THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: JOHN KYDES, CHAIRMAN

DATE: APRIL 28, 2016

RE: **MEETING NOTICE**

The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, May 5, 2016 at 7:00 pm** in Room 231 in Norwalk City Hall. Please Note the Time and Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
MAY 5, 2016
7:00 PM

PUBLIC HEARING – 7:00PM -- NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM FOR 2016

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES
   A. April 7, 2016 Regular Meeting

II. BUSINESS

   A. NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM FOR 2016
      1. Advance the 2016 NAA tax credit program applications to the Common Council

   B. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
      1. Approve modification of the Open Door Shelter's PY42 CDBG project scope to read: "The Open Door Shelter will perform asbestos and lead-based paint abatement, as well as install clean utility corridors, geo venting and vapor barriers to remediate contaminants at 2 Merritt Place."
      2. Approve a Public Hearing on the PY41 CAPER for the August 4, 2016 Planning Committee meeting.

3. Advance the Citizen Participation Plan to the Common Council for approval.

C. **GLOBE THEATER**

1. Approve the Norwalk Redevelopment Agency as the borrower of the Section 108 loan funds for the purpose of the Globe Theater Redevelopment Project.
2. Approve the attached 2013, 2014 and 2015 certified financial statements of the Norwalk Redevelopment Agency as evidence of the NRA's financial capacity to repay the Section 108 loan and as additional security for the guaranteed loan as required by HUD.
3. Approve as to form the attached Common Council Consent Resolution to be approved by the Common Council prior to the Redevelopment Agency closing on a loan with the Globe Theater Limited Partnership which will not be unreasonably withheld.

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

Hour Classifieds 203.354.1100
One Selleck Street • Norwalk, CT 06855 • Fax 203.846.9897 • www.thehour.com

notices | estate | for sale | services | wanted | for sale

LEGAL NOTICES 1201 | MERCHANDISE 2100 | HELP WANTED 4002 | AUTOMOTIVE 7005

LEGAL NOTICE

Neighborhood Assistance Act Tax Credit Program - 2016 Public Hearing

The Planning Committee of the Norwalk Common Council will hold a public hearing on **Thursday, May 5, 2016** to secure public comment regarding Neighborhood Assistance Act Tax Credit Program applications for 2016. The public hearing will begin at **7:00PM in Room 231 of Norwalk City Hall, 125 East Avenue, Norwalk.**

Applications submitted by local nonprofit organizations are available online at the following location: http://norwalkct.org/DocumentCenter/View/9289 or by visiting the Redevelopment Agency (Norwalk City Hall, room 202).

Interested members of the public are invited to attend this meeting and are encouraged to speak. Persons unable to attend the hearing may submit written comments for the record no later than 5:00PM on May 4, 2016. The public is encouraged to contact Redevelopment Agency staff at (203) 854-7810 ext. 46783 or harton@norwalkct.org 48 hours in advance of the public hearing for information on physical accessibility or to request reasonable accommodation for persons with disabilities, hearing impairments or limited English proficiency.

PERMIT for the sale of alco holic liquor on the premise at 64 N MAIN ST. NORWALI CT 06854-2716 The busines will be owned by: KAZU JAPA NESE CUISINE LLC Entertain ment will consist of: Non Objections must be filed by 06/02/2016

ROBERT CHEUNG

LIQUOR PERMIT

Notice of Application

This is to give notice that I LISA M GUARENTE 20 OLIVI LN NORWALK, CT 06854-170 have filed an application plac arded 04/20/2016 with th Department of Consumer Pro tection for a RESTAURANT CA TERER PERMIT for the sale o alcoholic liquor on the prem ises at 493 CONNECTICUT AV NORWALK CT 06854-1710 Th business will be owned by LISA M GUARENTE Entertain ment will consist of: None Objections must be filed by 06/01/2016

LISA M GUARENTE

MISCELLANEOUS

RUG FOR SALE - Early 20th century, neoclassical, hand woven, Chinese custom made carpet with Greek key border. 14' x 24'. Call (203) 240-6100 for appointment to see.

LEGAL NOTICES

LEGAL NOTICES

INVITATION

PROJECT: WINDOW REPLACEMENT PROJECT

Sealed bids will be received in the **Office of Norwalk Redevelopment Agency, at Norwalk City Hall, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut, 06856-5125 for PROJECT: WINDOW REPLACEMENT PROJECT** until **11:00 A.M.** on **Tuesday, May 24 2016** at which time and place said bids will be opened publicly and read aloud. No facsimile bid will be accepted.

A **Pre-bid Walk-through is planned for 11:00 A.M. Thursday April 28, 2016 at 108 New Canaan Avenue**, Norwalk, CT

The "Bid Package" is available at no cost from the **NORWALK REDEVELOPMENT AGENCY.** Bid packages will not be mailed to contractors. Anyone submitting a bid for this project must have in their possession a copy of THE CITY OF NORWALK CONNECTICUT, DEPARTMENT OF PUBLIC WORKS, GENERAL CONDITIONS FOR CONSTRUCTION, DATED January 14, 2013 which contains standard requirements for contract and materials. For information, please contact Mr. Tim Carney (203) 854-7810.

A certified check or bid bond in the amount of 15% of the bid must accompany the bid. If a bid is not accompanied by a bid

CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
PUBLIC HEARING &
REGULAR MEETING
APRIL 7, 2016

ATTENDANCE:	John Kydes, Chair; Faye Bowman; Doug Hempstead; John Igneri; Tom Livingston; Shannon O'Toole Giandurco; Travis Simms
STAFF:	Timothy Sheehan, Redevelopment Director; Donna King, City Clerk
OTHER:	Mayor Harry Rilling; Donna King, City Clerk; Bruce Kimmel, Council Member; Dave Davidson; Diane Lauricella; Thomas E. Kulhawik, Chief of Police; Bruce Chimento, Director of Public Works; Michael Lyons, Chairman of the Board of Education; Steven Cecil, AIA ASLA , Principal, The Cecil Group; Paul Madden, Design Manager; Martin Vatra, Co-Developer; Mike Mushak; Tony Mobilia; Emily Innis; Former Mayor William Collins

CALL TO ORDER

The Chair called the meeting to order at 6:35 PM. A quorum was present.

FY2016-2017 CAPITAL BUDGET- CONSIDER ALLOCATIONS AND APPROVE ADVANCEMENT TO THE COMMON COUNCIL

Dave Davidson
Mr. Davidson came forward to speak on the item and stated that he lives in East Norwalk. He stated that his opinions and personal views in no way reflect any committee or board, and that he believes in investing in Norwalk's building infrastructure.

Mr. Davidson stated that while the Board of Education filed a capital budget submission request of $5 million, Mr. Tom Hamilton, Director of Finance for the Board of Education, indicated that they did not yet have definitive plans as they had only recently received the final results from their consultant's study. He stated that the Finance Director recommended $1.6 million and that there are three key factors to consider- the complexity of the issues to be addressed, the Planning

Committee's recommendation to submit a special appropriation once planning is done and efforts to allow room for the Board of Education's discretion. Mr. Davidson urged the committee to not designate any funding to their project until such time as specific support and preparation has taken place.

Diane Lauricella

Ms. Lauricella came forward to speak on the item and stated that there is a common thread running through the Capital budget.

In regards to the Public Works Fleet Replacement, she encouraged the committee to ensure that the basic standards of fleet maintenance be as green as possible, which will also render them less expensive. She stated that she has been on record for the past several years encouraging this development, and stated that perhaps a renewed interest in electric is responsible for the bump up. She stated that she will continue to do research and implored the committee members to ensure that there is a standard for minimum miles per gallon in fleet vehicles.

Ms. Lauricella requested that drainage mapping be added, stating that it is important to plan this variety of mapping for holistic change and management, as well as a modern, climate change sensitive department.

In regards to item H5 under Energy Conservation (Public Works), Ms. Lauricella asked if the $25,000 amount was a placeholder or if it is intended for a specific purpose. She stated that she isn't certain this is enough for this item, and that she would like to work with the Chair and others to find a way to increase the amount of energy saved. She then asked if there is a short and long range plan for each building, stating that having these in place would help in determining a feasible number.

In regards to item H-11 AKA Alternate Energy (Public Works), Ms. Lauricella urged the committee and Department heads to look at renewable energy sources for short and long term savings to taxpayer dollars, and further suggested they implement geothermal or solar energy in some of the City's buildings.

In regards to Water Pollution Control Authority and the Solids Handling facility, Ms. Lauricella commended the committee for looking at the building and noted the economic benefits of eliminating the smell issues associated with the building. She stated that the implication that the smell was related to low tides, as asserted by the Chair's predecessor, was insulting to the citizens and inconsiderate of the impact this had on East Norwalk's development and quality of life. She urged the committee to consider new engineering solutions for odor control, and stated that there are new methods being employed abroad that they may wish to consider.

In regards to the Board of Education, Ms. Lauricella stated that she feels the facilities item must be funded, and that she respects the opinion of Mr. Davidson.

In regards to Parks and Recreation vehicles, Ms. Lauricella requested they consider a minimum vehicle miles per gallon.

Ms. Lauricella asked the committee to consider adding an item that would reserve funds for the updating of the Master Plan for Parks and Recreation, as it is roughly a decade old. She stated if this could be folded into POCD then that would be preferable, but that it needs to be updated in orderly to properly budget.

In regard to Information Technology (#1), Ms. Lauricella stated that Norwalk must invest in IT and that they need to develop and short and long-term plan for updating the City website. She stated that the long range goal is to make the City website more user friendly, and at present it definitely is not.

Ms. Lauricella asked that the committee withhold money for upgrades until they receive a full plan.

Chair- Committee to ask department heads any questions?

Mr. Hempstead
Mr. Hempstead asked Mr. Chimento why the amount requested for traffic updates is so negligible, and Mr. Chimento stated that they believe they have adequate funds in their accounts to fund planned upgrades. Mr. Hempstead asked about improvements along Seaview Avenue, and Mr. Chimento stated that they are looking towards improving the safety of the turn at the intersection of Seaview and First by adding traffic calming measures.

Mr. Hempstead asked Mr. Chimento if all of the funds for sidewalks (318) had been expended from last year, and Mr. Chimento answered in the affirmative. Mr. Hempstead asked if the footpath has been extended, and Mr. Chimento answered in the affirmative, stating that that it is presently under contract.

Mr. Hempstead asked why no money has been allotted for the watercourse main. Mr. Chimento stated that there were discussions held regarding taking funds from the Daphne-Honeysuckle Road designation to Watercourse maintenance.

Mr. Hempstead asked if they are currently waiting to hear back from the State regarding East Avenue Streetscape improvements, and Mr. Chimento answered in the affirmative.

Mr. Hempstead inquired about the Board of Education allotting no money for district paving this year. Mr. Chimento stated that he had no idea why this was, and that they typically provide them with the projects, as the City's contract can afford them lower costs, as they place the areas under larger blanket paving projects.

Mr. Hempstead expressed his concern that the driveways at the school are not in great shape, and have no money allocated to fix them. Mr. Rudl stated that the District did request funding, but that they don't believe it has been recommended at this point in the process. Mr. Rudl stated that money has been appropriated the past few years by the Council, and that Public Works stepped up and assisted in getting those projects done. Mr. Rudl stated that they will be spending the current year's capital budget money on some paving work at the school, but that their highest priority is the facilities study implementation.

In regards to the facilities study implementation, Mr. Rudl stated that the district has engaged outside architects, engineers, and consultants to prepare the facilities master plan. Mr. Rudl noted the following:

1. Following an enrollment and utilization study that covered enrollment projections for the next 3 years, the results indicated a seat deficit of about 610, and that the City's schools are currently at more than 100% capacity, where the average in the state is 74%. There are multiple portables across the City, and they confirmed that the seat deficit will grow over the next decade to about 900 seats.
2. Evaluation of all school buildings to come up with a prioritized list of projects, which was completed, presented and reviewed. They recommended a substantial amount of work be done, in excess of $100 million, with 3 major renovation projects being spotlighted- West Rocks, Jefferson and Columbus. It is further recommended that various improvements be done to bring buildings up to standard; among those improvements is the restoration or replacement of the original Marvin windows.
3. A number of alternatives were recommended in terms of how to address a seat deficit, and a complex area of planning requires a great deal of discussion. Among these solutions are the construction of a new school at Nathan Hale, an addition to Naramake Elementary, allowing it to become a K-8 school, alternative construction at St. Phillip's and renovation at Tracy.

Mr. Rudl stated that the Board of Education is still evaluating those recommendations.

The Chair asked how the specific number requested for facilities redevelopment was determined.

Mr. Rudl stated that the original request was filed prior to the numbers, and that it was just an understanding that the consultants would recommend a substantial capital program, which was pegged at about $100 million. He stated that they were advised to expect the architectural and associated engineering fees would run about 6% of the overall project cost. He stated that the proposed cost split is over 2 years, and that this was where the figure of $3 million came from. Mr. Rudl stated that it will now depend on what they request to bring forward to the City, and in the meantime, they are made aware that there is a substantial need to invest in current school facilities. He stated that the City schools represent the City's capital investment collectively, and that the number they requested is based on a 6% figure, which just so happens to fall in line with the $100 million over a five year period, with a recommended amount of $335 million gross investment over 10 years, with netting roughly $2 million in local money, with the rest being a reimbursement from the State. Mr. Rudl stated that this is an important line item, as they cannot take steps to begin without a funding source to do so. He stated that he cannot say that the Board is necessarily committed to any one project at present, but that they do know there are significant projects they need to bring forward. He stated that this is also important in ensuring they don't lose a full year of planning and design.

Mr. Kimmel stated that the term special appropriation has been used liberally and that his understanding of the term is in Mr. Rudl's capacity as Financial Director for the Board of Education, is that they cannot supplant planning. He stated that if there are too many special appropriation items, the ratings agencies will begin to ask questions about the City's planning and budgeting process. He questioned whether it would be a more sound practice to wait and make a special appropriation rather than fund the requested amount right now. Mr. Kimmel asked for clarification on the thinking of the Board, and noted that there would be an impact on debt service irrespective of the decision. Mr. Rudl stated that there is some language in the charter regarding special capital appropriations, and that in this case, due to the impending need for more seats and improvements, it technically qualifies as an emergency. Mr. Rudl stated that he knows the district needs to advance the issue and that it will cost money to do so. Mr. Rudl stated that they haven't requested the entire appropriation necessary to do the construction itself, and thus they feel it is okay to allot the amount for the project until such time as they decide which project to proceed with, and vet it through the appropriate bureaucratic channels.

