968.65	(\$160,036.51)
PRIOR LIEN FEE	\$4,671.62	\$8,208.00	(\$3,536.38)
CURRENT LIEN FEE	\$0.00	\$0.00	\$0.00
TOTAL LIEN FEE COLLECTED	\$4,671.62	\$8,208.00	(\$3,536.38)
MISC FEES COLLECTED	\$11,415.00	\$121,702.09	(\$110,287.09)
TOTAL PRIOR TAX, ALL INTEREST & ALL FEES	\$1,257,014.86	\$2,496,158.66	(\$1,239,143.80)

VIII C2

SUMMARY OF SENATE BILL # 1

1. On June 15, 2015, the General Assembly held a special legislative session to make changes to the approved biennial budget. The budget calls for combined General Fund and Transportation Fund expenditures of \$19.6 billion. This equates to an increase of \$770 million (4.0%) over the FY 15 budget.

The budget includes an increase of 2.1% in education funding compared to the current year.

2. Minimum Budget Requirement

For FY 16, the minimum budget requirement (MBR) will remain as it currently stands. Municipalities are required to budget at least the same amount for education for FY 16 as they did in FY 15. There are, however, changes to the allowable reductions in MBR.

The Commission of SDE could approve an MBR reduction for an Alliance District if the district could demonstrate that its local funding percentage increased.

3. Payment in Lieu of Taxes (PILOT) Programs

- Beginning in FY 17, the reimbursement rates remain the same: 45 percent for state-owned property; 77 percent for college and hospital property; and between 45-100 percent for other qualified property. The changes, however, impact reimbursement rates when appropriations are not sufficient to fully fund the grants.
- This essentially holds all towns harmless at FY 15 levels for the two PILOT programs.

An additional PILOT grant, from a new "Select PILOT Account" funded through the Municipal Revenue Sharing Account (discussed below), will be paid to certain municipalities and districts. Those amounts are listed in Appendix A.

- Beginning in FY 16, the legislation establishes a tiered system for distributing the grants. It sets minimum reimbursement rates using a tiered system. The system uses three tiers and is based on a municipality's mill rate and the amount of tax-exempt property it has. The Office of Policy and Management (OPM) will rank each municipality based on its mill rate and the percentage of tax-exempt property, on a scale of 1-100, excluding correctional and juvenile detention facilities.

For qualified property, reimbursement rates will be proportionately reduced.

- The changes to PILOT reimbursement rates will also impact the

Beginning in FY 17, the grant amounts of the Pequot Fund tied to the two PILOT programs (\$40.1 million) will be reduced by the amount received in FY 15. The other portions of the Pequot grant are not affected.

4. Taxation of "New" Private College and Hospital Property

Real property that a "health system" acquires on or after October 1, 2015, and personal property related to services delivered at the property will be taxable, if that property was taxable at the time of acquisition.

Backus Memorial Hospital; Bridgeport Hospital; Greenwich Hospital; Hartford Hospital; Hospital of Central Connecticut; MidState Medical Center; Windham Hospital; and Yale-New Haven.

5. Housing Authorities' Payments in Lieu of Taxes

Through June 30, 2016, housing authorities with moderate rental housing projects will not have make payments to municipalities in lieu of property taxes, special benefit assessments, and sewerage system charges unless a project receives federal funds for the expenses.

6. Motor Vehicle Tax

Beginning with the October 1, 2015, grand list, there will be a cap on the motor vehicle mill rate (MVMR). The cap will be 32 mills for the 2015 grand list year and 29.36 mills for each grand list year after that. Any municipality or district may establish a mill rate for motor vehicles that is different from its mill rate for real property.

7. Municipal Revenue Sharing Account

The Municipal Revenue Sharing Account (MRSA), which was created in 2012, will now be funded with sales tax revenue, beginning on January 1, 2016.

Motor Vehicle Property Tax Grants

OPM will distribute motor vehicle property tax grants as an offset to municipalities and special taxing districts for revenue lost due to the MVMR cap starting in FY 17. The grant amount will be the difference between the property taxes a municipality and any special taxing district levied on motor vehicles in the 2013 assessment year and the amount of the levy for that year had the rate been set at the cap (32.00 mills for FY 17 and 29.36 mills for FY 18 and beyond). Estimates for FY 17 can be found in Appendix B.

Municipalities must distribute any district portion of the grant to the district within 15 days of

receipt.

Municipal Revenue Sharing Grants

In FY 17 and FY 18, OPM will distribute revenue-sharing grants (sales tax sharing) to municipalities as listed in the adopted budget. Those amounts can be found in Appendix C. Beginning in FY 19, the distribution will be based on a formula, which takes into account a municipality's MVMR.

The municipal revenue sharing grants will be distributed twice annually. For sales tax revenue deposited into MRSA from October 1 through June 30, a payment will be made the following October 1. For sales tax revenue deposited into MRSA between July 1 and September 30, a payment will be made on the following January 31.

Regional Services Grants

OPM will distribute regional services grants to councils of government (COGs) based on a formula determined by the OPM secretary. Beginning in FY 18, COGs will have to submit a spending plan for the funding to OPM in order to receive a grant.

COGs must use the grants for planning purposes and to achieve efficiencies in delivering municipal services on a regional basis. A COG's members must unanimously approve any grant expenditure.

COGs are also required, beginning by October 1, 2017, to provide a biennial report to the Planning and Development and Finance, Revenue, and Bonding committees. The report must outline how they have spent the funds and recommendations for modifying them.

Municipal Spending Cap

"general budget expenditures" to . The cap will limit . The legislation does not define general budget expenditures.

There are several exemptions to the cap.

- Debt service
- Special education expenditures
- Expenditures for implementing court orders
- Arbitration awards
- Expenditures related to a major disaster or emergency declaration by the president or issued by the governor under the civil preparedness law
- Any municipal revenue sharing grant distributed to a special taxing district

The penalty for exceeding the cap will be 50 cents for every dollar the municipality spends over the cap. OPM will require each municipality to provide information on whether or not it has exceeded the cap and by how much. This will be done through a form created by OPM.

Municipalities must add language to their tax bills informing taxpayers of the penalty for going over the spending cap. The statement must be in the following form:

"The state will reduce grants to your town if local spending increases by more than 2.5 percent from the previous fiscal year."

8. Regional Tax Base Sharing Program

COGs are allowed to establish a property tax base revenue sharing program under which the municipalities can share revenue (up to 20 percent) from growth in their commercial and industrial (C&I) tax base.

COGs must decide by August 1, 2016, whether they will participate, and the program would begin in FY 17.

Determining Growth in Commercial and Industrial Tax Base

Participating municipalities would first determine if they have had growth in their C&I tax base. Growth is measured as the difference between the total assessed value of a municipality's C&I property for the current year and the total assessed value of its C&I property for the base year (2013 grand list). Real property located in an enterprise zone would be excluded.

TO: Bruce Chimento, Director of Public Works
FROM: Brian R. Sweeney, PE, Principal Engineer
CC: Lisa Burns, PE, Mike Yeosock, PE
DATE: 9/25/2015
SUBJECT: TRF 2015-1 Pavement Markings

Bids were received for this project in July of this year and award of the contract was approved by Common Council during August. Our contractor, Safety Marking, Inc. will be starting with epoxy paint installation shortly.

In reviewing the approved 2015/2016 budget for pavement markings and the amount of work which should be undertaken, we are requesting the remainder of the funds in the available budget be added to the current contract with Safety Marking, Inc. as a change order to allow for painting more streets in the spring of 2016.

It is noted that since we made a preliminary list of streets that need to be painted, we have come up with many more streets that require new paint as well as streets that need bike lanes of symbols.

The requested amount of the change order to be added to this contract is \$82,719.

NORWALK

DEPARTMENT OF PUBLIC WORKS

RECEIVED

TO: Bruce Chimento, Director of Public Works
FROM: Brian R. Sweeney, PE, Structural Engineer
CC: Lisa Burns, PE, Mike Yoesock, PE
DATE: 9/23/2015
SUBJECT: Extra Work for Design Services with URS

During the design of the Perry Avenue Bridge Replacement, it has become necessary to undertake extra design effort to investigate and redesign certain aspects of the project due to tight confines of this project site and the close proximity of the Metro North Danbury Branch Rail Line. ConnDOT has also decided that they desire replacing the at grade crossing during the construction of this bridge project thus allowing for the City to take advantage of track and roadway closures and install proper drainage discharging to the Norwalk River. These changes in proposed construction have necessitated the change in scope noted in the URS proposal dated August 18, 2015.

I have reviewed this proposal and recommend the following Resolutions:

Resolutions:

Authorize the Mayor, Harry W. Rilling, to execute a Supplemental Agreement between the City of Norwalk and URS Corporation AES, for engineering services required in conjunction with the rehabilitation of the Perry Avenue Bridge over the Norwalk River, ConnDOT Project No. 102-319, for an amount not to exceed \$35,970.06.

Authorize the Mayor, Harry W. Rilling, to execute the a Supplemental Agreement between the City of Norwalk and the State of Connecticut for engineering services required in conjunction with the rehabilitation of the Perry Avenue Bridge over the Norwalk River, ConnDOT Project No. 102-319, for an amount not to exceed \$35,970.06.