Mr. Hempstead expressed similar concerns addressed by the Chair, and stated that it seems premature to commit the amount of funding requested when the Board hasn't picked their priorities at this stage in the process. Mr. Rudl stated that hopefully in the next 12 months (more likely 3 to 4 months), the Board will come to an agreement regarding top priorities for construction. Mr. Rudl stated as an example, if construction on Nathan Hale were to go forward, the project would be roughly in the $25 million range. Mr. Rudl stated that, with an estimated budget of $250 per square foot, the amount needed to design and advance any one project would fall roughly in the $3 million range. Mr. Hempstead stated that the $3 million seemed to be something of a guess, given they do not know the project they will choose. Mr. Hempstead stated that it would be foolish on the City's part to commit $3 million, taking the amount from someone else with a cohesive plan. Mr. Hempstead stated that he certainly is in favor of committing to the renovations, but has no desire to commit an amount as large as $3 million this early in the process, as it seems to be premature. Mr. Hempstead suggested that some funds should be allocated in that account for preliminary studies, but allotting money for half of the design fees is excessive. Mr. Rudl stated that $3 million is roughly a quarter of the amount required to design all the projects recommended. Mr. Rudl stated that the consultants have presented a cohesive, concrete plan regarding which projects will go first, and that it is currently a matter of the Board of Education debating a bit more on the plan, and deciding if they want to modify or move forward with the plan. Mr. Rudl stated that it makes sense to allocate $3 million and proceed with enough money to get into actual project design, assuming the Board of Education will be coming forward with a concrete plan within the next several months.

Ms. Bowman stated that she did not feel the execution of the plans were as imminent as Mr. Lyons was indicating. She stated that Nathan Hale is nowhere near finished, and that a public hearing has not yet been held. She further expressed concern that the district tech budget is flat, and asked how this would tie into the facilities plan. Mr. Chimento stated that, as they moved forward and decide to renovate, that the technical aspects will be incorporated in the building budget. Ms. Bowman stated that she did not believe they should move forward on anything without the input of constituents. Ms. Bowman stated that she would like 2 or 3 public hearings and more outreach conducted. Mr. Lyons stated, as part of the review process, the Board will reach out to the public, and that there will be a series of ongoing meetings to discuss their strategic operating plan, which will involve more than just facilities. Mr. Lyons stated that there was a meeting held at Norwalk High with several other members of the management team. Ms. Bowman stated that those meetings were held in a closed room, and were only just entering a social rather than private phase. Mr. Lyons stated that he believes the need is urgent, due to the growing enrollment, which presents a problem that needs to be resolved. Ms. Bowman stated that she thought Jefferson would be a good place to start, and Mr. Lyons stated that the site does in fact need a great deal of work. Ms. Bowman stated that the conversation is highly preliminary.

Mr. Livingston asked what the gameplan is, as he understands the need indicated, but isn't comfortable blindly committing $3 million to the plan. Mr. Lyons stated that they need money to advance the plan itself, and when a concrete proposal from the Board of Education is decided upon, they will need to come back to the City process for appropriations for the entirety of the project, and will then move forward from then. Mr. Rudl stated that they hope to move relatively quickly on this item, and that discussions are currently ongoing. Mr. Livingston asked for clarification that the $3 million is not for the beginning project costs per se, and Mr. Lyons answered in the affirmative. Mr. Kimmel asked if this then served as an argument against funding the full $3 million, and Mr. Lyons stated that this depends on how quickly they can move. Mr. Lyons further stated that, for what has been recommended, this would require the full $3 million.

The Chair stated that the amount was a commitment of good faith, and while the Board may not need the full amount over the next year, they eventually will.

Mr. Hempstead stated that he has not seen projects in the past that have frontloaded architectural costs, thus he is perplexed regarding the $3 million amount, which seems, in part, to be planned as architectural fees. Mr. Lyons stated that he recommends one of the first things they put in place be a project manager, and that the last school renovation project that took place was before his tenure in 2001 or 2002. Mr. Lyons stated that providing professional project management and oversight services are necessary in projects of this magnitude, and that it then becomes an issue of agreement between the Board of Education and the City as to which projects go forward. Mr. Lyons stated that they would then begin design work, and that he agrees with the idea that once a commitment is made by the City and the Board of Education, then they will put together an appropriation to cover all the costs, either in one sum or over a period of time, rolling the architectural fees in the project cost. Mr. Lyons stated that it is important to keep the ball rolling and allow them to move forward, despite all of the details not being concrete at this time.

Mr. Hempstead asked that Mr. Sheehan elaborate on the facade improvement program. Mr. Sheehan stated that it involves a number of historic structures in need of improvement to the exterior facades, and that they have identified locations to benefit from this. Mr. Hempstead asked if this program involved low interest loans, and Mr. Sheehan stated that the program is more flexible in structure, and that the determination is based on the applicant's needs associated with the request. Mr. Hempstead asked if the Old Norwalk Theatre is one of those locations, and Mr. Sheehan answered in the negative. Mr. Hempstead asked if funding could involve an outright grant, and Mr. Sheehan answered in the affirmative, stating that they are cautious to do a 100% grant as they want to make the maximum impact. Mr. Sheehan stated if there is a possibility to structure the funding as a loan, they will then have some portion of it provided to offset the costs.

Mr. Kimmel stated that when the Council receives the capital budget, they also receive the financial director's recommendation, and they have historically been well within maximum thresholds, which helps maintain their AAA rating. He stated that this time around, the Board of

Estimate Taxation has increased the capital cap by roughly $2 million. Mr. Kimmel stated, in the letter received from Greg Burnett, Norwalk Board of Estimate and Taxation Chairman, Mr. Burnett states that he believes the impact on the City's overall debt profile will be within the acceptable limits. Mr. Kimmel stated that belief is extremely different from the exact tables they have come to expect, and while he does trust those staff who put together the budget and reports, he feels more precision needs to be employed going forward. Ms. King stated that they will provide Mr. Kimmel with the updated tables requested.

Mr. Kimmel stated that this is the second year where the Police Department has received more than asked for, this year in the areas of Tactical Ballistic Help and Vehicles, and asked why this might be. Chief Kulhawik stated that they may have rounded up. Mr. Kimmel stated that he was simply perplexed, as he was under the impression that an increase from a lower requested funding amount wasn't possible, and that he had no objections to this.

Mr. Kimmel asked where the funding for bike line work (A5) would come from. Mr. Chimento stated that a line item was requested for bike line work, but that it was removed, and that they have the line striping budget. Mr. Kimmel asked if the amounts would come out of the regular line striping budget and Mr. Chimento answered in the affirmative. Mr. Kimmel asked if the amounts are designated and Mr. Chimento answered in the negative, stating that each project is calculated individually on a case by case basis.

Mr. Kimmel asked for elaboration regarding the Norwalk River Valley Trail (E3) amount of $300,000. Mr. Chimento stated that there is a joint venture between Wilton and Norwalk to extend the trail, and that there are about 3 easements in order to connect the trail so that it runs from the Harbor Loop in SoNo into Wilton. Mr. Igneri asked if the costs for the trail are reimbursed from the state, and Mr. Chimento stated that part of the amount is reimbursed by the state. Mr. Hempstead stated that last year $600,000 was requested for this item and half was put in, making the amount this year the remaining balance.

Mr. Kimmel asked for some elaboration regarding the Honeysuckle Daphne Diversion. Mr. Chimento stated that a great deal of work has been done internally with that project, and that things are improving. Mr. Chimento stated that they have identified four areas for the 4 phases; Phase 1 and 2 are dedicated to Riverwood Crest watercourse maintenance. Mr. Chimento stated that they are planning to do work on the roads with catch basins and new manholes, and in Phase 2 dig the new diversion for $600,000 rather than $1.1 million. Mr. Kimmel commended their efforts and success in handling this complicated and costly problem.

Mr. Livingston noted a redevelopment request for biking that wasn't funded, and asked if it is similar to the other bike adjacent items. Mr. Sheehan stated that there is an urban bikeway planned, and that one request was for further implementation. Mr. Sheehan stated that Mr. Chimento is dealing with the construction specific to the various trails and bike paths that are being contemplated. Mr. Chimento stated that there were meetings earlier in the day regarding the Calf Pasture Beach road to implement bike lanes from Gregory Boulevard to the beach itself. Mr. Livingston asked if there is money to do so, and Mr. Chimento answered in the affirmative.

Ms. Bowman asked if Reed Street made it through to the final budget and Mr. Chimento answered in the affirmative, stating that it is part of the state grant.

In regards to the item of asbestos abatement (Board of Education #10), Mr. Kimmel voiced his concern that no money is being allotted when there was a request for $500,000. Mr. Kimmel asked if they are conforming to the state requirements. Mr. Lyons stated that this item was a new request, not a previously funded program, and that he feels it should be funded. Mr. Lyons stated that state requirements don't mandate that they remove asbestos, but instead require a proper management plan be in place. Mr. Lyons stated that they wanted to start an abatement program, and that as they are potentially doing as-new renovation of schools, then this would be the most logical time to start said program. Mr. Lyons stated that they are also looking into lead, and that he received an email recently from the superintendent discussing money to do lead testing, though at present they aren't aware of any issues involving lead.

Mr. Kimmel noted that the Council approved $3 million for infrastructure, and asked if they foresee reaching a point where there is no more infrastructure work to be done or if the work goes on irrespective of the court case? Mr. Sheehan stated that some of the funds will go to Day and Raymond Street, and that issue is that the street needs to be elevated out of the floodplain to be eligible for other public funding coming into the redevelopment project. Mr. Sheehan stated that the total cost was estimated at a little over $7 million, and that the City's piece is relatively small in comparison, with the state taking on the role of major investor. Mr. Kimmel asked if there has been any news on the court case status. Mr. Sheehan stated that there was a hearing, the judge heard arguments, and that it will be roughly 4-6 weeks until the judge returns a ruling. Mr. Sheehan stated that they cannot go to draw public funds with outstanding litigation, but that this does not prevent them from trying to get the other $7 million for other projects.

ADJOURNMENT

The Chair closed the public hearing at 7:43 PM.

CITY OF NORWALK
PUBLIC HEARING
7:00 PM
TRANSIT ORIENTED DEVELOPMENT DISTRICT REDEVELOPMENT PLAN
REGULAR MEETING
APRIL 7, 2016

ATTENDANCE:	John Kydes, Chair; Faye Bowman; Doug Hempstead; John Igneri; Tom Livingston; Shannon O'Toole Giandurco; Travis Simms
STAFF:	Timothy Sheehan, Redevelopment Director; Donna King, City Clerk
OTHER:	Mayor Harry Rilling; Bruce Kimmel, Council Member; Dave Davidson; Diane Lauricella; Thomas E. Kulhawik, Chief of Police; Bruce Chimento, Director of Public Works; Michael Lyons, Chairman of the Board of Education; Steven Cecil, AIA ASLA Principal, The Cecil Group; Paul Madden, Design Manager; Martin Vatra, Co-Developer; Mike Mushak; Tony Mobilia; Emily Innis

CALL TO ORDER

The Chair opened the public hearing at 7:44 PM.

PUBLIC INPUT

Diane Lauricella
Ms. Lauricella stated that there will be another public hearing on Tuesday night regarding this substantial document.

In regards to stormwater and flood management (page 26), Ms. Lauricella implored the committee members to consider alternate sites for the Washington Village project buildings in order to avoid the floodplain altogether, saving millions of dollars in construction costs. She stated that if there weren't as many people in the floodplain, they would not need a dry egress.

She stated that she is saddened that the new administration seems unwilling to consider reasonable alternatives in this plan, and that discussing the matter could reduce taxpayer costs and positively impact the ongoing lawsuit.

In regards to the consistency with POCD, Ms. Lauricella stated that she was distressed that some individuals seated seem to treat this aspect as a wishlist, when real consultants were brought in to conduct them.

In regards to the design guidelines, Ms. Lauricella stated that she wholeheartedly approves of them, and believes that Planning & Zoning should do the same.

In regards to the sustainability guidelines, Ms. Lauricella stated that they were satisfactory, and that she believes they should be adopted across the board to curtail operating expenses.

In regards to green infrastructure (page 40), Ms. Lauricella stated that this is often cheaper, with data from the State, UCONN and University of New Hampshire supporting this. She stated that they should start asking for this kind of infrastructure in all applications.

In regards to building orientation (page 46), Ms. Lauricella stated that she would like language requiring solar energy to be added into the document. She stated that they should consider adding solar energy elements, which adds an attraction to developers and increases development appeal.

Mayor Henry Rilling

Mayor Rilling stated that he was impressed with the amount of effort that went into coordinating existing zoning and design developments for a much broader area. He stated, in his estimation, that there is one serious flaw in the plan, which has to do with housing. He stated that Norwalk remains in a low or moderate income housing crisis situation, and he asked what plans there are to address this. Mayor Rilling stated that projects already underway exemplify this, particularly one on the corner of Putnam and Monroe with several buildings involved. He stated that several families there are not paying rent values up to the workforce housing levels, and that one of the complexes in the overall plan calls for 17 units, which does not quite reach the threshold of 20 as required by zoning regulations.

Mayor Rilling stated that there are a number of pipelines leading people out of Norwalk due to the inaccessibility of housing, some of which are Bridgeport or the southern states, such as Virginia or the Carolinas. He stated that one of the things the plan does is lower the threshold or units from 20 to 16, which likely should have been done long ago.

Mr. Sheehan stated that the plan calls for 12, but clarified that the City's affordable and workforce housing regulation is run off of the income compliance regulations under the state statute, which is 80% of the state median income. However, the calculation is significantly less than $70,000. He stated that the accessibility of housing was discussed within the committee, and that the housing bracket Mayor Rilling is addressing is not their economic target for this particular development. Mr. Sheehan stated that they try to be sensitive to economic issues in the area.

Mayor Rilling stated that another technique that exists within their zoning regulations allows the City to let developers offer a payment in lieu of building specified units. He stated that the way the formula is constructed is too high, and is almost never taken up. He stated that this payment in lieu of units provides an opportunity to get to smaller developments between 4 and 12 families. Mayor Rilling stated that it would be wise to examine the formula and figure out an improved formula, and it could be handled by redevelopment or another agency.

Mr. Sheehan stated that the plan suggests payment in lieu of taxes or housing be broadened and expanded.

Mayor Rilling stated that they somehow have to get this down onto an actionable piece of paper, but that overall the plan looks good. He stated that they have been wrestling with zoning and development in this part of town for years, and that this plan looks like a way to make sense of it.

Mike Mushak
Mr. Mushak came forward and stated that he lives in SoNo and has chosen to do so because of its economic and ethnic diversity. He stated that this diversity is the strength of SoNo, and that he supports the TOD plan because it maintains the diversity while investing in the area, something that has been sorely lacking in the past few years. He stated that the HUD development works to break the cycle of disinvestment and racially concentrated areas of poverty. He stated that someone recently expressed concerns about gentrification, and with all due respect, SoNo is never going to lack for diversity. He stated that a number of strong community organizations that exist will address these issues and act as advocates for the integrity of the neighborhood. Mr. Mushak stated that the neighborhood is vibrant and that they want to bring development in, but control it, and that this plan is the way to do so. He stated that it creates housing choice and that the goals outlined in the Chapter 4 of the presentation documents closely align with the neighborhood's values.

Tony Mobilia, Norwalk Harbor Management Commission
Mr. Mobilia stated that he reviewed the plan at the last meeting, and that he made some comments and recommendations. He stated that he is interested in properties adjacent to the

harbors, and wants to ensure that those areas are kept as water dependent uses to advance water dependent business. He further stated that he would like to submit a formal recommendation.

Emily Innis
Ms. Innis stated that she appreciates the comments made by Mayor Rilling, and that she will take the comments made during the public hearing back to address the concerns and have a new draft ready for review and vote by the appropriate bodies. She stated that they have created bonus structure for additional housing, and that they are continuing to review and make sure what they have is appropriately maintaining the diversity of housing choices.

Mr. Hempstead asked if they plan to respond to the Harbor Commission in the next couple of weeks. Mr. Sheehan stated that the area east of Water Street is out of the TOD plan, and that they will have to examine the issue.

Mr. Kimmel asked what a realistic range of income would be for a typical family that could afford this housing. Mr. Sheehan stated that the range goes all the way down to public housing, effectively 30% of the median income. Mr. Kimmel stated that he did not know if the regulations had changed, but for many years affordable housing was a bit of a misnomer in the state of Connecticut. Mr. Sheehan stated that it is a complex issue that goes beyond calculating a formula, and agreed with Mr. Mushak's assessment of SoNo's unique appeal, thus creating the urban corridor attraction to the area.

Mr. Collins asked if the agency or an outside contractor does auditing of the incomes of people who move into the workforce units. Mr. Sheehan answered in the affirmative, stating that incomes are tracked, as required by regulations, to ensure low income standing.

ADJOURNMENT

The Chair closed the public hearing at 8:17 PM.

CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
APRIL 7, 2016

ATTENDANCE:	John Kydes, Chair; Faye Bowman; Doug Hempstead; John Igneri; Tom Livingston; Shannon O'Toole Giandurco; Travis Simms
STAFF:	Timothy Sheehan, Redevelopment Director; Donna King, City Clerk
OTHER:	Mayor Harry Rilling; Bruce Kimmel, Council Member; Dave Davidson; Diane Lauricella; Thomas E. Kulhawik, Chief of Police; Bruce Chimento, Director of Public Works; Michael Lyons, Chairman of the Board of Education; Steven Cecil, AIA ASLA Principal, The Cecil Group; Paul Madden, Design Manager; Martin Vatra, Co-Developer; Mike Mushak; Tony Mobilia; Emily Innis

CALL TO ORDER

The Chair called the meeting to order at 8:27 PM. A quorum was present.

ROLL CALL

Roll was called. The following members were present:

Mr. Kydes (Chair)
Ms. O'Toole Giandurco
Mr. Igneri
Ms. Bowman
Mr. Simms
Mr. Hempstead
Mr. Livingston

As a point of personal privilege, the committee members wished Mr. Sheehan a happy birthday.

APPROVAL OF MINUTES

A. March 3, 2016 Regular Meeting

** **MS. O'TOOLE GIANDURCO MOVED TO APPROVE THE MINUTES OF THE MARCH 3, 2016 REGULAR MEETING WITH THE FOLLOWING AMENDMENTS:**

1. **THE ORIGINAL LANGUAGE REGARDING MS. O'TOOLE GIANDURCO'S RECUSAL IS TOO VAGUE AND SHOULD REFLECT THE FOLLOWING: MS. O'TOOLE GIANDURCO RECUSED HERSELF DUE TO A CONFLICT OF INTEREST DUE TO THE FACT THAT HER HUSBAND IS EMPLOYED BY THE CARVER CENTER OF NORWALK, WHO IS AN APPLICANT TO COMMUNITY DEVELOPMENT BLOCK (CDBG) GRANTS.**

** **MOTION PASSED UNANIMOUSLY.**

REED PUTNAM URBAN RENEWAL PLAN AREA

Mr. Sheehan stated, as part of a conditional approval, an architectural firm was hired to review the final plan GGP submitted for the underpass plan. This firm then made adjustments, and if the firm ultimately recommends approval, the Common Council and Redevelopment Agency would not withhold the redevelopment plan and memo.

Mr. Cecil came forward to present the memorandum on the Reed Putnam Urban Renewal Plan Area.

Mr. Livingston asked if the height is 8 ¼ feet. Mr. Cecil directed him to the back page of the memorandum, stating that what they've done is create a setback so the parking structures have a setback of about 18 feet. As a result, there is a slight net increase on the West Avenue side about the width of a parking spot, which is, on the whole, a good tradeoff.

Mr. Hempstead asked what material they are trying to mask, and Mr. Cecil stated that there are a number of materials involved, but that decisions regarding materials ultimately will not be decided until final design review. Mr. Sheehan stated that there are a few different layers, and that in terms of materials, the final decision will be made in the final plan. Mr. Sheehan stated, at present, that the review at hand is associated with the underpass, public realm and overall design review. Mr. Hempstead stated that he is disappointed, as he thought the underpass would be a great opportunity with modern technology and lighting to make the ceiling of the underpass resemble space, where what he sees on the new plan is a white ceiling. Mr. Sheehan stated that the white is part of the lighting plan.

Mr. Cecil stated that the ceiling design is very complex and intended to create a lot of interest, which he feels is a dramatic improvement.

Mr. Sheehan clarified that the design plan is complete. Mr. Cecil stated that they have been exchanging documents, design ideas, etc. with GGP's team to find a way for this particular part of the project to advance.

Mr. Cecil noted the following changes to the previous design plan:

1. On the south side of N Water Street, the walk bridge was given open railings and the edge was animated to create a continuous, straight connection on both sides of the street.
2. Complex architectural screening and graphic public art have been placed along the length of the facades of the parking decks.
3. The firm committed to the idea of combatting smell and noise pollution by allowing for more open walls and ventilated decks.
4. Bridging will be featured between both sides for visual impact, with the structure being comprised of a thinner steel to distinguish it from the other parking decks.
5. The ceiling is comprised of a proposed series of plains with cove lighting and an inlaid series of light bands. The accent lights shine on the columns as well and create a ceiling with visual interest and enough illumination to satisfy safety concerns.

Mr. Livingston asked if the height is significantly lower from the model plans, and Mr. Cecil stated that the height has gone from 46.2 to 41.6.

Mr. Hempstead asked if the ceiling is still under discussion. Mr. Cecil stated that this plan is their final input, and that this is the design they expect to have as it moves through construction drawings.

Mr. Cecil stated that the ceiling is intended to be white, layered with different lights. Some of the features of the ceiling may involve recess surfaces, slight color changes, or a series of horizontal bands with accent lights within them. Mr. Cecil stated that it will not be plain looking.

Mr. Livingston asked if they planned to avoid exhaust panel issues in the tunnels to prevent discoloration, and Mr. Cecil answered in the affirmative. Mr. Cecil stated that air handling is an important consideration.

Mr. Sheehan stated that the main entrance to the mall is in the underpass area, and asked Mr. Cecil to touch on the importance of the visual aspect. Mr. Cecil stated that when people enter, a significant amount will arrive by car, and that there will be a significant glass lobby. Mr. Cecil stated that the lit underpass allows for well-lit, easy navigation to the larger structure that is consistent with the rest of the development.

The Chair asked what benefits or improvements the notch would provide regarding the issue of access to the rear of the building on the East Side. Mr. Cecil stated that by moving the North Street portion back, this opens the area up to the sun. Mr. Cecil stated that a common architectural feature is to recess the doorways, and that this makes the entrances more inviting. Mr. Cecil stated that they pulled back as much as they could without disrupting vehicle circulation, and that, from a distance, it helps with directionality.

Mr. Hempstead asked for clarification regarding which portions of the sidewalk the City owns. Mr. Cecil stated that the sidewalks need to make that transition. Mr. Hempstead stated that this is a great improvement.

Mr. Sheehan stated that working with the design team has been a pleasure. The Chair commended Mr. Sheehan for looking out for the City's best interests throughout the design process.

** **MR. SIMMS MOVED TO APPROVE THE REED PUTNAM URBAN RENEWAL PLAN AREA.**

** **MOTION PASSED UNANIMOUSLY.**

TRANSIT ORIENTED DEVELOPMENT DISTRICT REDEVELOPMENT PLAN

Mr. Cecil stated that it is a LDA requirement to provide a public realm plan. In the case of a circumstance like this, where the property was disposed of and is in the process of having agreements made, public realm can be extended for civic uses. Mr. Cecil stated that he intends to show that the design will provide access for citizens as well as a welcoming, open space.

Mr. Sheehan stated that Mr. Hempstead and Mr. Simms are well aware of the long conversations regarding the definition of public realm. He stated that the objective of the committee's job is to determine that what GGP presents meets the objectives of the designation of public realm.

Mr. Chimento stated that this is an exciting new use for Norwalk, and that Mr. Cecil has been helpful for the design and formatting aspects. He stated that Martin Vatra, the co-developer and Paul Madden, the design manager are also present.

Mr. Cecil stated that there is a 5% requirement of public realm space for the development, which amounts to roughly 53,000 square feet. When the final plan was created, they ended up with over 80,000 square feet of public realm space. He stated that the buildings are open and more available to the public than a traditional office or residential building, and that it helps to create a variety of buffer options and space.

Mr. Madden came forward to present the highlights of the development in lieu of Robert Barry (architect), who could not be present. They were as follows:

A. Street Level Plan: Part of the initial idea is to line West Avenue with retail and activate the area. The area will be comprised of restaurants, mixed retail and health and wellness stores. The idea is to address the corners at the Church and the North End entrance to I-95 N.
B. Level 1: SW Plaza
    a. Serves as the main pedestrian gateway to SoNo.
    b. Uses include civic space, flexible space, an interactive fountain, signage, plantings, benches and use zones for the tenants.
    c. Streets will be tree lined.
    d. The main plaza area will be offset from the curb, with added curved elements, signage, benches and plantings, as well as a sculptural identifying gateways.
C. Level 1: Central Plaza
    a. Situated on the north side of the N Water Street intersection.
    b. This section is anchored by retail and pulls the building away from the curbline to create a public environment.
    c. Features include a sculptural green wall, site furnishings and plantings. Stairs will be accentuated as they lead up to the concourse.
D. Level 1: NW Plaza
    a. Developed similarly to Chamford Corner, this space contains more of a linear element and is close to exiting. The architects created a wall and space that could be activated by tenants in public and programming.
    b. Features a series of terraces and a planting bed, with pavement that highlights connection points to the building.
    c. Tremendous visibility for potential retail presence.

d. The West Avenue curb features a wide sidewalk and a planting bed up to the patio.

E. Level 2: SW Court Interior
   a. Features 3 activation areas in the mall that have a common large, oval atrium element. The firm carved out these areas in front of Bloomingdale's, the Center Court and NE Court, and that range in size from 2500 to 4700 square feet.
   b. The shape is an attempt to create a buffer zone away from the planned elements.
   c. Added kiosks will serve as additional activating spaces.

F. Level 3: Sculpture Garden
   a. The space was squared off and reoriented northwest. This place off the mall concourse is a flexible space that accommodates multiple uses and takes inspiration from the MOMA Sky Garden.
   b. The interior/exterior defining glass wall will be buffered by an exterior planting and feature plantings, fountains and sculptural elements.
   c. As part of the calculation, the space pulled back the public realm from the terrace areas to allow tenants opportunities to interact in the space.

G. Level 4: SoNo Garden
   a. The space faces East over the river and features an additional entrance element.
   b. The space features tenant interaction areas, an interactive fountain element, a kiosk space, and is buffered by plantings.
   c. The orientation of the building is set to facilitate the best views of the river.

Mr. Hempstead inquired about the condition of the northwest corner. Mr. Sheehan stated that previous programming considered an activating plaza with potential for concerts, but the location's proximity to I-95 put a damper on those plans. Furthermore, the City didn't think this adequately fit the definition of public realm space.

Mr. Hempstead asked how the listed commitments are embedded into the official documents and Mr. Sheehan stated that this ultimately falls back on a public realm plan being filed, and if changes occur, they will need to come back before the Redevelopment Agency and Common Council.

Mr. Hempstead asked for specifics regarding areas periodically subject to seasonal activities or advance. Mr. Madden stated that these spaces would be used for displays for things like Christmas or Easter, as well as events, which comes back to the idea of creating more space than required and seeing critical activation activities take place throughout the year.

Mr. Hempstead asked for further elaboration regarding the activated spaces' appropriate uses. Mr. Sheehan clarified that public realm areas, like parks, are available for public use but have restricted uses, such as protests.

Mr. Hempstead asked if the SoNo Garden area is intended to be used for all 4 seasons like Bryant Park. Mr. Madden stated that this is their hope.

Mr. Hempstead asked if the public realm calculations take into account what would normally be sidewalks and a certain amount of feet. Mr. Sheehan and Mr. Madden answered in the affirmative.

Mr. Sheehan stated that this development requires a higher level of sidewalk than usually required, and that the quality and aesthetics of the sidewalk are different from what may be required. Mr. Sheehan stated that the cross box is basically a cost coming off of the City.

The Chair commended GGP for putting in the rooftop garden without being asked.

Review and advance the SoNo Collection underpass plan and the Cecil Group's memo to the Common Council for approval & Review and advance the SoNo Collection Public Realm Plan to the Common Council for approval

** **THE CHAIR MOVED TO REVIEW AND ADVANCE THE SONO COLLECTION UNDERPASS PLAN AND THE CECIL GROUP'S MEMO TO THE COMMON COUNCIL FOR APPROVAL & REVIEW AND ADVANCE THE SONO COLLECTION PUBLIC REALM PLAN TO THE COMMON COUNCIL FOR APPROVAL.**

** **MOTION PASSED WITH ONE (1) ABSTENTION (MR. HEMPSTEAD).**

Ms. O'Toole Giandurco exited the meeting at 9:40 PM.

Mr. Sheehan stated that there will be a joint meeting of Planning and Zoning scheduled sometime in May for a presentation with the Cecil Group. He stated that they would then review this in June, with action being taken sometime in June or early July.

Mr. Hempstead asked to be kept apprised of these meeting dates.

NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM FOR 2016

Review Project Status
Ms. Arton requested a public hearing be held on the item.

** **MR. LIVINGSTON ORDERED A PUBLIC HEARING RELATIVE TO THE NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM FOR 2016.**
** **MOTION PASSED UNANIMOUSLY.**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

** **MR. HEMPSTEAD MOVED TO APPROVE PY42 CDBG FUNDING RECOMMENDATIONS & ADVANCE THE DRAFT PY42 ANNUAL ACTION PLAN (AAP) TO THE COMMON COUNCIL FOR APPROVAL & AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE PY42 AAP.**
** **MOTION PASSED UNANIMOUSLY.**

FY2016-2017 CAPITAL BUDGET

The Chair stated that he would like to amend the line item designated as Honeysuckle Daphne (G3) by moving the allotted $617,000 to Watercourse Maintenance (G2). He stated that he would like to move the remaining $20,000 to Alternative Energy Insulation (H11). He stated that this would likely cover the RFP for solar at City Hall, including incidental fees for design and permits.