Account No. 0909 4021 5777 C0392

3a & 3b



500 Enterprise Drive
Suite 3B
Rocky Hill CT 06067-3913
www.aecom.com

860 529 8882 tel
860 529 3991 fax

August 18, 2015

Brian Sweeney, P.E., Structural Engineer
City of Norwalk
Department of Public Works - Engineering
125 East Avenue
Norwalk, CT 06856-5125

Re: **Extra Work 04 – Detour, Drainage, Wall, Power Line, Force Main
Rehabilitation of Bridge 04154
Perry Avenue over the Norwalk River
State Project 102-319**

Dear Mr. Sweeney:

This letter revises URS's (a wholly owned subsidiary of AECOM) earlier request of May 29, 2015 and decreases the extra work request for Task 1 Preparation of Detour Plans. As in our previous letter we request that five items that fall outside of the current scope be considered extra work. These items are listed below and explained further in this letter.

1. Preparation of Detour Plans & Railroad Coordination
2. Drainage Revisions
3. Retaining Wall Revisions
4. Modification to Allow Electric Utility to Remain
5. Force Main Temporary Bypass

We have attached a man-hour estimate and fee for your consideration and review. Also attached is a certified payroll. Please let us know if you have any questions or require clarification.

Preparation of Detour Plans and Railroad Coordination

The approved scope of work calls for an extension of the adjacent at-grade railroad crossing to match the increased width of road required for stage construction. The extension was to be installed within the stage construction traffic patterns and the road to remain open to traffic at all times. Metro-North has determined that the existing railroad crossing at Perry Avenue needs to be completely replaced. To accomplish this work, the road must be closed, necessitating the development of detour plans and additional coordination with the railroad.

AECOM requests that preparation of the detour plans, additional coordination with the railroad, and work associated with the complete replacement of the crossing be considered extra work. Extra work tasks include:

1. Preparation of detour plans.
2. Field review of proposed detour route.
3. Revising details, notes and specifications.
4. Updating quantities and cost estimate
5. Modification of plans to show full replacement of the at-grade railroad crossing.
6. Additional coordination and meetings.



Brian Sweeney, P.E.
August 18, 2015
Page 2

Drainage Revisions

The approved scope of work assumed that any additional drainage east of the railroad tracks could tie into the existing catch basins. Upon further investigation by AECOM and the City it was determined that the catch basins discharged into the drainage swale along the railroad and that this swale provided marginal capacity for existing conditions. Tying the City owned catch basins into the State's system was considered; however, a preliminary review indicated there was likely insufficient capacity and generally the State prefers not to tie other drainage systems into their systems. Plans were revised to show installation of a new drainage outfall pipe under the proposed railroad grade crossing extension. Plans were revised to tie back into the existing system after the railroad would not allow an open cut. Now that Metro-North will be replacing the grade crossing, Metro-North will allow installation of a drainage pipe within an open cut. The City would like to include the drainage pipe under the tracks in the contract plans.

AECOM requests that the work associated with the latest revisions to install a new drainage pipe and outfall be considered extra work. Extra work tasks include:

1. Review of CTDOT drainage system.
2. Revisions to plans.
3. Revisions to drainage report.
4. Additional field visits and coordination.

Retaining Wall Revisions

The approved scope of work for the retaining wall east of the railroad along the south side of Perry Avenue calls for a cast-in-place wall with City provided details. A cast-in-place wall was laid out and then in an effort to minimize the impact to the adjacent landowner the wall was laid out as a soldier pile and lagging type of wall. Upon review the City requested a modular block type of wall. These revisions were made along with using of a parapet instead of a MBR.

Changes were also made to the alignment at the west end of the wall. The wall was originally angled and then changed to a square corner at the City's request to reduce the impact to the property owner. AECOM was later requested by the City and CTDOT to change the configuration back to an angled end.

During the ROW process, AECOM was requested to relocate the catch basin on the upper side of the retaining wall so it would be located outside of the defined easement for transportation purposes being obtained for the retaining wall. This change required updates to the plan and drainage design.



Brian Sweeney, P.E.
August 18, 2015
Page 3

AECOM requests that work associated with revising the retaining wall to a modular block type, revising the wall end back to an angled configuration, and relocating the catch basin be considered extra work. Extra work tasks include:

1. Revising plans to show a modular wall
2. Parapet details instead of MBR
3. Specification and cost estimate revisions
4. Update plans to change the configuration at the west end from a corner to an angle.
5. Revise catch basin location.

Modification to Allow Electric Utility to Remain

Coordination with Eversource was conducted for relocation of the power lines. Due to the configuration of the power lines any relocation will require an additional bored crossing under the railroad. This effort is likely to negatively impact the construction schedule for the bridge and will be a significant expense to the utility. Since minor modifications to the bridge reconstruction would allow the power lines to remain in place, the City elected to allow them to remain in their current location. Revisions at the bridge consist primarily of alerting the Contractor that his means and methods to install the temporary bridge and beams must be adjusted to accommodate the existing power lines. Eversource will de-energize the power lines during crane operations. To keep the riser pole just east of the railroad in place, changes were required to the curblin and striping.

AECOM requests that the work associated with modifications to allow the power lines to remain in place be considered extra work. Extra work tasks include:

1. Revisions to plans and specifications to alert the Contractor that the power lines at the bridge are to remain in place.
2. Revision to curblin and striping to allow the riser pole to remain in place.

Sanitary Sewer Force-Main Bypass

The approved scope of work for the design of a new sanitary sewer force main assumed that the tie-in to the existing force main would be done during a period of low flow, and flows could be stored in the pump pit or transported by vacuum truck. A review of the flow rates indicates that this is not possible and a temporary bypass line will be required. The City has provided a sample special provision for AECOM to complete and to incorporate into the contract documents. It is assumed that the bypass can be described within the special provision and additional drawings or details are not required.

AECOM requests that the work associated with the bypass be considered extra work. Extra work tasks include:

1. Modifying the sample special provision for bypass pumping
2. Cost estimate
3. Modifying callouts on plans to use a bypass line during tie-in to the existing line

AECOM

Brian Sweeney, P.E.
August 18, 2015
Page 4

Please call if you have any questions

Sincerely,

AECOM (URS Corporation AES)

Ronald G. Sacchi, P.E.
Transportation Design Manager

URS Corporation AES is a wholly owned subsidiary of AECOM

cc: Robert Cosker / CJM

PAYROLL CERTIFICATION

COMPANY NAME: AECOM
 PROJ. DESCRIPTION: Perry Avenue over the Norwalk River
Rehabilitation of Bridge 04154
 PROJ. NUMBER: 102-319

The listed hourly rates are the actual hourly rates paid to the following individuals to be utilized on the the subject project as of May 28, 2015 and will not be revised to or during negotiations.

PERMANENT EMPLOYEE*	EMPLOYEE NAME	CLASSIFICATION	ACTUAL HOURLY RATE	ACTUAL AVERAGE** HOURLY RATE
YES/NO				
YES	Donald Costello	PROJECT MANAGER	\$72.72	\$72.72
YES	Chiachi Chiang	PROJECT / SENIOR ENGINEER	\$48.20	
YES	Stephen Mitchell	PROJECT / SENIOR ENGINEER	\$72.32	
YES	Kenneth Hinsch	PROJECT / SENIOR ENGINEER	\$55.08	
YES	Robert Sisto	PROJECT / SENIOR ENGINEER	\$44.00	
YES	Fraser Walsh	PROJECT / SENIOR ENGINEER	\$49.56	
YES	Jonathan Ives	PROJECT / SENIOR ENGINEER	\$58.56	\$54.62
YES	Ana Maria Mosneguta	ENGINEER	\$32.24	
YES	Natalia Majancik	ENGINEER	\$35.32	
YES	Kevin McKenna	ENGINEER	\$36.20	
YES	Christopher Russo	ENGINEER	\$30.20	
YES	Kevin Barker	ENGINEER	\$38.52	\$34.50
YES	Gordon Hricko	CADD TECHNICIAN	\$34.68	
YES	Alan Kelly	CADD TECHNICIAN	\$37.32	\$36.00
YES	Celine Ratte	CLERICAL	\$22.08	\$22.08

I, Ronald G. Sacchi, certify that the above actual hourly rates are correct and other factual unit costs supporting the compensation contained within the submitted fee proposal are accurate, complete and current. I further agree that the contract price and any additions thereto shall be adjusted to exclude any significant sums by which the Commissioner determines the contract price was increased due to inaccurate, incomplete or noncurrent wage rates and other factual unit costs. All such contract adjustments shall be made during the life of the contract or within one year following the end of the contract.

* A permanent employee is defined as receiving paid leave and all company benefits.