Mr. Hempstead asked if Honeysuckle Daphne would then be ignored a part of the watercourse, and further asked if there was some wording that should be included in order to ensure that watercourse garners some attention. Mr. Igneri stated that the individuals responsible identified items to fix, and by placing the funding in Watercourse Maintenance instead of Daphne specifically, it allows them flexibility should there be any leftover funding. Mr. Hempstead asked that a list of projects intended for those funds be provided, including Honeysuckle Daphne.

Ms. Bowman asked for a review of the Chair's amendment request. The Chair stated that $617,000 shall be taken from G3 and moved to G2. The remaining $20,000 in G3 shall be moved to H11.

** THE CHAIR MOVED TO AMEND THE FY2016-2017 CAPITAL BUDGET BY MOVING $617,000 FROM G3 TO G2 & MOVING AN ADDITIONAL $20,000 FROM G3 TO H11.

** MOTION PASSED UNANIMOUSLY.

** MR. HEMPSTEAD MOVED TO AMEND THE FY2016-2017 CAPITAL BUDGET BY MOVING $200,000 FROM BOARD OF EDUCATION FACILITIES STUDY IMPLEMENTATION TO BOARD OF EDUCATION DISTRICT PAVING AND SITEWORK.

The Chair noted that last year, the committee found that the Board of Education didn't piggyback on the City's contract, which would have saved them 40% of the usual paving cost, and thus, they never used their allotted paving amount from last year. He stated that he has been flowing up with Bill O'Dale, and that he believes they may still have the funds from last year.

Mr. Igneri asked if it was wise to spend $200,000 on a driveway if the school may be completely renovated in the near future. Mr. Hempstead stated that, regardless, there are sidewalk issues.

Mr. Kimmel asked, assuming the Chair is correct, and the amendment is approved, if he believes they could spend the amount they would then have specifically for paving. The Chair answered in the affirmative, as many schools are in need of repair in that regard. Mr. Igneri seconded the Chair's opinion.

Mr. Hempstead stated that he would be amenable to adding language that requires the Board of Education to use the City's paving contract. The Chair stated that their schedule may be booked for the year, and they may have missed the window. Mr. Igneri invited them to move the item to the floor at the appropriate time and making it contingent on having their questions answered.

Mr. Sheehan asked Mr. Hempstead if he wanted the language amended to reflect the contract, and Mr. Hempstead answered in the affirmative. The new motion read as follows:

MR. HEMPSTEAD MOVED TO AMEND THE FY2016-2017 CAPITAL BUDGET BY MOVING $200,000 FROM BOARD OF EDUCATION FACILITIES STUDY IMPLEMENTATION TO BOARD OF EDUCATION DISTRICT PAVING AND SITEWORK WITH THE FOLLOWING CONDITION:

1. **THE BOARD OF EDUCATION MUST UTILIZE THE CITY'S PAVING CONTRACT.**

In regards to the abatement item, Ms. Bowman asked if the other committee members wanted to inquire further to see if they need the funds for a specific project. Mr. Livingston stated that he spoke to Mr. Alan Lowe, and he indicated that there is an asbestos issue with the gym roof. Mr. Kimmel stated that, having worked for a school with an asbestos problem, the asbestos needs to be isolated and investigated, and the school can be shut down for months at a time. Mr. Kimmel stated that Item 10 seems more specific to remediation, and that this is the type of issue where there can't be a mistake. The Chair stated that he would like to speak with Mr. Bill Odell to have further questions answered.

Mr. Kimmel asked where Ms. Bowman would like to take the funds from, and Ms. Bowman stated that they could take it from the facilities line. Mr. Hempstead stated that, as hotspots have been identified, the reallocation is necessary.

** **MOTION PASSED WITH ONE (1) ABSTENTION (MR. SIMMS).**

** **MS. BOWMAN MOVED TO AMEND THE FY2016-2017 CAPITAL BUDGET BY MOVING $300,000 FROM ITEM F1 TO ITEM F10.**
** **MOTION PASSED WITH ONE (1) ABSTENTION (MR. SIMMS).**

** **THE CHAIR MOVED TO APPROVE AND ADVANCE THE FY2016-2017 CAPITAL BUDGET AS AMENDED TO THE COMMON COUNCIL.**
** **MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

** **MR. IGNERI MOVED TO ADJOURN.**
** **MR. SIMMS SECONDED THE MOTION.**
** **MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:02 PM.
Respectfully submitted,

Catherine Ramos
Telesco Secretarial Services

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: HUNTER ARTON, COMMUNITY OUTREACH ADMINISTRATOR

RE: 2016 NEIGHBORHOOD ASSISTANCE ACT (NAA) TAX CREDIT PROGRAM

DATE: APRIL 14, 2016

The City of Norwalk received seven applications for Connecticut's 2016 Neighborhood Assistance Act Tax Credit Program (NAA-TCP), which provides a tax credit to business firms making cash investments in qualifying community programs conducted by tax exempt or municipal agencies (informational publication attached).

Please note:
- This is not a Norwalk grants program, nor are any funds controlled by the City of Norwalk involved.
- The City's role is one of acknowledging the existence and legitimacy of the local non-profits and their stated needs to the state and corporate seekers of tax credit opportunities.
- Application review is carried out by the State's Department of Revenue Services.

Under statute, the non-profits must be referred by the local legislative body following a public hearing. This hearing is scheduled to take place at the Planning Committee meeting on May 5, 2016. Following the public hearing, the Committee is asked to advance to the Common Council any or all of the following applications received (complete applications attached).

Organization	Program Title	Amount Requested	Credit %
Mid-Fairfield AIDS Project	More Place Transitional Housing HVAC Project	$60,000	100%
Mid-Fairfield AIDS Project	Moore Place Transitional Housing Solar Planel Project	$20,000	100%
Norwalk Congregate Homes DBA Broad River Homes	AC Upgrades and Window Replacement Project	$110,000	100%
STAR, Inc., Lighting the Way...	Energy Savings Improvements	$50,000	100%
The Human Services Council, Inc.	One Park Street Interior Improvements	$122,650	60%
The Maritime Aquarium	Rooftop Solar Power (Phase 2)	$150,000	100%
The Open Door Shelter, Inc	Energy Efficient System - 2 Merritt Place	$150,000	100%

REQUESTED ACTION:
1. Determine which, if not all, of the 2016 NAA tax credit program applications should be recommended for program inclusion.
2. Advance the recommended applications to the Common Council for approval of their inclusion in the 2016 NAA tax credit program.

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01
2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency: Mid-Fairfield Aids Project, Inc.

Address:
618 West Avenue Norwalk CT 06850

Federal Employer Identification Number: 06-1229765

Program title: Moore Place Transitional Housing Program, HVAC

Name of contact person: Stuart Lane

Telephone number: 203 855-9535 x101

Email address: SLane@MFAP.Com

Total NAA funding requested ($250 minimum, $150,000 maximum): $ 60,000

Credit percentage for which your organization is applying:

_____ *60%* ✓ *100%* *(Energy conservation programs only)*

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

✓ Yes No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- ______ Job training/education for unemployed persons aged 50 or over;
- ______ Job training/education for disabled persons;
- __✓__ Program serving low-income persons;
- __✓__ Energy conservation;
- ______ Child care services;
- ______ Open space acquisition fund; or
- ______ Other: Specify ______________________.

Part II — Program Information

Description of program: 10 Room House For Homeless disabled Men + Women.

Need for program: HVAC + Duct work throughout.

Neighborhood area to be served: East Norwalk, all of lower Fairfield County.

Total number of recipients: Total occupancy is 10. We have turnover So serve approximately 16 per year.

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Stuart Lane

   Address:
   618 West Ave Norwalk

   Duties and responsibilities:
   Executive Director, GC.

2. Name: Desmond Cordovez

   Address:
   618 West Ave

   Duties and responsibilities:
   Program Supervisor

Elliot Morales + Rosie Rodriquez
618 West Ave.
Residence Manager + Housing Coordinator

Timetable:

Program start date: Jan 2015

Program completion date: Dec 2016

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: Dec

Method of accounting: Cash ✓ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	60,000
Other funding sources - itemized sources:	
a)	
b)	
c)	
d)	
Total Funding:	60,000

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) HVac Costs	60,000
b)	
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	
Accounting/legal & other expenses - itemized:	
a)	
b)	
c)	
d)	
Total Proposed Expenditures:	60,000

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

X Yes No

If **Yes**, date post-project review due:

March 2017

Date

EXTENDED TO AUGUST 17, 2015

Form **990**

Department of the Treasury Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2014

Open to Public Inspection

A For the 2014 calendar year, or tax year beginning and ending

B Check if applicable: Address change; Name change; Initial return; Final return/terminated; Amended return; Application pending

C Name of organization
MID FAIRFIELD AIDS PROJECT

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) | Room/suite
618 WEST AVENUE

City or town, state or province, country, and ZIP or foreign postal code
NORWALK, CT 06850

D Employer identification number
06-1229965

E Telephone number
203-855-9535

G Gross receipts $ 925,448.

F Name and address of principal officer: STUART LANE
SAME AS C ABOVE

H(a) Is this a group return for subordinates? Yes [X] No

H(b) Are all subordinates included? Yes No
If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status: [X] 501(c)(3) 501(c) ( ) ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ WWW.MFAP.COM

K Form of organization: [X] Corporation Trust Association Other ▶

L Year of formation: 1987 M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: TO PROVIDE SUPPORT AND ADVOCACY FOR PEOPLE INFECTED WITH AIDS/HIV AS WELL AS THEIR FAMILY AND

2 Check this box ▶ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	5
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	5
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	0
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0.

		Prior Year	Current Year
Revenue			
8	Contributions and grants (Part VIII, line 1h)	716,461.	902,163.
9	Program service revenue (Part VIII, line 2g)	0.	0.
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	2,847.	1,511.
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	26,627.	6,078.
12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	745,935.	909,752.
Expenses			
13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	414,500.	510,818.
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 58,956.		
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	415,971.	351,438.
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	830,471.	862,256.
19	Revenue less expenses. Subtract line 18 from line 12	<84,536.>	47,496.

	Net Assets or Fund Balances	Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	724,620.	903,670.
21	Total liabilities (Part X, line 20)	276,537.	408,083.
22	Net assets or fund balances. Subtract line 21 from line 20	448,083.	495,587.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer | Date

▶ STUART LANE, EXECUTIVE DIRECTOR
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check if self-employed	PTIN
BRIAN C WHITE				P00058320

Firm's name ▶ STUDLEY, WHITE & ASSOCIATES P C | Firm's EIN ▶ 06-0990132

Firm's address ▶ P.O. BOX 399
DANBURY, CT 06813 | Phone no. 203-748-6517

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes No

432001 11-07-14 LHA For Paperwork Reduction Act Notice, see the separate instructions. Form 990 (2014)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01

2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency: Mid-Fairfield AIDS Project, Inc.

Address:
618 West Avenue, Norwalk

Federal Employer Identification Number: 06-1229965

Program title: Moore Place Solar Panels

Name of contact person: Stuart Lane

Telephone number: 203 855-9535 x101

Email address: SLane @ MFAP.Com

Total NAA funding requested ($250 minimum, $150,000 maximum): $20,000

Credit percentage for which your organization is applying:

______ 60%   ✓ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt *from Income Tax?*

✓ Yes   No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- ______ Job training/education for unemployed persons aged 50 or over;
- ______ Job training/education for disabled persons;
- ✓ Program serving low-income persons;
- ✓ Energy conservation;
- ______ Child care services;
- ______ Open space acquisition fund; or
- ______ Other: Specify ____________________ .

Part II — Program Information

Description of program: A ten Room congregate transitional living Program for homeless disabled Men + Women. They must have low incomes and willing to rebuild their lives.

Need for program: Solar System - Panels, inverters + the rest.

Neighborhood area to be served: EAST Norwalk.

Total number of recipients: 25

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Stuart LANE

   Address: 618 West Avenue Norwalk Ct 06850.

   Duties and responsibilities: Executive Director and General Construction Supervision

2. Name: Eliot Morales

   Address: 618 West Avenue, Norwalk ct 06850

   Duties and responsibilities: Residence Manager of Clients + Physical Plant

Rosie Rodriguez, 618 West Ave, Norwalk ct 06850 Housing Coordinator.

Timetable:

Program start date: 1/1/15

Program completion date: 6/30/16

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: Dec

Method of accounting: Cash ✓ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	20,000
Other funding sources - itemized sources:	
a)	
b)	
c)	
d)	
Total Funding:	20,000

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) Solar panels and system	20,000
b)	
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	
Accounting/legal & other expenses - itemized:	
a)	
b)	
c)	
d)	
Total Proposed Expenditures:	20,000

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

Yes X No

If **Yes**, date post-project review due:

____
Date

EXTENDED TO AUGUST 17, 2015

Form **990** Department of the Treasury Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990

OMB No. 1545-0047 **2014** Open to Public Inspection

A For the 2014 calendar year, or tax year beginning and ending

B Check if applicable: [ ] Address change [ ] Name change [ ] Initial return [ ] Final return/terminated [ ] Amended return [ ] Application pending

C Name of organization: MID FAIRFIELD AIDS PROJECT

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite: 618 WEST AVENUE

City or town, state or province, country, and ZIP or foreign postal code: NORWALK, CT 06850

D Employer identification number: 06-1229965

E Telephone number: 203-855-9535

G Gross receipts $ 925,448.

F Name and address of principal officer: STUART LANE SAME AS C ABOVE

H(a) Is this a group return for subordinates? [ ] Yes [X] No

H(b) Are all subordinates included? [ ] Yes [ ] No If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW.MFAP.COM

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶

L Year of formation: 1987 M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: TO PROVIDE SUPPORT AND ADVOCACY FOR PEOPLE INFECTED WITH AIDS/HIV AS WELL AS THEIR FAMILY AND

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	5
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	5
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	0
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0.

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	716,461.	902,163.
	9	Program service revenue (Part VIII, line 2g)	0.	0.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	2,847.	1,511.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	26,627.	6,078.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	745,935.	909,752.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	414,500.	510,818.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 58,956.		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	415,971.	351,438.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	830,471.	862,256.
	19	Revenue less expenses. Subtract line 18 from line 12	-84,536.	47,496.
			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	724,628.	903,670.
	21	Total liabilities (Part X, line 26)	276,537.	408,083.
	22	Net assets or fund balances. Subtract line 21 from line 20	448,091.	495,587.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here ▶ Signature of officer Date

STUART LANE, EXECUTIVE DIRECTOR

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name: BRIAN C WHITE | Preparer's signature | Date | Check [ ] if self-employed | PTIN P00058320

Firm's name ▶ STUDLEY, WHITE & ASSOCIATES P C | Firm's EIN ▶ 06-0990132

Firm's address ▶ P.O. BOX 399 DANBURY, CT 06813 | Phone no. 203-748-6517

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes [ ] No

432001 11-07-14 LHA For Paperwork Reduction Act Notice, see the separate instructions. Form 990 (2014)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01
2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency:
Norwalk Congregate Homes for the Elderly, Inc. Doing Business as: Broad River Homes

Address: 108 New Canaan Ave.,
Norwalk, CT 06850

Federal Employer Identification Number: 06-1019968

Program title: AC Upgrades & Window Replacement Project

Name of contact person: Gerry Stuhlman

Telephone number: (203) 846-3700

Email address: BroadRiver@ehmchm.org

Total NAA funding requested ($250 minimum, $150,000 maximum): $110,000.00

Credit percentage for which your organization is applying:

☐ 60% ☒ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

☒ Yes ☐ No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- [ ] Job training/education for unemployed persons aged 50 or over;
- [ ] Job training/education for disabled persons;
- [x] Program serving low-income persons;
- [ ] Energy conservation;
- [ ] Child care services;
- [ ] Open space acquisition fund; **or**
- [ ] Other: Specify ______________________.

Part II — Program Information

Description of program:

We have 48 apartments rented to low income elderly and disabled who pay 30% of their income for rent. We also serve 2 meals per day 365 days a year. We have a record number of elderly on our waiting list. It is a great place to live in a convenient location for residents and their families. Our plans are to continue our ongoing project of window replacement and simultaneously replace/upgrade selected air conditioning.

Need for program:

Since 1982, Broad River Homes has occupied a building which had formerly served as an elementary school. Most of our windows date to that period and are in need of repair or replacement. The air conditioning in the apartments of our tenants is handled by window units, owned by the tenants. Many are aging and inefficient and in need of replacement. With the ongoing window replacement project, the need to address the need for an AC solution has become obvious - for energy saving, cost saving and tenant comfort reasons.

Neighborhood area to be served:
We are in the Broad River neighborhood. However, our tenants move here from many different towns.

Total number of recipients: We have 50 tenants. However, over time, hundreds more will be served.

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Gerry Stuhlman

   Address: 108 New Canaan Ave.
   Norwalk, CT 06850

   Duties and responsibilities: As the on-site Administrator, reporting to the Board of Directors, will be responsible for all Project Management responsibilities.

2. Name: Christopher J. Jarboe, Esq.

   Address: Lovejoy and Rimer, P.C. 65 East End Ave. Norwalk, CT 06851

   Duties and responsibilities: As the President of the Board of Directors, together with the Board, will consult with and oversee the work of, the on-site Administrator.

Timetable:

Program start date: October 15, 2016

Program completion date: May 15, 2017

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: October

Method of accounting: ☐ Cash ☒ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	$110,000.00
Other funding sources - itemized sources:	
a) Replacement Reserves in place for Broad River Homes	$50,000.00
b) In Kind Personnel Services	$5,000.00
c)	
d)	
Total Funding:	$165,000.00

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) Contract for Selected Window Replacement	$20,000.00
b) Contract for Installation of HVAC units	$120,000.00
c) Project Consultant's Fee	$6,000.00
d) Reserve for Change Orders to Scope of Work	$5,000.00
Administrative expenses:	
Professional fund-raising fees	$7,000.00
Accounting/legal & other expenses - itemized:	
a) Post Project Review by CPA firm	$1,000.00
b) In kind on-site administrative supervision of project	$3,000.00
c) In kind on site superintendant's supervision of project	$2,000.00
d) Attorney Review of Contracts	$1,000.00
Total Proposed Expenditures:	$165,000.00

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

[X] Yes [ ] No

If **Yes**, date post-project review due:

June 15, 2017

Date

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2014

Open to Public Inspection

A For the 2014 calendar year, or tax year beginning 11/1/2014, and ending 10/31/2015

B Check if applicable: ☐ Address change ☐ Name change ☐ Initial return ☐ Final return/terminated ☐ Amended return ☐ Application pending

C Name of organization: NORWALK CONGREGATE HOMES FOR THE ELDER

Doing business as: BROAD RIVER HOMES

Number and street (or P.O. box if mail is not delivered to street address): C/O EHM 127 WASHINGTON AVE — Room/suite: 5TH FL EAST

City or town: NORTH HAVEN — State: CT — ZIP code: 06473-1716

Foreign country name — Foreign province/state/county — Foreign postal code

D Employer identification number: 06-1019968

E Telephone number: 203-230-4809

G Gross receipts $ 1,226,411

F Name and address of principal officer: CHRISTOPHER JARBOE 65 EAST AVENUE, NORWALK, CT 06851

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. (see instructions)

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◄ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ NONE

H(c) Group exemption number ▶

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 1980

M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: THE CORPORATION OWNS AND OPERATES A 49 UNIT HUD SUBSIDIZED LOW INCOME ELDERLY HOUSING PROJECT.

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	8
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	8
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	0
6	Total number of volunteers (estimate if necessary)	6	8
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	89,191	25,726
	9	Program service revenue (Part VIII, line 2g)	1,120,068	1,133,454
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	13,586	15,992
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,222,845	1,175,172
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	335,142	361,322
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	760,724	706,367
	18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	1,095,866	1,067,689
	19	Revenue less expenses. Subtract line 18 from line 12	126,979	107,483

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	2,042,027	2,108,996
	21	Total liabilities (Part X, line 26)	2,299,063	2,273,838
	22	Net assets or fund balances. Subtract line 21 from line 20	-257,036	-164,842

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer — Date

▶ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☒ if self-employed	PTIN
Alan J Tucker, CPA	Alan J Tucker, CPA	2/1/2016	☒	P00129141

Firm's name ▶ Alan J. Tucker, CPA — Firm's EIN ▶ 30-0689675

Firm's address ▶ 26 Honey Hill Rd., Norwalk, CT 06851 — Phone no. 203-847-1323

May the IRS discuss this return with the preparer shown above? (see instructions) ☐ Yes ☒ No

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01

2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency:
STAR, INC., LIGHTING THE WAY...

Address:
182 WOLFPIT AVENUE, NORWALK, CT 06851

Federal Employer Identification Number:
06-0726489

Program title:
STAR, INC. ENERGY SAVINGS IMPROVEMENTS

Name of contact person:
PETER C. SAVERINE

Telephone number:
(203)846-9581

Email address:
PSAVERINE@STARINCONLINE.COM

Total NAA funding requested ($250 minimum, $150,000 maximum): $
50,000

Credit percentage for which your organization is applying:

☐ 60% ☒ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

☑ Yes ☐ No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Reset Page

Please check the appropriate description of your program:

- [ ] Job training/education for unemployed persons aged 50 or over;
- [ ] Job training/education for disabled persons;
- [ ] Program serving low-income persons;
- [x] Energy conservation;
- [ ] Child care services;
- [ ] Open space acquisition fund; **or**
- [ ] Other: Specify

Part II — Program Information

Description of program:

Program to improve the energy-savings of our aged infrastructure to comply with current safety and energy standards to effect cost savings that will enhance our client services and programs. Proposed program includes exterior solar/energy efficient lighting along handicapped entrance ramps and in parking areas, install smart switches, vacancy sensors, and remote thermostats to administrative buildings to conserve energy, install solar panels for hot water.

Need for program:

Grant will benefit about 100 individuals with intellectual and developmental disabilities who we serve daily, and over 600 annually (100% of whom fall under the poverty level), by improving the safety of all who occupy the building (including dozens of therapeutic staff members, counselors, instructors and coaches) while rendering significant conservation of energy and related cost savings that can be redirected to sustaining and enhancing our client-focused programs. During this time of challenging budgets and uncertain funding from government, foundation, and private sources every dollar saved is impactful.

Neighborhood area to be served:

Three facilities located in Norwalk, East Norwalk, and South Norwalk

Total number of recipients:

STAR serves over 600 clients per year and their families

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Katie J. Banzhaf

   Address:

   182 Wolfpit Avenue, Norwalk, CT 06851

   Duties and responsibilities:

   Executive Director, STAR, Inc., Lighting the Way...

2. Name: Bill Casale and Peter Saverine

   Address:

   182 Wolfpit Avenue, Norwalk, CT 06851

   Duties and responsibilities:

   Bill Casale- Director of Operations and Facilities Peter Saverine- Director of Philanthropy at STAR, Inc., Lighting the Way...

Timetable:

Program start date: 07/01/2016

Program completion date: 06/30/2017

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: July

Method of accounting: ☑ Cash ☐ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	$ 40,000.00
Other funding sources - itemized sources:	
a) STAR Capital account	$ 10,000.00
b)	
c)	
d)	
Total Funding:	$ 50,000.00

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) General supplies	$ 10,000.00
b) subcontractors	$ 40,000.00
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	$ 0.00
Accounting/legal & other expenses - itemized:	
a)	$ 0.00
b)	
c)	
d)	
Total Proposed Expenditures:	$ 50,000.00

Reset Page

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program:
Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, Room 202, Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: (203)854-7810 ext 46783

Fax number: (203) 854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

☒ Yes ☐ No

If **Yes**, date post-project review due:

09/30/2017

Date

Reset Page

Form **8879-EO**

Department of the Treasury
Internal Revenue Service

IRS e-file Signature Authorization for an Exempt Organization

For calendar year 2013, or fiscal year beginning JUL 1 , 2013, and ending JUN 30 , 20 14

▶ Do not send to the IRS. Keep for your records.

▶ Information about Form 8879-EO and its instructions is at www.irs.gov/form8879eo.

OMB No. 1545-1878

2013

Name of exempt organization: STAR, INC. - LIGHTING THE WAY

Employer identification number: 06-0726489

Name and title of officer:
KATIE BANZHAF
EXECUTIVE DIRECTOR

Part I **Type of Return and Return Information** (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line 1a, 2a, 3a, 4a, or 5a, below, and the amount on that line for the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, or 5b, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than 1 line in Part I.

1a Form 990 check here ▶	[X]	b Total revenue, if any (Form 990, Part VIII, column (A), line 12)	1b	12,169,042.
2a Form 990-EZ check here ▶	[ ]	b Total revenue, if any (Form 990-EZ, line 9)	2b	
3a Form 1120-POL check here ▶	[ ]	b Total tax (Form 1120-POL, line 22)	3b	
4a Form 990-PF check here ▶	[ ]	b Tax based on investment income (Form 990-PF, Part VI, line 5)	4b	
5a Form 8868 check here ▶	[ ]	b Balance Due (Form 8868, Part I, line 3c or Part II, line 8c)	5b	

Part II **Declaration and Signature Authorization of Officer**

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2013 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

[X] I authorize COHNREZNICK LLP (ERO firm name) to enter my PIN 11111 (Enter five numbers, but do not enter all zeros)

as my signature on the organization's tax year 2013 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[ ] ~~As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2013 electronically filed return.~~ If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ▶ ______________________ Date ▶ ____________

Part III **Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 06444622222 (do not enter all zeros)

I certify that the above numeric entry is my PIN, which is my signature on the 2013 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ▶ ______________________ Date ▶ ____________

ERO Must Retain This Form - See Instructions
Do Not Submit This Form To the IRS Unless Requested To Do So

LHA For Paperwork Reduction Act Notice, see instructions. Form **8879-EO** (2013)
323051
10-01-13

11500415 147227 2446720000 2013.05080 STAR, INC. - LIGHTING TH 24467201

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01
2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency: Human Services Council, Inc.

Address: One Park Street, Second Floor, Norwalk, CT 06851

Federal Employer Identification Number: 06-6102160

Program title: One Park Street - interior improvements - paint and carpeting

Name of contact person: Anthony Dilauro, Executive Director

Telephone number: (203) 849-1111

Email address: adilauro@hscct.org

Total NAA funding requested ($250 minimum, $150,000 maximum): $122,650.00

Credit percentage for which your organization is applying:

☒ 60% ☐ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

☒ Yes ☐ No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- [ ] Job training/education for unemployed persons aged 50 or over;
- [ ] Job training/education for disabled persons;
- [ ] Program serving low-income persons;
- [ ] Energy conservation;
- [ ] Child care services;
- [ ] *Open space acquisition fund;* **or**
- [X] Other: Specify community services agency

Part II — Program Information

Description of program:

Improvements to the One Park Street building include wallpaper removal and painting as well as carpet removal and new carpet installation.

Need for program:

These improvements to the One Park Street facility will create a professional, clean and safe dwelling where many agencies, including the Human Services Council, reside. Our building is a high traffic facility where several non-profit agenices serve the Norwalk community. Our carpets are stained, ripped and tattered. Our walls have 30 year old wallpaper onthem that is peeling, filthy and in need of removal.

Neighborhood area to be served:

Building at One Park Street

Total number of recipients: All tenants/occupants (3 floors) and visitors to the agencies housed here

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Neal Esposito, CFO, Human Services Council, Inc.

   Address: One Park Street, Second Floor, Norwalk, CT 06851

   Duties and responsibilities: Oversee implementation and completion of project and work done by contractors.

2. Name: Anthony Dilauro, Executive Director, Human Services Council, Inc.

   Address: One Park Street, Second Floor, Norwalk, CT 06851

   Duties and responsibilities: Oversee implementation and completion of project and work done by contractors.

Timetable:

Program start date: 10/01/2017

Program completion date: 10/01/2018

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: June

Method of accounting: ☐ Cash ☒ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	$122,650.00
Other funding sources - itemized sources:	
a)	
b)	
c)	
d)	
Total Funding:	

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) One floor of carpeting, padding, trim, removal of old carpeting	$54,650.00
b) Painting of three floors, wallpaper removal first/second floor	$68,000.00
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	
Accounting/legal & other expenses - itemized:	
a)	
b)	
c)	
d)	
Total Proposed Expenditures:	$122,650.00

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

☒ Yes ☐ No

If **Yes**, date post-project review due:

10/01/2018
Date

A-1 Carpet & Floors Purchase Order

Cash, Certified Check
Money Order, or Bankcard
C.O.D.
No Personal Checks

DATE	ORDER NO.	ESTIMATED DELIVERY DATE	SALESMAN
9/1/16			

Buyer(s) Name: Neil Esposito
Buyer(s) Address: 1 Park Street
Buyer(s) City: Norwalk CT Zip 06851
Buyer(s) Phone: 203-849-1111 Cell
Buyer(s) Work Phone: fax 203 849-1151 E-Mail

DELIVER TO:
Name
Address
City State Zip
Phone Cell

A-1 Carpet & Floors
770 Connecticut Ave.
Norwalk, CT 06854
Tel: 203-956-0090
HIC# 0623972

AREA	REF#	STYLE	COLOR	CASH PRICE
2 Floors		Primus	Gem	@54 sq yd
Common Area		54510	10310	
Stairs		Shaw	Nylon	91800
wall to wall Installed pad or Glue				8500
Rip up & haul away old carpet				4000
Move furniture and put back				
Vinyl wall base, remove & put new				5000
color coordinating				
State Farm Insurance -				
1 year free labor warranty				

EXISTING FLOOR: O CONCRETE O TILE O WOOD O OTHER O TAKE-UP O SCRAPER — TAX

TYPE OF INSTALLATION: ______ TYPE OF PADDING: ______ — TOTAL 109300 xx

ESTIMATED STARTING DATE: __/__/__ ESTIMATED COMPLETION DATE: __/__/__ — DEPOSIT

TERMS: ______

ACCT. # ______ [$] [B/C] [CK] EXP. DATE __/__/__ APP# ______ — BALANCE

PLEASE INSPECT CARPET AND INSTALLATION FOR ANY PROBLEM WHILE THE INSTALLERS ARE AT YOUR HOME. THEY WILL BE HAPPY TO CORRECT ANY PROBLEM BEFORE LEAVING. JOB COMPLETED SATISFACTION

X

Accepted by: PURCHASER (Print name) ______ Accepted by: PURCHASER (Print name) ______

Accepted by: PURCHASER SIGNATURE ______ Accepted by: PURCHASER SIGNATURE ______ Accepted by: A-1 CARPET & FLOORS REPRESENTATIVE [signature]

You, the Buyer(s), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached Notice of Cancellation on back for an explanation of this right 50% cancellation fee. Rugs - Final sale, no return.