** Office average of actual hourly rates of all individuals per classifications.

AECOM

Date

Proposal Summary

Rev 8/18/15

Extra Work 04

Rehabilitation of Bridge 04154

Perry Avenue over Norwalk River

NORWALK

STATE PROJECT NO.: 102-319

Detour, Drainage, Wall, Power Line, Force Main

CONSULTANT: AECOM (URS Corporation, AES)

ITEM OF WORK	TOTAL HOURS	TOTAL PAYROLL	BF&O PERCENT	PROFIT PERCENT	MULTI- PLIER	TOTAL FEE
LABOR						
Task 1 - Detour & RR Coordination	128	\$ 5,252.96	118.248%	10.000%	240.073%	\$12,610.93
Task 2 - Drainage Revisions	68	\$ 3,442.50	118.248%	10.000%	240.073%	\$8,264.51
Task 3 - Retaining Wall Revisions	98	\$ 4,185.48	118.248%	10.000%	240.073%	\$10,048.20
Task 4 - Electric Utility	32	\$ 1,429.84	118.248%	10.000%	240.073%	\$3,432.66
Task 5 - Bypass Pumping	16	\$ 672.20	118.248%	10.000%	240.073%	\$1,613.77
LABOR SUB TOTAL	342	\$ 14,982.98				\$35,970.06
DIRECT COST						
Included in Original Fee						
DIRECT COSTS SUB TOTAL						\$0.00
Total for Extra Work Assignment						\$35,970.06

ENGINEER'S PROPOSAL**CONSULTANT: URS**Rehabilitation of Bridge 04154Perry Avenue over Norwalk River**NORWALK****STATE PROJECT NO.: 102-319****EXTRA WORK 04****Task #1 - Detour Plans and Railroad Coordination****Manhour Estimate**

TASK		Project Manager	Proj./Senior Engineer	Engineer	CADD Technician	Clerical	Total
1.	Detour Plans		6	40			46
2.	Field Review		6	6			12
3.	Details, Notes, Specifications		2	14			16
4.	Construction Estimate	2	2	6			10
5.	Full Depth Pavement at Railroad		8	16			24
6.	City/State & Railroad Coordination	2	10	8			20
TOTAL HOURS		4	34	90	0	0	128
CURRENT RATE OF PAY		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
ADJUSTED RATE OF PAY (INFLATION)		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
DIRECT SALARY COST		\$291	\$1,857	\$3,105	\$0	\$0	\$5,253

ENGINEER'S PROPOSAL**CONSULTANT: URS**Rehabilitation of Bridge 04154Perry Avenue over Norwalk River**NORWALK****STATE PROJECT NO.: 102-319****EXTRA WORK 04****Task #2 - Drainage Revisions****Manhour Estimate**

TASK		Project Manager	Proj/Senior Engineer	Engineer	CADD Technician	Clerical	Total
1.	Preliminary Review State System	1	7	2			10
2.	Revisions to Plans	2	12	16			30
3.	Revisions to Drainage Report	2	18				20
4.	Additional Field Visit		8				8
TOTAL HOURS		5	45	18	0	0	68
CURRENT RATE OF PAY		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
ADJUSTED RATE OF PAY (INFLATION)		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
DIRECT SALARY COST		\$364	\$2,458	\$621	\$0	\$0	\$3,443

**ENGINEER'S PROPOSAL
CONSULTANT: URS**

Rehabilitation of Bridge 04154
Perry Avenue over Norwalk River
NORWALK
STATE PROJECT NO.: 102-319

EXTRA WORK 04

Task #3 - Retaining Wall Revisions

Manhour Estimate

TASK		Project Manager	Proj./Senior Engineer	Engineer	CADD Technician	Clerical	Total
1.	Plan Revisions to Modular Wall	2	12	16	16		46
2.	Parapet Instead of MBR	2	10	4	8		24
3.	Specification & Cost Estimate		4	8			12
4.	Revise Wall End		2	2	4		8
5.	Revise Catch Basin Location		2	2	4		8
							0
							0
TOTAL HOURS		4	30	32	32	0	98
CURRENT RATE OF PAY		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
ADJUSTED RATE OF PAY (INFLATION)		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
DIRECT SALARY COST		\$291	\$1,639	\$1,104	\$1,152	\$0	\$4,185

ENGINEER'S PROPOSAL**CONSULTANT: URS**Rehabilitation of Bridge 04154Perry Avenue over Norwalk River**NORWALK****STATE PROJECT NO.: 102-319****EXTRA WORK 04****Task #4 - Modifications to Allow Electric Utility to Remain****Manhour Estimate**

TASK		Project Manager	Proj./Senior Engineer	Engineer	CADD Technician	Clerical	Total
1.	Power Line at Bridge	2	4	4	4		14
2.	Revise Curblin & Striping	2	4	8	4		18
							0
							0
							0
							0
							0
TOTAL HOURS		4	8	12	8	0	32
CURRENT RATE OF PAY		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
ADJUSTED RATE OF PAY (INFLATION)		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
DIRECT SALARY COST		\$291	\$437	\$414	\$288	\$0	\$1,430

ENGINEER'S PROPOSAL**CONSULTANT: URS**Rehabilitation of Bridge 04154Perry Avenue over Norwalk River**NORWALK****STATE PROJECT NO.: 102-319****EXTRA WORK 04****Task #5 - Force Main Bypass Pumping****Manhour Estimate**

TASK		Project Manager	Proj./Senior Engineer	Engineer	CADD Technician	Clerical	Total
1.	Force main special provision	1	3	7			11
2.	Cost estimate		1	2			3
3.	Modify plans			1	1		2
							0
							0
							0
							0
TOTAL HOURS		1	4	10	1	0	16
CURRENT RATE OF PAY		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
ADJUSTED RATE OF PAY (INFLATION)		\$72.72	\$54.62	\$34.50	\$36.00	\$22.60	
DIRECT SALARY COST		\$73	\$218	\$345	\$36	\$0	\$672

Memo

To: City of Norwalk, Department of Public Works Committee

From: Chris Torre, Superintendent of Highway

CC: Bruce Chimento, Director of Public Works
Lisa Burns, Operations Manager
Kathryn Hebert, Administrative Services Manager

Date: September 25, 2015

Re: **Authorize purchase of a 2016 Ford Super Duty F-350 XL Flatbed**

Resolution:

Authorize the Purchasing Agent to issue a purchase order to Tasca Automotive Group CT East, Inc., for the purchase of one (1) 2016 Ford Super Duty F-350 XL Flatbed truck for a sum not exceed \$ 36,299.00.

Account #

September 10, 2015

**NORWALK PURCHASING DEPARTMENT
RESPONSE SUMMARY – PROJECT #3609
2016 Ford Super Duty F-350 XL Flatbed**

Thank you for your response to our Request for Bid submissions. The following is a summary of the submitted bids for this project.

	FIRMS	Lump Sum Price
1.	Shaker's, Inc.	\$36,419.00
2.	Taska Ford Trucks	\$36,265.00

Memo

To: City of Norwalk, Department of Public Works Committee

From: Chris Torre, Superintendent of Highway

CC: Bruce Chimento, Director of Public Works
Lisa Burns, Operations Manager
Kathryn Hebert, Administrative Services Manager

Date: September 25, 2015

Re: Authorize purchase of a 2015 Trackless MT6 Articulating Tractor

Scope:

Attached is the summary for bid #3608, this is for an articulating machine for both summer and winter service. The specification for this machine was written around the Trackless MT6 which is the unit of choice for the department in keeping with our standardization process. The Parks department has a 1999 MT6 in service with multiple attachments and parts that are interchangeable with the new MT6.

The cost of the Trackless MT6 is more than the other two machines presented, but when you factor in the savings on the attachment sharing, parts, and operator familiarity the added costs will exceed the savings of purchasing the cheaper machines. The Parks and Public Works Departments share responsibility of clearing over 13 miles of sidewalks and footpaths.

I recommend we purchase the Trackless MT6 from C. N. Wood of CT LLC., because it is a superior product, attachments/parts are interchangeable with existing equipment, allows the Public Works and Parks Departments to effectively clear sidewalks, and maintains the standardization of our snow fighting equipment.

Resolution:

Authorize the Purchasing Agent to issue a purchase order to C.N Wood of Connecticut, LLC, for the purchase of one (1) Trackless MT6 Articulating Tractor for and attachments not to exceed \$148,785.00.

Account #

September 8, 2015

**NORWALK PURCHASING DEPARTMENT
RESPONSE SUMMARY – PROJECT #3608
Articulating Tractor**

Thank you for your response to our Request for Bid submissions. The following is a summary of the submitted bids for this project.

	FIRMS	Lump Sum Price
1.	C.N. Wood of CT LLC	\$148,785.00
2.	Westchester Tractor	\$120,170.48 (MV2)
3.	Westchester Tractor	\$140,000.00 (MV4)

Summary Bid Comparison – Bid # 3608

TRACKLESS VS MACLEAN · MAIN DIFFERENCES

AXLES:

TRACKLESS: DANA 60 limited slip

MACLEAN: Outboard planetary

SUMMARY: The Trackless axles are standard production OEM type axles which are easy to repair and also access repair parts through a local truck equipment parts facility.

CAB CONTROLS:

TRACKLESS: Single joystick to operate entire hydraulic system

MACLEAN: Multiple levers to operate entire hydraulic system

SUMMARY: The Trackless single lever control far exceeds the multiple lever control system due to operator being able to focus on task at hand and not having to handle multiple levers to operate an attachment

CAB DOORS:

TRACKLESS: Steel door with a sliding window

MACLEAN: Full size one piece glass

SUMMARY: The Trackless steel and glass door provides a stronger door assembly that is less susceptible to damage when the tractor is in a narrow space (i.e.: narrow sidewalks with sign poles, guide-wires, etc.)

ENGINE / HOOD ENCLOSURES:

TRACKLESS: Steel engine and hood enclosures that are hinged for easy access

MACLEAN: Poly engine and hood enclosures that are partially bolt-on

SUMMARY: The Trackless steel assemblies are stronger and more durable; being less susceptible to damage when contact is made with an obstruction

TRANSMISSION:

TRACKLESS: Hydrostatic drive with high / low range and a dual mode system (work / travel)

MACLEAN: Hydrostatic drive with high low range

SUMMARY: The Trackless dual range, dual mode system allows the operator a wide RPM range which reduces fuel consumption due to only using the required RPM for a specific attachment while maintaining road speed

HITCH ASSEMBLY:

TRACKLESS: 540 RPM quick attach system with dual lift cylinders

MACLEAN: 540 RPM category 1 three point hitch with dual lift cylinders

SUMMARY: The existing Trackless attachments currently owned by the City of Norwalk are not compatible with the Maclean hitch due to the different mounting assemblies on each vehicle.

Resolution:

Authorize the Purchasing Agent to issue a Purchase Orders to Morton Salt for Road Salt for the purpose of Snow and Ice Control, pricing not to exceed \$77.68 per ton for normal and after-hour deliveries effective for the 2015-2016 winter season

June 8th, 2015
Mike Moccaie
Director Norwalk Recreation & Parks

Mike,

I'm forwarding this request to you in hopes of getting the Marvin School Softball field named in honor of Isabella Icatar who lost her battle with brain cancer at the age of nine. I will share some of my experiences in hopes that the Norwalk City Council will give consideration to this request.

It was spring of 2010 when I started coaching Softball in the city of Norwalk. Our team name was the Daises. For most of the girls it was their first year playing organized softball. For Isabella Icatar it would be her first, and last.

Julianne (Isabella's mom) had advised me at the first practice that Isabella had just undergone surgery to remove a tumor on her brain. I was asked to look after her, watch her balance, etc... She was a concerned mom. Isabella was a quiet girl who wanted to play softball just like her big sister. Her big sister Annalise played for the 12U Softball Travel team and was often at the games cheering her on. Isabella played with such determination and heart. She was what I now call a "coachable kid", something every coach wants in a player. Her smile was infectious, the kind that would light up the darkest room.

After her first season Isabella could no longer play due to her illness. Isabella was a student at Marvin Elementary school where she loved to sing, dance and read. Her fight inspired her classmates, teachers, and administrators. I spoke with the Principal of Marvin. The students, staff, and students are all supportive of this request.

Currently the only item that stands in Isabella's memory is a bench at the entrance of the school. Isabella is deserving of so much more.

I'm humbly asking the City of Norwalk to consider this request to help continue the memory of an inspiration. My wish is that future generations of girls playing softball will ask "who is Isabella?" and we will all be proud to share her memory.

Our league has experienced over a 25% increase in participation this season. All rookie level players play their games at Marvin. We have extra clinics on the weekends to help our youngest become better players at an earlier age on the same fields. Our girls have new uniforms to make them feel proud. Norwalk Recreation & Parks has helped us in getting the field renovated with backstop renovations pending. Let's continue to give to our youngest.

Isabella inspired me to continue coaching and eventually run the league. I now coach 208 girls, not just my own daughter. That is why I'm humbly asking for this request to be honored.

Thank you.

Louis Seeley
President
NAA Babe Ruth Girls Softball

Isabella Emma Icatar

Isabella Emma Icatar



Isabella Emma Icatar, 9, passed away on Friday, September 21, 2012 at her home in the loving arms of her parents and surrounded by her family. She will be remembered for lighting up a room with her infectious smile and beautiful personality, which attracted many friends.

Born on August 10, 2003 she was the daughter of Renee Icatar and Julianne Yantachka Icatar of Norwalk, CT. Isabella was a fourth grader at Marvin Elementary School in Norwalk. She loved to read, dance, sing and had a great sense of humor. Isabella was diagnosed with brain cancer on November 17, 2008 and fought with courage and grace for almost four years. Despite growing physical limitations, Isabella's spirit continued to shine and inspire others. In addition to her parents, Isabella is survived by her sister, Annalise, brother, Nathaniel, grandmother, Fe Icatar, grandparents, Michael and Janet Yantachka, and a large number of aunts, uncles, and cousins. She is predeceased by her grandfather, Emmanuel Icatar.

Friends may call on Wednesday, September 26, from 4:00 to 8:00 PM at the Collins Funeral Home, 92 East Avenue, Norwalk, CT. A Mass of Christian Burial will be held at 10:00 AM on Thursday, September 27, at St. Thomas the Apostle Church, 203 East Avenue, Norwalk, CT. Interment will follow in Fairfield Memorial Park, 230 Oaklawn Avenue, Stamford, CT.

All visitors are encouraged to wear bright, vivid colors since Isabella loved rainbows.

The family would like to thank the Marvin Elementary School and St. Thomas the Apostle Church communities for their tremendous support over the years.

In Lieu of flowers, donations may be made in Isabella's name to:

The Pediatric Brain Tumor Foundation (www.pbtfus.org)

Kids v. Cancer (www.kidsvcancer.org)

Muselia Foundation (www.virtuallnials.com)

Please visit www.collins-funeral.com to leave condolences or visit isabella.licatar.com to read more about Isabella's life.

Funeral Home

Collins Funeral Home

92 East Avenue Norwalk, CT 06851

(203) 866-0747

Published in The Hour on Sept. 23, 2012



OAK HILLS PARK AUTHORITY

165 FELLOW STREET
NORWALK, CT 06850
TEL: 203-839-0300 FAX: 203-868-7932

111-52

March 16, 2015

The Honorable Harry W. Rilling
Mayor, City of Norwalk
City Hall, 125 East Avenue
Norwalk, CT 06851

Dear Mayor Rilling:

On behalf of the Oak Hills Park Authority, I am writing to ask for your leadership in helping the OHPA fulfill part of its master plan for the park during 2015. As you know, a major part of our approved master plan includes establishing a Nature Learning Center on the wooded land east of the restaurant parking lot and 18th fairway where the walking trail is located. This area is to be designated as a "no-build" area for passive recreational uses that will include not only the walking trail but also adequate trail signage and signage for flora and fauna that will help educate people of all ages about the environmental diversity the area has to offer.

The OHPA established the Oak Hills Park Nature Advisory Committee (OHPNAC) in January 2015 to assist it in planning the Nature Learning Center. The committee is made up of Authority members and Norwalk citizens truly interested in creating a nature learning center at Oak Hills Park.

Their review of the park map and surrounding properties indicates that there are two parcels of city-owned vacant land adjacent to the eastern and southern boundaries of the park. Parcel One comprises 10.73999 acres located on North Taylor Avenue and is known as the "Old Leaf Dump." Parcel Two is 6.273 acres and is addressed at 194 Scribner Avenue; it is also known as the "Niblick" property. Maps and field cards are enclosed for your reference.

We seek to add these properties to Oak Hills Park to expand the woodlands areas within the park and to permanently include these parcels as part of our Nature Learning Center. This will allow the OHPA to promote passive recreational use while permanently maintaining the natural state of these parcels as designated park land. We intend to designate these two areas, as well as the Nature Learning Center parcel east of the restaurant parking lot and 18th fairway, as conservation easements to be protected as permanent no-build areas.

We respectfully request that you reach out to the Common Council, in particular Richard Bonenfant, Land Use and Building Management Committee Chair, to begin discussions

The Honorable Harry W. Rilling

March 11, 2015

Page 2

of our plan. We might suggest that this process include commissioning a survey of all three pieces of land to determine their exact boundaries.

We encourage you to remain in contact with Oak Hills Park Authority and Oak Hills Park Nature Advisory Committee as this process progresses, and to let us know what we can do to facilitate the attainment of these goals. We look forward to your taking up this timely effort to protect these precious areas of open land in Norwalk, and are committed to working together so that we can do this expediently.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Elsa Peterson Obuchowski'.

Elsa Peterson Obuchowski

Chair, Oak Hills Park Nature Advisory Committee (OHPNAC)

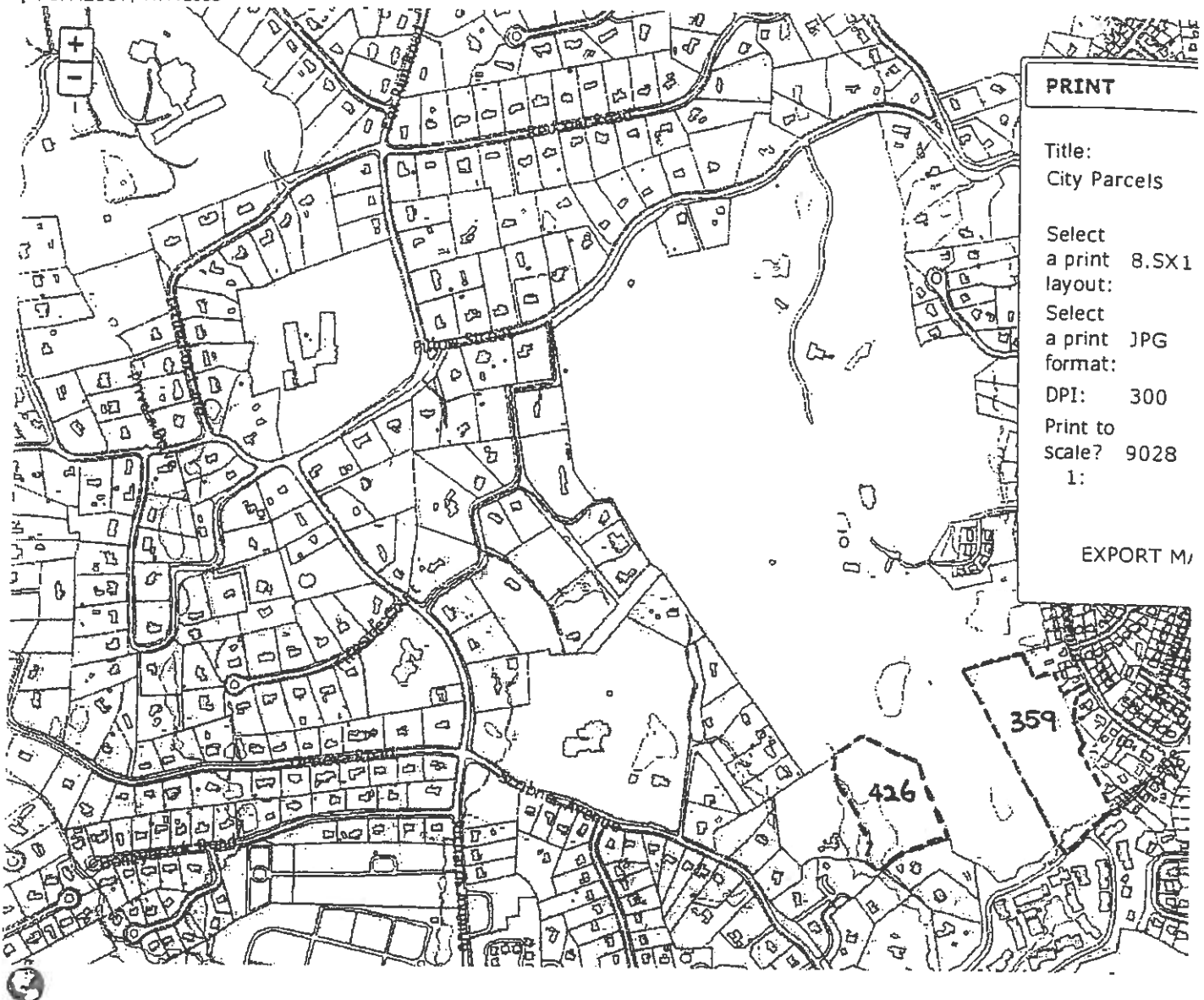
cc: Richard Bonenfant, Chair, Common Council Land Use and Building Management Committee
Clyde Mount, Chair, Oak Hills Park Authority
Ernest DesRochers, Chair, Oak Hills Park Master Plan Committee
Shelly Guyer, Executive Director, Oak Hills Park Authority