ADDITIONAL TERMS AND CONDITIONS ON BACK

* we will use half of this Quote + do one floor $54,650

RICHARD HANDYMAN
41 High Street
Norwalk CT 06851
Cell: (203) 515-7190

Richard Arias, Owner
Date: 04/13/2016

Submitted to: HUMAN SERVICE COUNCIL
Property Address: One Park Street, Norwalk CT
Phone # 203-849-111
Email: nesposito@hscct.org

Specifications and Estimates

FIRST FLOOR

1. Remove wall paper
2. Clean the glue
3. Apply one coat Primer
4. Paint the ceiling
5. Paint the windows
6. Paint the doors
7. Molding
8. Two coats of paint on the walls

SECOND FLOOR

1. Remove wall paper
2. Clean the glue
3. Apply one coat Primer
4. Paint the ceiling
5. Paint the windows
6. Paint the doors
7. Molding
8. Two coats of paint on the walls

THIRD FLOOR

1 Paint the windows
2 Paint the doors
3 Molding

Total Price: $ 68,000.00 only Labor not included materials

TERMS OF PAYMENT: 2 PAYMENTS. A first payment of ($ 34, 00,00) at front and a final payment of ($ 34,000.00) when the job is completed.

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2014

Open to Public Inspection

A For the 2014 calendar year, or tax year beginning JUL 1, 2014 and ending JUN 30, 2015

B Check if applicable: [ ] Address change [ ] Name change [ ] Initial return [ ] Final return/terminated [ ] Amended return [ ] Application pending

C Name of organization: HUMAN SERVICES COUNCIL, INC

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) | Room/suite: 1 PARK STREET

City or town, state or province, country, and ZIP or foreign postal code: NORWALK, CT 06851

D Employer identification number: 06-6102160

E Telephone number: 203-849-1111

G Gross receipts $ 1,616,544.

F Name and address of principal officer: ANTHONY DILAURO ONE PARK STREET, NORWALK, CT 06851

H(a) Is this a group return for subordinates? [ ] Yes [X] No

H(b) Are all subordinates included? [ ] Yes [ ] No

If "No," attach a list. (see instructions)

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW.HSCCT.ORG

H(c) Group exemption number ▶

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶

L Year of formation: 1944 M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: THE ORGANIZATION HELPS THE COMMUNITY RECOGNIZE AND UNDERSTAND ITS HUMAN SERVICES NEEDS,

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	25
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	25
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	23
6	Total number of volunteers (estimate if necessary)	6	47
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0.

		Prior Year	Current Year
Revenue			
8	Contributions and grants (Part VIII, line 1h)	947,044.	920,659.
9	Program service revenue (Part VIII, line 2g)	645,432.	649,836.
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	129.	374.
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	33,422.	28,397.
12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,626,027.	1,599,266.
Expenses			
13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,099,295.	1,025,290.
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 7,487.		
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	733,347.	677,460.
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	1,832,642.	1,702,750.
19	Revenue less expenses. Subtract line 18 from line 12	-206,615.	-103,484.
Net Assets or Fund Balances		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	3,725,799.	3,539,295.
21	Total liabilities (Part X, line 26)	3,089,935.	3,006,915.
22	Net assets or fund balances. Subtract line 21 from line 20	635,864.	532,380.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer | Date

▶ ANTHONY DILAURO, EXECUTIVE DIRECTOR

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
STEVE C. ERICKSON	Steve Erickson CPA	11/11/15		P00544148

Firm's name ▶ WHITTLESEY & HADLEY, PC — Firm's EIN ▶ 06-0903326

Firm's address ▶ 280 TRUMBULL ST 24TH FL HARTFORD, CT 06103 — Phone no. 860.522.3111

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes [ ] No

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01
2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency:
The Maritime Aquarium at Norwalk

Address: 10 North Water Street, Norwalk, CT 06854

Federal Employer Identification Number: 06-1062912

Program title: Rooftop Solar Power (Phase 2)

Name of contact person: Mary Becchi

Telephone number: (203) 852-0700

Email address: mbecchi@maritimeaquarium.org

Total NAA funding requested ($250 minimum, $150,000 maximum): $150,000.00

Credit percentage for which your organization is applying:

☐ 60% ☒ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

☒ Yes ☐ No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- [ ] Job training/education for unemployed persons aged 50 or over;
- [ ] Job training/education for disabled persons;
- [ ] Program serving low-income persons;
- [x] Energy conservation;
- [ ] Child care services;
- [ ] Open space acquisition fund; **or**
- [ ] Other: Specify ______

Part II — Program Information

Description of program:

The Maritime Aquarium at Norwalk is applying to the State of Connecticut Neighborhood Assistance Tax Credit program under the Energy Conservation category to continue with Phase 2 of the installation of rooftop solar power on the Aquarium's buildings. Under the phase 1 engineering and planning is being conducted, with installation scheduled for 9/2016-8/2017.

Need for program:

The Aquarium's complex life support systems, which are required to maintain animals in the exhibits all day every day, as well as the large surface covered by the exhibits, require approximately 4 million kW of energy consumption each year, costing the Aquarium roughly $600,000. Installation of a solar photovoltaic system will produce 62,478 kW of energy each year, offsetting 1.6%. With an estimated system life of 20 years, the system will produce 1.25 million kW over the project's lifespan, totaling approximately $400,000.

Neighborhood area to be served:

The project serves the Aquarium building at 10 North Water Street, Norwalk Ct.

Total number of recipients: 420,000 visitors annually

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: David Truedson

   Address: 10 North Water Street, Norwalk, CT 06854

   Duties and responsibilities: Director of Operations

2. Name:

   Address:

   Duties and responsibilities:

Timetable:

Program start date: 1/1/2017 (phase 2)

Program completion date: 9/30/2017

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: June

Method of accounting: ☐ Cash ☒ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	$150,000.00
Other funding sources - itemized sources:	
a) Aquarium Operating Funds	$15,000.00
b)	
c)	
d)	
Total Funding:	$165,000.00

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) Total System Cost (Phase 2)	$150,000.00
b)	
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	
Accounting/legal & other expenses - itemized:	
a) In house project oversight	$13,000.00
b) Accoounting	$2,000.00
c)	
d)	
Total Proposed Expenditures:	$165,000.00

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x 46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

[X] Yes [ ] No

If **Yes**, date post-project review due:

12/31/2017

Date

Form **990** Department of the Treasury Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter Social Security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990

OMB No. 1545-0047 **2013** Open to Public Inspection

A For the 2013 calendar year, or tax year beginning JUL 1, 2013 and ending JUN 30, 2014

B Check if applicable: [ ] Address change [ ] Name change [ ] Initial return [ ] Terminated [ ] Amended return [ ] Application pending

C Name of organization: THE MARITIME AQUARIUM AT NORWALK, INC.

Doing Business As

Number and street (or P.O. box if mail is not delivered to street address) Room/suite: 10 NORTH WATER STREET

City or town, state or province, country, and ZIP or foreign postal code: SOUTH NORWALK, CT 06854

D Employer identification number: 06-1062912

E Telephone number: (203)852-0700

G Gross receipts $ 11,589,499.

F Name and address of principal officer: ROY A. DOWDELL SAME AS C ABOVE

H(a) Is this a group return for subordinates? [ ] Yes [X] No

H(b) Are all subordinates included? [ ] Yes [ ] No If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW.MARITIMEAQUARIUM.ORG

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶ L Year of formation: 1985 M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: THE MARITIME AQUARIUM INSPIRES PEOPLE OF ALL AGES TO APPRECIATE LONG ISLAND SOUND AND PROTECT IT

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	34
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	34
5	Total number of individuals employed in calendar year 2013 (Part V, line 2a)	5	113
6	Total number of volunteers (estimate if necessary)	6	254
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0.

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	3,305,229.	2,918,110.
	9	Program service revenue (Part VIII, line 2g)	6,001,287.	6,211,257.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	11,743.	7,238.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	1,068,652.	1,741,247.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	10,386,911.	10,877,852.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	4,206,337.	4,494,311.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	6,050.	0.
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 609,180.		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	6,130,713.	5,909,627.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	10,343,100.	10,403,938.
	19	Revenue less expenses. Subtract line 18 from line 12	43,811.	473,914.

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	18,191,972.	18,989,670.
	21	Total liabilities (Part X, line 26)	1,408,244.	1,686,652.
	22	Net assets or fund balances. Subtract line 21 from line 20	16,783,728.	17,303,018.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here ▶ Signature of officer Date

▶ PRISCO DEMERCURIO, CFO

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name: DOUGLAS FARRINGTON | Preparer's signature | Date | Check [ ] if self-employed | PTIN P00370668

Firm's name ▶ MARCUM LLP Firm's EIN ▶ 11-1986323

Firm's address ▶ 555 LONG WHARF DRIVE NEW HAVEN, CT 06511 Phone no. 203-777-1099

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes [ ] No

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Department of Revenue Services
State of Connecticut
(Rev. 02/16)

Municipality: City of Norwalk

Form NAA-01
2016 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

Complete this form in blue or black ink only.

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency: Open Door Shelter

Address: 4 Merritt Street, Norwalk, CT 06854

Federal Employer Identification Number: 22-2536909

Program title: Energy Efficiency System - Two Merritt

Name of contact person: Jeannette Archer-Simons

Telephone number: (203) 866-1057

Email address: jarcher@opendoorshelter.org

Total NAA funding requested ($250 minimum, $150,000 maximum): $150,000.00

Credit percentage for which your organization is applying:

☐ 60% ☒ 100% (Energy conservation programs only)

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

☒ Yes ☐ No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Please check the appropriate description of your program:

- [ ] Job training/education for unemployed persons aged 50 or over;
- [ ] Job training/education for disabled persons;
- [ ] Program serving low-income persons;
- [X] Energy conservation;
- [ ] Child care services;
- [ ] Open space acquisition fund; **or**
- [ ] Other: Specify ______

Part II — Program Information

Description of program:

Funding is requested to install the internal systems high efficient heating and cooling - as part of the development of the SoNo Life Center located at 2 Merritt Place in Norwalk. The HVAC system will ensure energy-efficient heat in the winter and cooling in the summer for a mixed use building which includes a job training (vocational) program, a health center and 15 efficiency and 1 one bedroom housing units.

Need for program:

More than 29% of the families living in the Greater Norwalk area or 8,500 people, have been identified as struggling to survive or as the working poor and some are homeless. This project, located in one of the most blighted areas of the community will serve the working poor, individuals and families and the homeless community. It will provide critical housing and repurpose an old factory building. Healthcare, job training and housing are all solutions to addressing the root causes of poverty and homelessness.

Neighborhood area to be served:
South Norwalk

Total number of recipients: 1000

Administration of Program:

Identify every person or organization involved in the implementation and administration of the program. Use additional sheets if necessary.

1. Name: Jeannette Archer-Simons

   Address: 4 Merritt Street, Norwalk, CT 06854

   Duties and responsibilities: Executive Director. Responsible for financial and program oversight, achieving program outcomes and effective impact on community needs

2. Name: Frank Concepcion, Director of Operations.

   Address: 4 Merritt St., Norwalk, CT 06854

   Duties and responsibilities: Responsible for building/building maintenance and housing programs in addition to day to day operations the food program, shelter and current

Timetable:

Program start date: 10/1/2016

Program completion date: 10/31/2017

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving $25,000 or more in NAA funding.

Month your annual accounting period ends: 6/30/2016

Method of accounting: ☐ Cash ☒ Accrual

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	$150,000.00
Other funding sources - itemized sources:	
a) Private Individuals and Foundations	$2,000,000.00
b) State Grants	$3,750,000.00
c) Local Government Grants	$100,000.00
d)	
Total Funding:	$6,000,000.00

Proposed Program Expenditures:

Direct operating expenses - itemized description:	
a) HVAC	$359,170.00
b) Other Construction Costs.	$2,804,587.00
c)	
d)	
Administrative expenses:	
Professional fund-raising fees	$35,000.00
Accounting/legal & other expenses - itemized:	
a)	$25,000.00
b)	
c)	
d)	
Total Proposed Expenditures:	$3,223,757.00

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program: Norwalk Redevelopment Agency

Mailing address: 125 East Avenue, room 202; Norwalk, CT 06851

Name of municipal liaison: Timothy Sheehan

Telephone number: 203-854-7810 x46783

Fax number: 203-854-7734

Email address: tsheehan@norwalkct.org

Post-Project Review

Is a post-project review required for this proposal?

[X] Yes [ ] No

If **Yes**, date post-project review due:

1/31/2018

Date

EXTENDED TO MAY 16, 2016

Form **990** Department of the Treasury Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047 **2014** Open to Public Inspection

A For the 2014 calendar year, or tax year beginning JUL 1, 2014 and ending JUN 30, 2015

B Check if applicable: [ ] Address change [ ] Name change [ ] Initial return [ ] Final return/terminated [ ] Amended return [ ] Application pending

C Name of organization: THE OPEN DOOR SHELTER, INC.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite: P.O. BOX 496, 4 MERRITT STREET

City or town, state or province, country, and ZIP or foreign postal code: SOUTH NORWALK, CT 06856

D Employer identification number: 22-2536909

E Telephone number: 203-866-1057

G Gross receipts $ 2,880,719.

F Name and address of principal officer: CURTIS STEWART SAME AS C ABOVE

H(a) Is this a group return for subordinates? [ ] Yes [X] No

H(b) Are all subordinates included? [ ] Yes [ ] No If "No," attach a list. (see instructions)

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW.OPENDOORSHELTER.ORG

H(c) Group exemption number ▶

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶

L Year of formation: 1984 M State of legal domicile: CT

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: PROVIDES EMERGENCY SHELTER, FOOD, COUNSELING, HOUSING AND SUPPORT SERVICES TO ADDRESS THE CAUSES

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	14
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	14
5 Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	56
6 Total number of volunteers (estimate if necessary)	6	450
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, line 34	7b	0.