enc: maps, field cards, pertinent page of Oak Hills Park Master Plan

1/14/2015

City of Norwalk, CT - GIS

-73.442657, 41.112565



PRINT

Title:
City Parcels

Select
a print 8.5X1
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a print JPG
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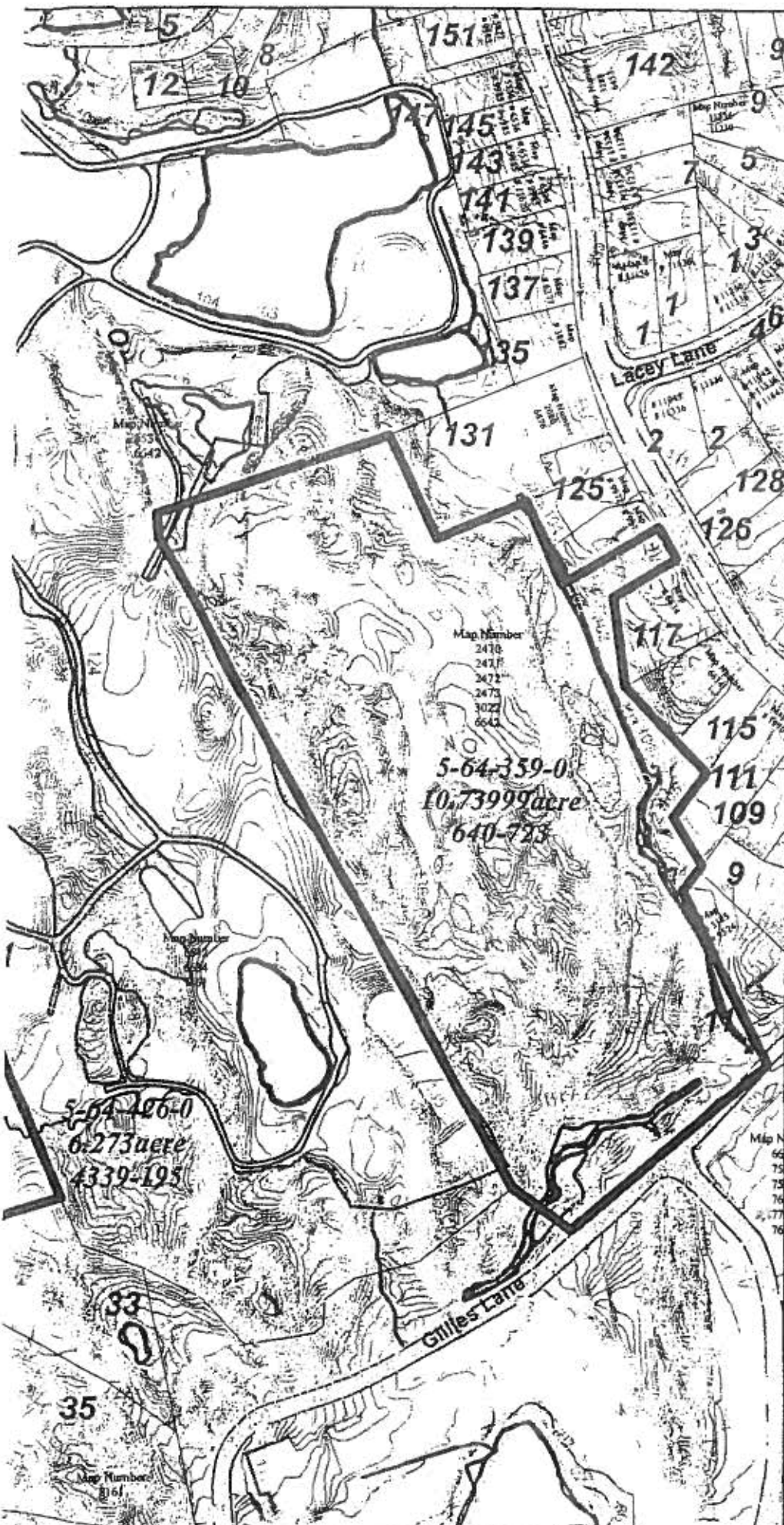
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City of Norwalk, CT - GIS





Legend

-  Watercourse
-  Field Delineated (flagged) Wetland
-  Estimated Wetland by USDA-NRCS
-  Non-Lawn Vegetation
-  Topography



1 inch = 200 feet

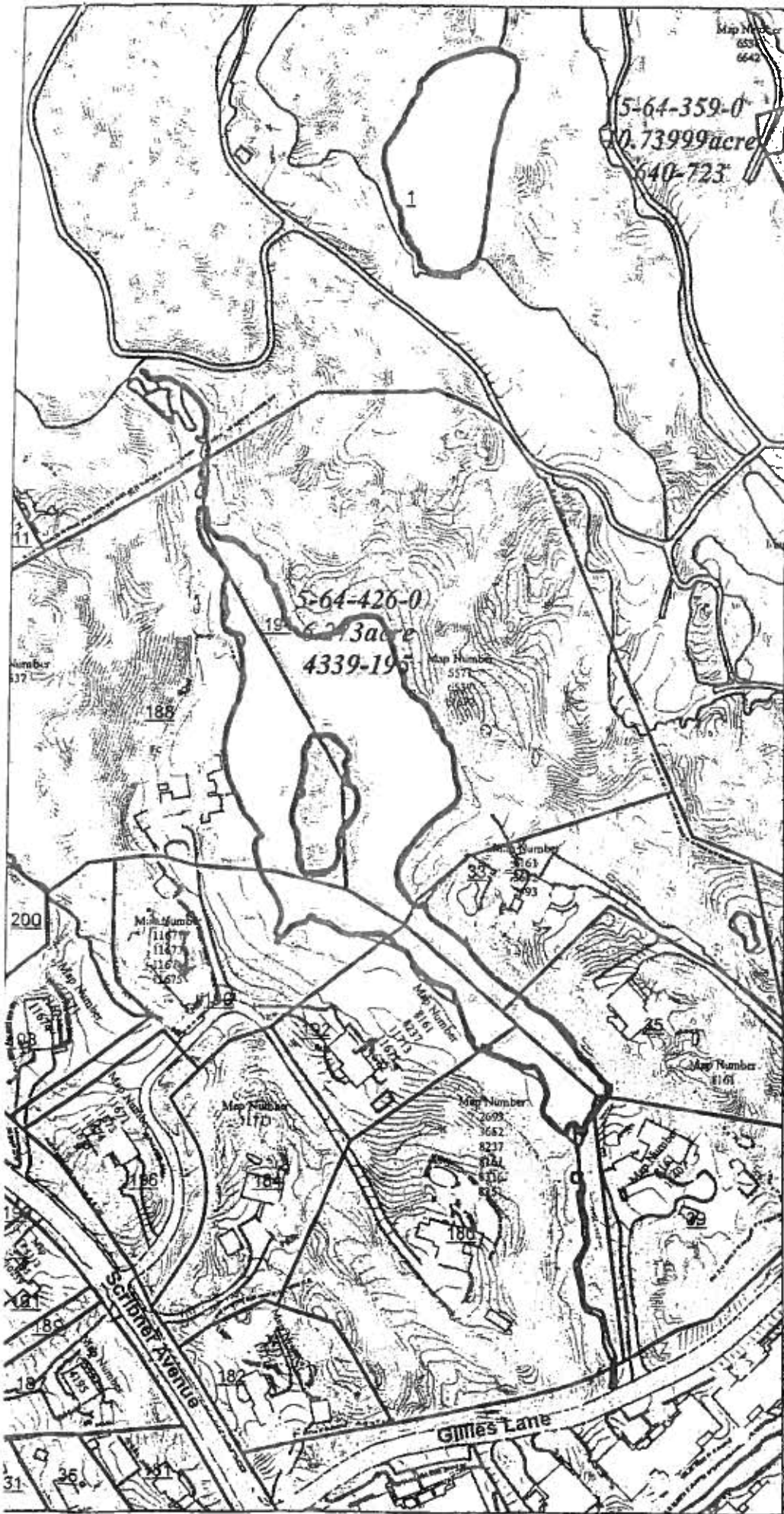
(Spring 2007 photogrammetric data)

NOTE:

This map is intended for planning purposes only and contains no authoritative positional information. This map may not have been prepared for, or be suitable for, legal, engineering or surveying purposes. The City of Norwalk Conservation Office does not guarantee the accuracy, current status or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives.

The map of regulated areas, entitled "Inland Wetlands & Watercourses Map, Norwalk, Connecticut", as detailed in Section 60A-3 of the Norwalk Inland Wetland & Watercourses Regulations, delineates the general location and boundaries of inland wetlands and the general location of watercourses. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. Map shall be considered advisory only. Any wetland or watercourse not shown on this map is nevertheless subject to these Regulations.





Legend

-  Property Outline
-  Watercourse
-  Non-Lawn Vegetation
-  Topography



1 inch = 200 feet

(Spring 2007 photogrammetric data)

NOTE:

This map is intended for planning purposes only and contains no authoritative positional information. This map may not have been prepared for, or be suitable for, legal, engineering or surveying purposes. The City of Norwalk Conservation Office does not guarantee the accuracy, current status or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives.

The map of regulated areas, entitled "Inland Wetlands & Watercourses Map, Norwalk, Connecticut", as detailed in Section 60A-3 of the Norwalk Inland Wetland & Watercourses Regulations, delineates the general location and boundaries of inland wetlands and the general location of watercourses. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. Map shall be considered advisory only. Any wetland or watercourse not shown on this map is nevertheless subject to these Regulations.



V11E3

Lo, Alan

Subject: FW: LMMM grant Authorization

-----Original Message-----

From: Beltz-Jacobson, Diane
Sent: Thursday, September 10, 2015 4:58 PM
To: Lo, Alan; 'pbrescia@wpsir.com'; 'pbrescia@wpsir.com'; Hempstead, Doug
Cc: King, Donna
Subject: RE: LMMM grant Authorization

Alan: Pursuant to our telephone conversation today I am forwarding to you the original transmittal letter from Mrs. Brescia regarding the Preservation easement for the recent grant from the State in the amount of \$179,599 to the LMMM. A copy of the Preservation Easement is also attached.

Please include this on the agenda for the next LUBM Committee meeting before the Council to authorize the Mayor to execute the easement. The following is the wording for the authorization:

Authorize the Mayor, Harry W. Rilling, to execute an Amendment to Easements and Declarations in favor of the state of Connecticut Historic Preservation Office, Department of Economic and Community Development encumbering the Lockwood Mathews Mansion Museum in consideration for a grant of \$179,599. for the performance of ADA upgrades to the mansion building, elevator and restrooms and various finish repairs.

Thanks . Let me know if there are any questions. Diane

Diane Beltz-Jacobson, Esq.
Assistant Corporation Counsel
City of Norwalk

-----Original Message-----

From: Lo, Alan
Sent: Thursday, September 10, 2015 2:06 PM
To: 'Doug Hempstead'; Patsy Brescia
Cc: Beltz-Jacobson, Diane; Susan Gilgore; David Westmoreland
Subject: RE: LMMM grant

I intend to put this on the Land Use and Building Management Committee agenda for Oct. 7. I need a letter from either LMMM or the Historical Commission making the request and specifying the action. Is there a sample easement available from the State? Please advise. Thanks Alan

> On Sep 1, 2015, at 7:45 PM, Patsy Brescia <pbrescia@wpsir.com> wrote:
>

> Hi All, After two months we have heard from the state regarding our grant money of \$179,000. Laura Mancuso was replaced by Many Dunn. I will forward her e-mail from yesterday. The State now needs a resolution from the Common Council empowering the Mayor to sign the Easement. (which he has already executed). Can you folks help to push this through the Council. Diane, can you draft a resolution. Please advise. Thanks, Patsy

AMENDMENT TO EASEMENTS AND DECLARATIONS

THIS AGREEMENT entered into as of the _____ day of April, 2015 by the City of Norwalk, Connecticut (hereinafter called the Grantor), and the State of Connecticut (hereafter called the Grantee), acting by the State Historic Preservation Office located within and as part of the Department of Economic and Community Development, an agency of the State of Connecticut having an office at One Constitution Plaza, 2nd Floor, Hartford, Connecticut.

WITNESSETH:

WHEREAS, the parties executed a certain document entitled, "EASEMENTS, DECLARATION OF COVENANTS, AND DECLARATION OF PRESERVATION RESTRICTIONS," dated June 16, 1978, and recorded in Volume 1152, Pages 76-86 of the Norwalk Land Records; and

WHEREAS, the parties amended said Preservation Restriction on May 19, 1980, recorded in Volume 1288, at Page 251; on September 29, 1980, recorded in Volume 1321, at Page 302; on September 21, 1981, recorded in Volume 1376 at page 209; on February 6, 1989, recorded in Volume 2317; at page 62; on February 13, 1991, recorded at Volume 2524, at Page 30 and; on November 5, 2001, recorded at Volume 4344 at Page 184; and

NOW, THEREFORE, for one (1) Dollar and other valuable considerations and in consideration of the premises the parties hereto agree as follows:

1. Covenant One (1) of said Preservation Restriction is further amended by substituting the words until January 16, 2035 for the words sixteen (16) in the

phrase "historical, architectural, archaeological cultural qualities of said site and improvements for a period continuing until January 16, 2035."

2. Covenant Fifteen (15) of said Preservation Restriction is amended by substituting the words "on January 16, 2035", for the words "sixteen (16) years from the date of this instrument" following the phrase "[t]he easements, covenants and restrictions set forth herein shall terminate".
3. Exhibit B of said Preservation Restriction is amended by the addition of the following paragraph(s):

**Lockwood Mathews Mansion Museum
ADA Upgrades to Building, Including Elevator and Restrooms; various finish
repair to adjacent spaces**

Description

New elevator shaft is located to the northeast of the central rotunda in a space formerly occupied by a 20th C. powder room on the first floor and storage closets on the upper levels. *The Limited Use Limited Access (LULA)* elevator was installed in discreet location away from primary historic spaces while avoiding locations with significant original finishes in order to make the basement, first floor, second floor, and original servants' wing ADA accessible. Two sides of the elevator shaft are existing walls and the other two walls are made of new cement masonry units (C.M.U.).

Adjacent spaces, such as, first floor, second floor, third floor halls, servant's chamber 242, bath 241 and service closets were also repaired structurally, finishes re-plastered and painted.

New elevator cab finishes are stainless steel panels. Elevator and equipment will be maintained in order to stay in perfect working condition and meet state operating laws.

Located on the basement level on the northeast portion of the building were existing men's and women's basement restrooms installed in the 1980's and are not original to the building. Upgrades to basement restrooms are now efficient and ADA compliant, providing new fixtures, tile, ventilation, and lighting to replace existing substandard facilities. The restrooms maximize the number of fixtures for accommodation of visitors.

New restroom finishes and fixtures include faux slate porcelain tiles on floor, ceramic tile on walls, stainless steel toilet partitions and accessories, vitreous porcelain plumbing fixtures, fluorescent and LED surface mounted light fixtures. Original vaulted ceilings and outer exposed masonry walls remain. Bathrooms will be maintained regularly in order to provide service for all visitors and staff.

Work was performed on the property utilizing funding provided by a Historic Restoration Fund matching grant-in-aid from the State Historic Preservation Office. All work was completed in a manner consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and in accordance with technical plans and specifications approved by the State Historic Preservation Office, which are incorporated herein by reference.

4. Except as herein modified, all other provisions of said Preservation Restriction are hereby confirmed and ratified.

Historical Commission
City of Norwalk
125 East Avenue
Norwalk, CT 06851

VII E4*
5ab

September 29, 2015

Land Use & Building Management
Common Council, City of Norwalk
125 East Avenue
Norwalk, CT 06850

Dear Committee Members:

Last year, the council approved phase II of the Lockwood Mathews Mansion Roof (LMM) Leak repair project in the amount of \$150,000. The work has been largely completed; however, the leaks and damage to the conservatory were much more extensive than originally thought. Therefore, the Historical Commission authorized additional spending in the amount of \$12,000 on this contract above the original amount authorized to complete the repairs. We are requesting approval of the additional expenditure on this contract.

The proposed action is:

- Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Domus Construction LLC for additional spending on the phase II LMM Roof Leak Repair project not to exceed \$12,000. Account #09166310 5777 C0092.

Additionally, in the 2015/16 budgets, funds were approved for phase III of the LMM Roof leak repair project. Purchasing received four bids. We are recommending the acceptance of the low bidder, Domus Construction LLC, who completed the first two phases of the project. A summary bid sheet is attached.

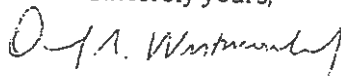
As the Mansion is a National Historic Landmark, we are following the *Secretary of the Department of Interior's Guidelines for Historic Preservation* in this project.

The proposed action is:

Authorize the Mayor, Harry W. Rilling, to execute an agreement with Domus Construction, LLC for a total not to exceed \$154,500. Account #09166310 5777 C0092.

Authorize the Historical Commission to approve change orders not to exceed \$10,000. Account #09166310 5777 C0092.