	Prior Year	Current Year
Revenue		
8 Contributions and grants (Part VIII, line 1h)	2,116,737.	2,564,290.
9 Program service revenue (Part VIII, line 2g)	175,075.	219,283.
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	81.	26.
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	7,967.	52,527.
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,299,860.	2,836,126.
Expenses		
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,261,291.	1,241,193.
16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 174,269.		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,253,684.	1,324,559.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,514,975.	2,565,752.
19 Revenue less expenses. Subtract line 18 from line 12	-215,115.	270,374.
Net Assets or Fund Balances	**Beginning of Current Year**	**End of Year**
20 Total assets (Part X, line 16)	3,872,269.	4,195,839.
21 Total liabilities (Part X, line 26)	1,451,561.	1,504,757.
22 Net assets or fund balances. Subtract line 21 from line 20	2,420,708.	2,691,082.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer — Date

▶ CURTIS STEWART, BOARD PRESIDENT

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
BRUCE BLASNIK	BRUCE BLASNIK	03/03/16		P00733345

Firm's name ▶ PKF O'CONNOR DAVIES, LLP — Firm's EIN ▶ 27-1728945

Firm's address ▶ 3001 SUMMER STREET, 5TH FL EAST STAMFORD, CT 06905 — Phone no. 203-323-2400

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes [ ] No

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

RE: PY42 CDBG PROJECT: OPEN DOOR SHELTER – SONO LIFE CENTER REHAB

DATE: APRIL 21, 2016

In response to the recommendation for $100,000 versus the original request of $250,000, the Open Door Shelter is requesting a change in the scope of their public facilities project.

The original project scope was as follows:

> "The Open Door Shelter will install the internal systems – heating, cooling, elevator and fire suppression – as part of the development of the SoNo Life Center located at 2 Merritt Place in Norwalk."

The proposed project scope is as follows:

> "The Open Door Shelter will perform asbestos and lead-based paint abatement, as well as install clean utility corridors, geo venting and vapor barriers to remediate contaminants at 2 Merritt Place. "

Attached is a letter with an attachment from Jeannette Archer-Simons, Executive Director, explaining the reasoning for the proposed changes.

REQUESTED ACTION:

- Approve the Open Door Shelter's PY42 CDBG project scope to read: "The Open Door Shelter will perform asbestos and lead-based paint abatement, as well as install clean utility corridors, geo venting and vapor barriers to remediate contaminants at 2 Merritt Street."

The OPEN DOOR SHELTER

4 Merritt Street • Norwalk, CT 06854 • 203-866-1057

April 19, 2016

Attn: Hunter Arton
Norwalk Redevelopment Agency
125 East Ave.
Norwalk, CT 06856-5125

RE: Program Year 42 Activity Scope

In response to proposed additional reduction in funding The Open Door Shelter, Inc., would focus the funding on a revised us to provide remediation of contamination on the site prior to construction. The original request to fund infrastructure was for $250,000 and this reduction in funding will result in a gap of $150,000 that will still be needed to complete a significant renovation project in South Norwalk.

The organization has reviewed its application and will change the project scope to align with the further reduction in the amount of funding. The recommended $100,000 in funding will substantially fund the required remediation. A copy of the remediation proposal is included with our request for reconsideration. We propose to replace the elevator, HVAC and fire suppression system from the CDBG proposal and replace it with funding for required remediation.

The renovation of the building at 2 Merritt St. will restore a building from a blighted old factory building into a beautiful brick and beam housing, medical and job training facility. It will bring a $5.3 million dollar construction project to the region, affordable housing and new employment opportunities.

Please let us know if you have any additional questions or need any additional information.

Sincerely,

Jeannette J. Archer-Simons
Executive Director

SoNo Life Center

2 Merritt Place
Norwalk, CT

REMEDIATION ESTIMATE

April 22, 2016

Prepared by: Larry Kluetsch, Development Consultant

This preliminary estimate of remediation costs for the SoNo Life Center based on the environmental reports and testing listed below. A remediation plan and bid specifications are being prepared to further evaluate and define the scope of work.

- Phase I Environmental Site Assessment dated May 2015
- Phase II Environmental Site Assessment dated August 2015
- Asbestos-Containing Materials & Lead-Based Paint Inspection Report dated October 2015
- Conceptual Remediation Plan and Estimated Cost Report dated October 2015

Task #	Scope of Work	Estimated Cost
1	Asbestos Abatement (window caulking)	**$15,554**
2	Lead Based Paint Abatement (decontamination of building, stored materials, and soils)	**$40,000**
3	Installation of approximately 325 feet of interior and exterior "Clean Utility Corridors" consisting of trenches 2-4 feet in depth, filter fabric lining and backfilling trench to grade.	**$70,000**
4	Installation of geo venting and vapor barrier (cost to install new interior cement floor to cap area covered in general construction costs).	**$49,000**
	Total Costs	**$174,554**

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

RE: PY41 CAPER PUBLIC HEARING

DATE: APRIL 19, 2016

As the administering agent for the City's CDBG program, the Agency will prepare the year-end Consolidated Annual Performance and Evaluation Report (CAPER) for PY41, which ends June 30, 2016.

Pursuant to the Citizen Participation Plan, the CAPER requires a 15-day comment period and a public hearing, prior to approval by the Planning Committee (September 8, 2016) and the Common Council (September 13, 2016) in preparation for submission to HUD by September 30, 2016.

The Public Comment period will commence on August 2, 2016 and close on August 17, 2016.

The Agency requests a Public Hearing be scheduled for the August 4, 2016 Planning Committee meeting.

REQUESTED ACTION:

- Approve a Public Hearing on the PY41 CAPER for the August 4, 2016 Planning Committee meeting.

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

RE: CITIZEN PARTICIPATION PLAN

DATE: APRIL 20, 2016

As the administering agent for the City's CDBG program, the Agency is responsible for maintaining the Citizen Participation Plan (CPP) as is directed by the U.S. Department of Housing and Urban Development (HUD). The CPP outlines the strategy and formal processes for securing comment regarding the development and implementation of the CDBG program.

The amendments were drafted in accordance with the recent revisions to the federal regulation which defines citizen participation for local governments (24 CFR 91.105). The amended CPP was available for a 15-day public comment period April 4 through April 19, 2016. A public hearing was not required. No public comment was received during the comment period.

The document, with amendments in red, is attached to this memo. Per the Citizen Participation Plan, amendments to the CPP must be approved by the Planning Committee and the Common Council.

REQUESTED ACTION:

- Advance the Citizen Participation Plan to the Common Council for approval

APR 2 0 2016

LEGAL NOTICE – CITIZEN PARTICIPATION PLAN Amendment

As the administering agent for the City of Norwalk's Community Development Block Grant (CDBG) Program, the Norwalk Redevelopment Agency (Agency) is responsible for maintaining the Citizen Participation Plan (CPP) as is directed by the U.S. Department of Housing and Urban Development (HUD).

Drafted in accordance with the recent revisions to 24 CFR 91.105, the amended CPP outlines the strategy and formal processes for securing comment regarding the development of an Assessment of Fair Housing (AFH).

A 15-day public comment period on the draft Citizen Participation Plan begins at 12:00PM on Monday, April 4, 2016 and ends at 12:00PM on Tuesday, April 19, 2016.

The draft CPP is available for public review at: the Norwalk Redevelopment Agency in City Hall, 125 East Avenue, room 202; the Norwalk Public Library at 1 Belden Avenue; the South Norwalk Branch Library at 10 Washington Street; the Norwalk Housing Authority's administrative offices at 24 ½ Monroe Street; and the South Norwalk Community Center at 98 South Main Street. The draft document is also available at the Redevelopment Agency's page on the City of Norwalk's website: http://norwalkct.org/index.aspx?NID=652

Public comment must be received by the Agency no later than 12:00PM on Tuesday, April 19, 2016 and may be mailed, delivered or emailed to Tami Strauss, Director of Community Development Planning (tstrauss@norwalkct.org or Norwalk Redevelopment Agency City Hall, Room 202, 125 East Avenue, Norwalk, CT 06851).

Following the close of the comment period, the document, including public comments, will be forwarded to the Common Council. Upon Council approval (May 2016), the CPP will serve as a binding document guiding Norwalk's CDBG program.

PUBLISHER'S AFFIDAVIT

STATE OF CONNECTICUT)
ss. Norwalk
COUNTY OF FAIRFIELD)

I, JOCELYN A. BATTISTA, being duly sworn, dispose and say:

1. I am over the age of eighteen (18) and believe in the Obligation of an oath;

2. I am the Classified Advertising Supervisor of The Hour Publishing Company, publisher of the following newspapers:

   1) The Hour, a daily newspaper, published in Norwalk, Connecticut;

   2) The Wilton Villager, a weekly newspaper, published in Norwalk, Connecticut; and

   3) The Stamford Times, a weekly newspaper, published in Norwalk, Connecticut.

On March 28th, 2016 and April 4th, 2016 an advertisement placed by Norwalk Redevelopment was published in The Hour newspaper.

J. Battista

Jocelyn A. Battista, Classified Advertising Supervisor

Subscribed and sworn to before me this 6th day of April. 2016.

Brett L. Whitton

Brett L. Whitton
Commissioner of the Superior Court

CITIZEN PARTICIPATION PLAN

City of Norwalk, CT
Community Development Block Grant Program

Proposed additions to the document are in red font.

Llame al (203) 854-7810 x46783 o visite nuestra oficina para solicitar un versión traducida de este documento.

Παρακαλούμε καλέστε (203) 854-7810 x46783 ή επισκεφθείτε το γραφείο μας για να ζητήσετε μεταφρασμένη έκδοση αυτού του εγγράφου.

Chiama lo (203) 854-7810 x46783 o visita i nostri uffici per richiedere una versione tradotta di questo documento.

Veuillez composer le (203) 854-7810 x46783 ou visitez notre bureau pour demander une version traduite de ce document.

Silvouplèrele (203) 854-7810 x46783 oswavizitebiwonoupoufèdemann yon vèsyondokimansa-akitradwi.

Table of Contents

I. Overview

As an entitlement community, the City of Norwalk receives federal Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing & Urban Development (HUD) and as such, is required to adopt and follow a Citizen Participation Plan (CPP) which establishes the City's policies and procedures for citizen participation. Title 24 of the *Code of Federal Regulations*, Part 91.105 establishes the components of the citizen participation plan.

The following acronyms and abbreviations are used in this document:

AAP – Annual Action Plan
AFH – Assessment of Fair Housing
CAPER – Consolidated Annual Performance & Evaluation Report
CPP – Citizen Participation Plan
ConPlan – Consolidated Plan for Housing and Community Development
HUD – U.S. Department of Housing and Urban Development
NOFA – Notice of Funding Availability

II. Lead Agency

The City of Norwalk contracted with the Norwalk Redevelopment Agency (Agency) to serve as the Lead Agency for the administration of the City's CDBG entitlement funds. The Agency is responsible for informing citizens about the planning process, facilitating meetings, preparing the Annual Action Plan and the Five Year Consolidated Plan, preparing substantial amendments, developing the CAPER, applying for guaranteed loans and providing opportunities for public participation.

III. Citizen Participation

a. Encouragement of Citizen Participation in CDBG Planning & Activities

All residents, including low- and moderate-income persons, persons living in low- and moderate-income neighborhoods, minority populations, persons with limited English proficiency, persons with disabilities, homeless persons and residents of public and assisted housing developments, including resident advisory boards, resident councils, and resident management corporations, are encouraged to participate in the development of the consolidated plan (ConPlan), the Assessment of Fair Housing (AFH), the annual action plan (AAP), the performance report (CAPER), any guaranteed loan application and any substantial amendment.

Additionally, local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) are encouraged to participate in the process of developing and implementing the consolidated plan and Assessment of Fair Housing (AFH).

All meetings are open to the public with efforts made to be scheduled at times and locations convenient to potential and actual beneficiaries with accommodations for persons with disabilities and assistance available for persons with limited-English proficiency.

b. Jurisdictional Responsibility

The Citizen Participation Plan recognizes the Norwalk Common Council, as the elected governing body for the City of Norwalk, as ultimately responsible for the development and implementation of the CDBG program.

Citizen participation requirements do not restrict the responsibility or authority of the City of Norwalk for the development and execution of its CDBG program.

c. Access to Records

The Agency will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records, including HUD-provided data and other supplemental information, relating to the consolidated plan, the Assessment of Fair Housing and the allocation of funding through the CDBG program.

Program documents are available online on the Agency's page of the City of Norwalk's website (http://www.norwalkct.org/index.aspx?nid=652) or by contacting the Norwalk Redevelopment Agency, City Hall, room 202, Norwalk, CT 06851 or (203) 854-7810 x46778.

During public comment periods, drafted program documents are available at the Norwalk Redevelopment Agency in City Hall, 125 East Avenue, room 202; the Norwalk Public Library at 1 Belden Avenue; the South Norwalk Branch Library at 10 Washington Street; the Norwalk Housing Authority's administrative offices at 24 ½ Monroe Street; and the South Norwalk Community Center at 98 South Main Street as well as on the Agency's page on the City of Norwalk's website: http://norwalkct.org/index.aspx?NID=652.

d. Limited English Proficiency & Disabled Residents Accommodation

All public hearings and focus groups are held in facilities which are accessible to people with disabilities.

Oral language assistance for public hearings and focus groups may be obtained by contacting the Agency at least 48 business hours prior to the event. Program documents may be translated upon request by contacting the Agency.

Contact information for the Agency is as follows: Norwalk Redevelopment Agency, City Hall, room 202, Norwalk, CT 06851 or (203) 854-7810 x46778.

e. Public Notification

Unless otherwise stated in the CPP, public notice will be made through an advertisement in *The Hour* newspaper, the City's website, the Agency's Facebook page and the Agency's LinkedIn group and email notice to those expressing an interest in the CDBG program. Public notice will be made twice within two weeks of the availability of a document or schedule date of a public hearing.

Public notice of documents available for review will include direction for accessing and commenting on the drafted document and the means by which language assistance may be obtained. If an activity reviewed in the drafted document will result in displacement, the notice will provide information on how to access the displacement plan.

Public notice of public hearings will include the subject, time and location of the hearing and the means by which language assistance may be obtained.

f. Public Hearings

Public hearings occur no earlier than 5:00 PM in order to maximize opportunities for citizen participation. Hearings are held in handicap accessible rooms in City Hall. Oral language assistance may be obtained by contacting the Agency at least 48 business hours prior to the hearing. Minutes are taken during public hearings and are incorporated into the appropriate document when submitted to HUD.

Public hearings and meetings rescheduled due to weather-related events will be held at the following meeting of the Planning Committee of the Common Council. Notice will be made via the City's website and Agency's Facebook page.

At least two public hearings will be held at different stages of the CDBG program to obtain citizens' views and to respond to proposals and questions. At minimum, such hearings will be conducted during the planning process (AAP development) and the review period (CAPER development).

IV. Criteria & Procedures for Public Hearings & Public Comment Periods

a. Summary of Comment Period and Public Hearing Requirements

Document	Comment Period	Public Hearing
ConPlan	30-days	At least two
AFH	30-days	None
NOFA	None	None
AAP	30-days	One
CAPER	15-days	One
Guaranteed Loan Application	30-days	At least one
CPP Amendment	15-days	None
Substantial Amendment	30-days	One
Legal Notice	2x within 2 weeks	2x within 2 weeks

b. 5-Year Consolidated Plan for Housing and Community Development (ConPlan)

Public Notice: Notice of the ConPlan comment period and public hearings will be made according to the "Public Notification" section of the CPP.