Sincerely yours,



David G. Westmoreland
Chairman

Attachment

September 15, 2015

NORWALK PURCHASING DEPARTMENT
RESPONSE SUMMARY – PROJECT #3597
Roof Repairs at Lockwood Mathews Mansion Museum – Phase III

Thank you for your response to our Request for Bid Submissions. The following is a summary of the submitted bids for this project.

	A.	B..	C.
	Roof Replacement Total Lump Sum	Add Alternate – Total Lump Sum	Grand Total Cost
1.	Crocker Architectural Sheet Metal Co., Inc. \$176,000.00	\$190,800.00	\$366,800.00
2.	Domus Constructors, LLC \$38,500.00	\$116,000.00	\$154,500.00
3.	Greenwood Industries Inc. \$95,500.00	\$204,500.00	\$300,000.00
4.	Streamline Roofing Services, LLC \$24,055.00	\$183,128.00	\$207,183.00

NORWALK
ON THE MIDDLE

VII E6#7

DEPARTMENT OF PUBLIC WORKS

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE
MEMBERS OF NFCC

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : PROPOSED EARLY CHILDHOOD CENTER (NECC) AT
ROOSEVELT CENTER

DATE: OCTOBER 1, 2015

City staff and Board of Education staff have been working very closely in the past year on the development of the proposed Norwalk Early Childhood Center (NECC) to be located in portion of Roosevelt Center at 11 Allen Road. NECC will occupy the spaces previously occupied by Tumble Bugs Childcare Center. Other building occupants of Roosevelt Center include Norwalk Senior Center and Norwalk Recreation and Parks Department recreation program facility.

Norwalk Public Schools currently operates a 50/50 Pre-K program which is comprised of eight classrooms housed in five of our elementary schools. This model is a half day program of instruction and support services for students with "special needs" as required under the IDEA federal Special Education law, and provides an inclusive environment with "typical" peers who are tuition paid. A new centralized facility will provide consistency of programs and the consolidation of services resulting in a better use of resources with an ultimate goal of providing a PK-12 education for special needs students within the Norwalk Public Schools in the least restrictive environment. In addition, the relocation of the existing Pre-K program from existing elementary schools will recapture valuable space in meeting elementary student enrollment and program needs.

Early in the project, we were charged with an ambitious goal to complete this project and open for occupancy in the fall of 2015. After significant time and efforts expended to develop a 6 classroom renovation project, we encountered numerous State requirements and time constraints resulting in the needs to reassess the project. This delay gave us an opportunity to evaluate the possibilities of incorporating two addition classrooms by renovating the existing gymnasium.

Unfortunately, the addition of these two classrooms generated new requirements and related needs which include, but not limited to:

- installation of a fire suppression system with new water main and fire pump (as may be required)
- preparation of a traffic and parking study which may result in site vehicular circulation and parking improvements
- abandonment of existing septic system and installation of new sanitary sewer lateral
- environmental remediation of the gym ceiling
- preparation of a storm water management plan and construction of the necessary storm system improvements and associated site improvements
- construction of a new playground

All of the above resulted in substantial financial burden to the project and the project team was unable to manage/reduce these costs necessary to meet the budget. Subsequently, the project team decided to “revisit” the original 6 classroom renovation proposal with the incorporation of new value engineering ideas and program modifications. In the end, we were able to develop a revised project scope that meets the basic needs of the program with an updated cost estimate that is within our approved budget. It is also important to note that since the existing 8 classrooms in the school system are not fully occupied, therefore, Norwalk Public Schools can consolidate the students, where desirable, into the proposed new classrooms which have a maximum capacity of 18 students per classroom.

The scope for the 6 classrooms renovation project consists of the following (also see attached floor plan):

- Classrooms will be remediated of environmental hazardous materials. New floors, ceiling and lighting will be installed. Existing millwork will be removed. Each classroom will have direct access to new toilet facilities and each classroom will have its own double sinks. Classrooms will be painted.
- Hallways will be remediated and new floor tiles, ceiling tiles and light fixtures will be installed. Walls will be painted.
- Other Facilities shall include main office, conference room, ADA compliance adult bathrooms, 8 Therapy Rooms and a nurse’s office. The existing gym will serve as active play area and available for multipurpose functions as well as the location for sensory gym equipment.

- Building Exterior improvement shall include replacement of deteriorated wood façade and door/frame. A modest entrance lobby will be created in the area of the existing canopy. A handicap ramp will be constructed for ADA accessibility.

In terms of project budget, the following is a summary of approved funds from the following City accounts together with the "Projected" State reimbursement for eligible improvements:

#09155010 5777 C0555	- approved previous unexpended funds	\$ 771,000
#09155010 5777 C0555	- approved special appropriation	\$ 880,000
#09045010 5777 B0291	- balance in unassigned school construction funds	\$ 316,777

Total available local funding		\$1,967,777
Projected State reimbursement based on anticipated eligible improvements at 32.86%		\$ 752,457

Total project budget		\$2,720,234

The current construction cost estimate including soft and hard costs is **\$2,466,888**. A copy of cost estimates is herein attached. It is anticipated that this number will vary as we move forward and the balance in the budget will help to protect the project.

It is also important to note that the following items are excluded from the above budget estimates. Board of Education staff proposed to seek other source of funding to secure these items:

- Sensory gym equipment (approximately \$50,000) – seek private donation
- Furniture (approximately \$150,000) – seek donation (such as Stepping Stones) or utilize available funds in the Kids Inc. account
- IT Equipment (amount to be determined by Bd of Ed) – 2016-2017 Bd of Ed IT Capital Budget request.
- Building security system – (funding to be determined)

Finally, in terms of schedule, the Board of Education has submitted this project prior to June 30, 2015 in order to be included as part of the current State projects. The project team attended a PREP Meeting with State Office of School Facilities (OSF) on September 16, 2015. We look to have state authorization to go out for bids around November/December 2015 and thereafter, advertise for bids with construction to begin around January/February 2016. Construction is anticipated to take 7 to 8 months.

At this time, there are two actions being requested:

1. Amendment to Silver Petrucelli Architect's contract – SPA's original agreement with the City was to provide architectural services for a 6 classrooms renovation project. Subsequently, the City requested SPA to modify the drawings to include 2 additional classrooms. Additional services were provided in order to develop a new set of drawings and meetings with the State and the City. The City/Bd of Ed eventually withdraw the State application and submitted a new application in June 2015 which we are proceeding with a new round of State approvals. In addition, we are including additional components (IT equipment, security, FF&E) as additional phases to the State application in order to obtain State reimbursement. SPA's fee proposal is herein attached.

“Authorize the Mayor, Harry W. Rilling, to execute an amendment to Silver Petrucelli's architectural services contract for the new Norwalk Early Childhood Center at Roosevelt Center to incorporate additional architectural services for a total not to exceed \$33,400 and separately for IT/security/audio subconsultant services for a total not to exceed \$31,680. Acct. #09155010 5777 C0555”

2. Review and recommend technical correction of the following:

“Technical Correction of Common Council action of June 9, 2015, Item VII. D. 1d which incorrectly identify two account numbers to be corrected from “09153010 5777 C0555” to “09155010 5777 C0555:

RESOLVED, that the proposed Norwalk Early Childhood Center project to create 6 new classrooms in Roosevelt Center on Allen Road for the Norwalk Public School, Pre-K/Special Ed 50/50 program. The estimated project cost is \$2,466,888 and project funding is as follows:

#09155010 5777 C0555- approved previous unexpended funds	\$ 771,000
#09155010 5777 C0555- approved special appropriation	\$ 880,000
#09045010 5777 B0291- balance in unassigned school construction funds	\$ 316,777

Total available local funding \$ 1,967,777

“Projected” State reimbursement based on anticipated eligible improvements at 32.86%	\$ 752,457
--	------------

Total project budget \$ 2,720,234

SILVER/PETRUCELLI+ASSOCIATES

Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518-2340

Tel: 203 230 9007 x200 Fax: 203 230 8247

silverpetrucelli.com



October 1, 2015

Mr. Alan Lo
Bldg and Facilities Manager
City of Norwalk
Department of Public Works
125 East Avenue
Norwalk, CT 06851

Re: NECC aka Roosevelt School Pre-K Consolidation and Classroom Conversion
Value Analysis & Construction Documents Change Order Proposal
S/P+A Project No. 14.167

Dear Mr. Lo:

As you know we progressed with the NECC aka Roosevelt project through an unsuccessful PCT meeting with DAS. We then met and determined that we would like to combine this project with the Phase II project which had advanced the floor plan through the Design Development phase. This effort was stopped after the City and BOE determined that the budget would not support the changes necessary to add in the Phase II improvements and the two additional classrooms. The conversion of the gymnasium to two classrooms would necessitate a sprinkler system, and the site parking would need to be redesigned to allow for the additional parking and traffic. Finally we investigated the three septic systems on site and the potential to connect to the sanitary sewer. All of these efforts resulted in time and document preparation beyond the original scope. We in fact prepared a proposal to add these service to the original proposal, however this proposal did not proceed.

We also spent time with AP Construction, who prepared the cost estimates both for the PCT and for value engineering (V.E.). This resulted in two significant changes to the toilet rooms and the main entry, as well as a number of minor changes to very specific design items, such as the reuse of the existing plumbing lines, electrical service and light control design. This effort also resulted in the elimination of the OT/PT room in one of the original locker room/shower rooms.

This proposal is for our time for programming and conceptual re-design of the Phase II improvements through the City budget "process", attendance at meetings for this purpose, as well as with the State DAS/Grant/OSF to discuss the potential funding of the project. This proposal includes the changes to the construction documents for a new submission to the DAS/OSF. We also note that the DAS/OSF have now changed their grant and construction document process. There will now be a PREP meeting, a Design Development review (DDR)

meeting and a sign-off meeting, once the local review is complete, and prior to going out to bid. It also will now require conformance to the SSIC standards and some elements of documentation to confirm our conformance to these standards. Unfortunately, this new process was not in place when we contracted for this project and therefore there was no way that we could have anticipated this process.

Our discussions and the dynamic process that we are currently involved in for the feasibility study, as well as the past two construction projects, has revealed the need to include Technology, Security, and AV in the construction process. This will result in classifying this work as eligible thru the school construction grant process and deliver a coordinated and more manageable schedule for this or any constructor to complete. Therefore, we have included and attached a proposal from our consultant D'Agostino & Associates to this project.

With reference to these recent meetings and discussions, Silver / Petrucelli + Associates is pleased to submit this proposal for additional work at the NECC aka Roosevelt Center School located at 11 Allen Road. The City's goal is to modify space at the existing school to accommodate the relocation of the City's Pre-K and SPED programs to the school.

Design Development – Phase I - *Add Technology, Security, AV*

We will refine the floor plan from our completed CD's adding the VE changes.

- Room layouts will be redesigned including furnishings, fixtures and equipment.
- Redesign the main entry to accommodate the existing conditions and a north side entry.
- Incorporate the SSIC standards.

Early in the process, we will meet with the Fire Marshal, Building Official, and District Health staff to confirm the viability of the DD review plans developed during the CD phase of this project. We will seek out their requirements and develop the plan of action incorporating their requirements.

We will attend the new DD meeting with DAS/OSF and incorporate any changes required from this review.

We will assist the BOE with applications for State School construction grants by providing necessary information on the ED049 or any technical information necessary for Pre-K, educational or security grants.

Construction Documents - *Add Technology, Security, AV*

A comprehensive set of construction documents with or based on AP's finalized cost estimates and construction schedules will be developed with AP.

Supplemental field investigation work will be completed to verify details and specifications developed as a part of this phase of the work.

With your approval of the documents, we will prepare progress codes and general information plans, demolition plans, floor plans, enlarged plans, interior elevations, sections, details, floor pattern plans and schedules as well as plumbing, fire protection, electrical and mechanical engineering drawings as well as project specifications suitable for competitive bidding.

After our in-house quality review, we will issue a final review set of documents for the City to review and comment. We will also participate in local building and fire department plan review process, making adjustments to the plans as reasonably required and coordinating with the local code official

signoffs necessary to obtain permits. With the City/BOE approval, we will edit the final plans and issue the documents, including specifications, for your printing and distribution to the Office of School Facilities for the new Pre-Bid Conference Review (PCR) sign off meeting.

We will respond to the PCR sign off comments, in writing, revise the documents and issue for DAS sign-off. We understand the City of Norwalk follows the Local Review process and therefore have allowed the time to assist and respond to the local review comments in writing and by document revision to spec or drawings. Finally, we will prepare the documents, drawing and project manual suitable for potential bidders. During the preparation of the construction documents, we will meet with you regularly to review the details, confirming that all your special needs, adaptations and other conditions are included in the plans.

Bidding - Add Technology, Security, AV

Our bid phase support includes attendance at the pre-bid conference and bid opening. All bidder questions will be reviewed and, when necessary, referred to the relevant discipline for response. Addenda will then be prepared as required to clarify the scope of the work and specifications of material, products and the execution of the work. Addenda and Requests for Information (RFIs) will be distributed to all registered bidders.

After the bids are received, we will develop a spreadsheet comparing all bids and our estimate. We will review for the reasonableness of the unit bid prices and look for any indication of a possibly unbalanced bid. We will also check the contractor's references and work experience, as well as verifying the completeness of the bid submissions. Based on this review, we will make a written award recommendation to the City.

Construction Administration – Add Technology, Security, AV

We will provide the following services during the construction phase:

- *Shop drawing review and approval.*
- *Design modifications and sketch preparation.*
- *Requisition review and approval.*
- *Job coordination and progress meetings, every two weeks.*
- *Contract interpretation and responses to inquiries.*
- *Periodic site visits to assure quality standards are being met and general conformity to the construction documents.*
- *Change order preparation and review.*
- *Punch list and contract closeout.*

SERVICES NOT INCLUDED

We are capable of providing a wide range of additional services should you require the assistance, or should the project scope be revised. These services include:

1. Septic System analysis, design, or improvements to the existing system.
2. Construction duration (active site work) greater than 6 months.
3. Landscape Architecture, Utility Analysis & Design.
4. Environmental design or construction administration phase services.

5. Geotechnical engineering or soil borings to determine subsurface conditions, including underground utilities.
6. Printing in excess of 5sets (intended for DDR, PCR and permit uses)

COMPENSATION

For the services listed herein, we propose to add to our fixed fee \$65,080 as follows:

Design Development	\$12,500
Construction Documents	\$17,500
Bidding (original fee + 10%)	\$ 300
Construction Admin. (+10%)	<u>\$3,100</u>
TOTAL	\$33,400

The added stage of this design process is to also include construction documents suitable for bidding and the construction for the Technology, Security, and Audio Visual infrastructure and equipment. Therefore attached to this proposal is a proposal from D'Agostino & Associates. SP+A added 10% for administration for these design services and the integration of the these documents into the construction documents and construction administration phase.

Total IT, Security and AV fee is \$28,800, plus \$2,880, in addition to the above

TOTAL	\$31,680
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Note: these fees DO NOT include Civil Engineering, Traffic Study and Storm Water Management study and Design.

This fee includes all customary reimbursable expenses such as travel, long distance telephone calls and progress printing.

Any additional services that you may require during the project can be compensated on an hourly cost plus basis, in accordance with the attached "Standard Hourly Rate Schedule". If the scope is well defined, a mutually agreeable fixed fee can be negotiated. All other terms of our agreement will be in accordance with the prior agreement dated 12/8/2014.

Invoices will be submitted monthly and shall be in proportion to the services provided. Payment is due within 30 days of receipt of invoice, with late charges assessed at the maximum permitted by state law.

SCHEDULE

We can begin our work immediately with your notice to proceed and can complete the Design Development phase in one month. We have already met with the State for the PREP meeting and had a City kick-off meeting with members of the new administration as well as current staff who are contributing to this project. At any time we are striving to get back to the State for the DD meeting and follow up with the Sign-off meeting. We will make ourselves available once you finalize this proposal and any scope changes.

Mr. Alan Lo
City of Norwalk
Page 5
October 1, 2015

If this proposal is acceptable, please sign below returning one copy to us, retaining the original for your files. We appreciate the opportunity to continue working with the City on this important project. If you have any questions, please do not hesitate to contact me or John Ireland at 203-230-9007, ext. 206 and 204, respectively, or bsilver@silverpetrucelli.com and jireland@silverpetrucelli.com. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. R. Silver', with a long horizontal flourish extending to the right.

William R. Silver, AIA
President

Accepted: _____ Date: _____
for Contract Norwalk Public Schools

DEPARTMENT OF PUBLIC WORKS

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
 RE : OAK HILLS PARK – WASH PAD INSTALLATION
 DATE: SEPTEMBER 28, 2015

As the Oak Hills Park Project Team moves forward with the design process for the Oak Hills Park Improvements Project, it was determined that we should separate out the ground maintenance equipment wash pad installation project in an effort to provide an environmental friendly equipment cleaning station expeditiously.

At the present time, ground maintenance equipment are driven to the hose area and all equipment are hosed and the residual is left on the ground. The proposed wash pad will consist of an environmental friendly manufactured system which treats and recycle the wash water. This washing equipment is installed on a concrete pad which is pitch to a sump. A sump pump sends the waste water back to the unit for processing. The wash unit will screen out the debris and the water will be treated and stored in a holding tank ready for reuse.

In July 2015, Purchasing Department received bids for the purchase of the equipment which was subsequently approved by the Common Council. On September 24, 2015, the Purchasing Department received 6 proposals for the installation of the concrete wash pad. The proposed work also include installation of electrical service from the main electrical panel in the maintenance garage to the pad location, underground plumbing and regrading/replacement of asphalt between 10 feet to 20 feet beyond edge of the new concrete wash pad. Attached is a summary of the bids.

The proposed wash pad was included as part of the scope of work for the State DEEP grant.

ACTION REQUIRED:

- a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with A.V. Tuchy, Inc. for the construction of a maintenance equipment wash pad at Oak Hills Park for a total not to exceed \$38,240.00. Funds are available from the State DEEP Grant.
- b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$3,824.00.

September 24, 2015

NORWALK PURCHASING DEPARTMENT
RESPONSE SUMMARY – PROJECT #3607
Construction – Concrete Pad Structure for Equipment Washing System,
Oak Hills Park Golf Course, 165 Fallow St, Norwalk, CT

Thank you for your response to our Request for Bid Submissions. The following is a summary of the submitted bids for this project.

	Firm	Total Lump Sum	Surety
1.	A.V. Tuchy, Inc.	\$ 38,240.00	Bid Bond
2.	Coppola & Sons Construction	\$ 38,750.00	Cashier's Check
3.	NAC Industries, Inc.	\$115,000.00	Bid Bond
4.	Nagy Bros. Construction, LLC	\$ 45,000.00	Bid Bond
5.	Reliable Excavating Co., Inc.	\$ 75,600.00	Bid Bond
6.	Richards Corporation	\$ 47,770.00	Bid Bond