Comment Period: The drafted ConPlan detailing the amount of anticipated funding and the estimated amount to benefit persons of low- and moderate-income, and the range of activities that may be undertaken will be available for a 30-day public comment period according to the "Access to Records" section of the CPP.

Public Hearing: There will be at least two public hearings during the development of the ConPlan, one prior to publishing the draft document (to identify the needs of the City) and one upon publishing (to receive feedback on the proposed activities and expenditure of funds).

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed ConPlan and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the ConPlan will be submitted to HUD for approval/adoption.

c. Assessment of Fair Housing (AFH)

Public Notice: Notice of the AFH comment period will be made according to the "Public Notification" section of the CPP. The Public Hearing must occur before the proposed consolidated plan is published for comment.

Comment Period: The drafted AFH will be available for a 30-day public comment period according to the "Access to Records" section of the CPP.

Public Hearing: An AFH does not require a public hearing.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed AFH and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the AFH will be submitted to HUD for approval/adoption.

d. Notice of Funding Availability (NOFA)

Public Notice: The availability of a NOFA for any program or project using CDBG funds will be made according to the "Public Notification" section of the CPP.

Comment Period: A NOFA does not require a comment period.

Public Hearing: A NOFA does not require a public hearing.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: A NOFA is not a document intended for adoption.

e. Annual Action Plan (AAP)

Public Notice: Notice of the AAP's comment period and public hearing will be made according to the "Public Notification" section of the CPP.

Comment Period: The drafted AAP detailing the amount of anticipated funding and the estimated amount to benefit persons of low- and moderate-income, and the range of activities that may be undertaken will be available for a 30-day public comment period according to the "Access to Records" section of the CPP.

Public Hearing: A public hearing will be held during the comment period in order to receive feedback on housing and community development needs and the proposed activities and expenditure of funds.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed AAP and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the AAP will be submitted to HUD for approval/adoption.

f. Consolidated Annual Performance Evaluation Review (CAPER)

Public Notice: Notice of the CAPER's comment period and public hearing will be made according to the "Public Notification" section of the CPP.

Comment Period: The drafted CAPER will be available for a 15-day public comment period according to the "Access to Records" section of the CPP.

Public Hearing: A public hearing will be held during the comment period in order to review the CDBG program's performance.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed CAPER and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the CAPER will be submitted to HUD for approval/adoption.

g. Guaranteed Loan Application

Public Notice: Notice of the Guaranteed Loan Application's comment period and public hearing will be made according to the "Public Notification" section of the CPP.

Comment Period: The Guaranteed Loan Application will be available for a 30-day public comment period according to the "Access to Records" section of the CPP.

Public Hearing: At least one public hearing will be held prior to submitting a Guaranteed Loan Application to obtain the views of citizens on the proposed activity.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed Guaranteed Loan Application and commentary and forward the document to the Common

Council for approval. Upon approval by the Common Council, the Guaranteed Loan Application will be submitted to HUD for approval.

h. Citizen Participation Plan Amendment

Public Notice: Notice of a proposed amendment to the CPP will be made according to the "Public Notification" section of the CPP.

Comment Period: A proposed amendment to the CPP will be available for a 15-day comment period according to the "Access to Records" section of the CPP.

Public Hearing: An amendment to the CPP does not require a public hearing.

Public Comments: Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.

Adoption Policy: The Planning Committee of the Common Council will review the proposed amendment and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the amendment will be adopted into policy.

i. Substantial Amendment

The City of Norwalk defines a Substantial Amendment as follows:

- A change in which the total grant award for an entitlement program increases or decreases by more than 15% during the program year.
- To carry out an activity that was not previously identified in the plan.
- A change in purpose, scope, location and beneficiaries from one eligible activity to another by more than 15% of total funds previously authorized.

The following activities do not constitute a Substantial Amendment:

- Updates to ConPlan data including, but not limited to, census data, income limits and fair market rents.
- Change in location of implementing an approved activity so long as the purpose, scope and intended beneficiaries remain constant.
- Transfer of entitlement funds amongst program years' budget lines for synonymous activities.

Public Notice: Notice of a Substantial Amendment to the ConPlan, AAP or CAPER will be made according to the "Public Notification" section of the CPP.

Comment Period:	A drafted Substantial Amendment will be available for a 30-day public comment period according to the "Access to Records" section of the CPP.
Public Hearing:	A public hearing will be held during the comment period.
Public Comments:	Comments will be received and considered according to the "Response to Citizen Participation & Concerns" section of the CPP.
Adoption Policy:	The Planning Committee of the Common Council will review the proposed Substantial Amendment and commentary and forward the document to the Common Council for approval. Upon approval by the Common Council, the Substantial Amendment will be submitted to HUD for approval/adoption.

V. Technical Assistance

The Agency will provide technical assistance to organizations representing low- and moderate-income persons requesting such assistance to develop an application for CDBG funding. Technical assistance will not constitute a guarantee of funding.

VI. Program Year Schedule

The City of Norwalk's CDBG program year runs July 1 through June 30. Specific dates are included in the NOFA and may be obtained by contacting the Agency. An outline of an anticipated program year schedule follows.

July	Start of program year
August	15-day comment period for CAPER
August	Public hearing regarding program performance (CAPER)
September 30	CAPER submitted to HUD
September/October	Public hearing on ConPlan development (every five years)
November/December	NOFA and CDBG applications made available
December/January	Applications due
January/February	Public meeting to present projects proposed for funding
February/March	Planning Committee recommends projects for funding
March/April	30-day comment period for AAP and every five years, the ConPlan
April	Public hearing on AAP and every five years, the ConPlan
May	Common Council approval on AAP
May 15	AAP submitted to HUD

VII. Minimizing Displacement

Projects and activities funded through the CDBG program will be planned in order to minimize the displacement of low/moderate income residents. In the event displacement occurs, the City will offer relocation assistance to eligible low/moderate income persons who are displaced as a result of acquiring, rehabilitating or demolishing real property assisted with entitlement funds. The City will provide proper notice to impacted persons for vacating property and provide assistance consistent with the provisions of the Federal Uniform Relocation Act and its regulations at 49 CFR Part 24 and Section 104(d) of the Housing and Community Development Act of 1974 and the City's Residential Antidisplacement and Relocation Assistance Plan (RARAP). The RARAP specifies the types and levels of assistance to be made available and states when and how the City will make this information available.

VIII. Response to Citizen Participation & Concerns

The Agency strives to maintain an open door policy with respect to citizen input, comments and complaints throughout the program year. The Agency will provide a substantive written response to every written citizen complaint within 15 working days of its receipt. Written comments shall be addressed to:

Norwalk Redevelopment Agency
City Hall, room 202
125 East Avenue
Norwalk, CT 06851

The Agency will consider any comments or views of citizens received in writing, or orally at a public hearing, when preparing documents for submission to HUD. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the final documents submitted to HUD.

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

To: Members of the Planning Committee of the Norwalk Common Council

From: Tami Strauss, Director of Community Development Planning

Date: April 25, 2016

Re: Restructure of the 108 Application for the Wall Street Theater.

In June 2013, the Common Council approved the Redevelopment Agency to advance to HUD an application for a Section 108 loan guarantee for the redevelopment of the old Globe Theater on Wall Street. In September 2015, HUD approved the City of Norwalk's request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974 for the Globe Theater Redevelopment Project to be named the Wall Street Theater in the amount of $1,666,000.

As reviewed with the Planning Committee in September 2014, HUD stipulated that the Norwalk Redevelopment Agency (NRA) is to be the Section 108 borrower. The Norwalk Redevelopment Agency agreed to assume that responsibility in September 2014.

Upon receipt of funds, the NRA will underwrite a twenty-year leasehold mortgage with the Wall Street Theater Company Inc., the operator of the theater, in the amount of $1,666,000.

As the loan structure is now a HUD to Norwalk Redevelopment Agency transaction, the Agency requires the following to be approved by the Common Council:

Actions Requested:

- Approve the Norwalk Redevelopment Agency as the borrower of the Section 108 loan funds for the purpose of the Globe Theater Redevelopment Project.
- Approve the attached 2013, 2014 and 2015 certified financial statements of the Norwalk Redevelopment Agency as evidence of the NRA's financial capacity to repay the Section 108 loan and as additional security for the guaranteed loan as required by HUD.
- Approve as to form the attached Common Council Consent Resolution to be approved by the Common Council prior to the Redevelopment Agency closing on a loan with the Wall Street Theater Company Inc. which will not be unreasonably withheld.

Resolution

From: Common Council City of Norwalk
Regarding: Section 108 Loan Guarantee request for the Globe Theater Redevelopment Project

WHEREAS, the Common Council of the City of Norwalk, CT recognizes the significance of the redevelopment of the old Globe Theater to house a public cultural use that would elevate the Wall Street area as an emerging arts district; and

WHEREAS, the Common Council understands the need for public financing to accomplish this objective and recognizes that public financing is required to make the project, to be named the Wall Street Theater, economically viable; and

WHEREAS, investors in the construction of the Wall Street Theater are: (a) Patriot Bank construction loan - $8.2 million; (b) State of CT DECD grant for acquisition - $1.5 million; (c) Federal Historic Tax Credits - $1.8 million; (d) State of CT Historic Tax Credits - $1.6 million; (e) State of CT Infrastructure Tax Credits - $2 million; (f) Private grants and donations - $260k; and

WHEREAS, the Wall Street Theater Company, Inc. has requested the City's investment be in the form of a Section 108 Loan Guarantee in the amount of $1,666,000 as approved by HUD; and

WHEREAS, Norwalk Redevelopment has agreed to be the borrower of the Section 108 loan funds and the responsible party to effectively underwrite an associated leasehold improvement loan with the Wall Street Theater Company, Inc.; and

WHEREAS, the Norwalk Redevelopment Agency has underwritten the loan to Wall Street Theater Company, Inc. and has made such underwriting available to the Common Council for its review prior to closing the loan;

NOW THEREFORE BE IT RESOLVED: that the Common Council of the City of Norwalk on this date herby approves this resolution and indicates its support of the loan structure and underwriting of the $1,666,000 loan to the Wall Street Theater Company, Inc. as structured by and due to the Norwalk Redevelopment Agency.

Solakian & Company, LLC
Certified Public Accountants

Michael Solakian, CPA
71 Harrison Avenue
Branford, Connecticut 06405-3607 USA

TEL: 203-483-8115
FAX: 203-483-0367

EMAIL: solakian@solakiancpa.com

NORWALK REDEVELOPMENT AGENCY

Government-wide Financial Statements and Single Audit Reports

Year ended June 30, 2013

NORWALK REDEVELOPMENT AGENCY

Table of Contents

Year ended June 30, 2013

Solakian & Company, LLC
Certified Public Accountants

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of ***Norwalk Redevelopment Agency*** as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of ***Norwalk Redevelopment Agency***, as of June 30, 2013, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 1-6 and 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise ***Norwalk Redevelopment Agency's*** basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The schedule of expenditures of federal awards is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole..

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 9, 2013, on our consideration of ***Norwalk Redevelopment Agency's*** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Solakian & Company, LLC

November 9, 2013

NORWALK REDEVELOPMENT AGENCY, INC.

Management's Discussion and Analysis

June 30, 2013

As management of the Norwalk Redevelopment Agency, Inc. (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2013. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the Agency's basic financial statements that follow this section.

Financial Highlights – Norwalk Redevelopment Agency

The assets of the Norwalk Redevelopment Agency exceeded its liabilities at the close of the most recent fiscal year by $4,835,286 (net assets). There was no increase or decrease in net assets due to a break even operating result for the fiscal year ended June 30, 2013.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. As outlined in GASB 34, this report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business. The statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is trending up or down. The statement of activities presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by CDBG, DECD, and City of Norwalk grants (governmental activities). Norwalk Redevelopment Agency projects are essential to the City of Norwalk so that the City of Norwalk can maintain stable taxes, avoid stagnation, and preserve the City's AAA bond rating.

(Continued)

Government-Wide Financial Statements (continued)

The governmental activities of the Agency include Non-Revolving Loan Activities funded by the Federal HUD Community Development Block Grant program (CDBG), Revolving Loan Activities funded by paid-off loans that are invested back into the Norwalk community as new loans, the Department of Economic Community Development (DECD) grants funded by the State and City of Norwalk which are used for Urban Renewal projects in Norwalk, and the Operating Activities which manage and perform the daily activities in the various programs and projects. In addition to the governmental funds containing special revenue, there is an account group containing general long term obligations of the Agency for sick and vacation time earned but not paid out until a later period. The government-wide financial statements can be found on pages 7 - 8 of this report.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Norwalk Redevelopment Agency, like other redevelopment agencies of local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Agency can be divided into two categories: governmental funds for special revenue, and account groups for general long-term obligations.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Agency's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

(Continued)

Governmental funds (continued)

The reconciliation usually centers on debt and fixed assets of which the Agency has none. The Norwalk Redevelopment Agency maintains five (5) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the governmental fund and account group for general long term obligations. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 9 - 10 of this report.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 11 - 17 of this report.

Government-Wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of an agency's financial position. In the case of the Norwalk Redevelopment Agency, assets exceeded liabilities by $4,835,286 at the close of the most recent fiscal year. The net assets did not increase or decrease due to a break even operating result for the fiscal year ended June 30, 2013.

The largest portion of the Agency's assets (68%) is made up of cash and investments. Interest earned on cash and investments generate a small portion of the revenue for the Agency's operating budget. The second largest portion of the Agency's assets (26%) is made up of accounts and loans receivable. Accounts receivable are due from government entities, and the loan portfolio consists of loans to qualified sub-prime borrowers priced in accordance with HUD guidelines. At the end of the current fiscal year, the Agency is able to report positive balances in net assets.

Governmental activities

Governmental activities had no effect on the Agency's net assets of $4,835,286 for the current fiscal year ending June 30, 2013.

(Continued)

NORWALK REDEVELOPMENT AGENCY, INC.

Management's Discussion and Analysis

June 30, 2013

GOVERNMENT WIDE STATEMENT

Statement of Revenues, Expenditures and Changes in Net Assets

The following schedule shows the revenues and expenses for the current fiscal year as comparec to the previous fiscal year.

	Governmental Funds Special Revenue 2013	Governmental Funds Special Revenue 2012
Revenues:		
Other government grants for City projects	$ 4,570,118	$ 4,535,055
Federal grants	1,553,369	1,106,393
Program and other income	164,930	172,264
Investment income	19,139	42,312
Total revenues	6,307,556	5,856,024
Expenditures:		
Project outlays	6,307,556	5,846,237
Net changes in fund balances	-	9,787
Fund balances - beginning of year	4,835,286	5,423,440
Prior period	-	(597,941)
Fund balances - beginning of year, as restated	4,835,286	4,825,499
Fund balances - end of year	$ 4,835,286	$ 4,835,286

(Continued)

NORWALK REDEVELOPMENT AGENCY, INC.

Management's Discussion and Analysis

June 30, 2013

GOVERNMENT WIDE STATEMENT

Statement of Net Assets - Current Year versus Prior Year

The following schedule shows the assets, liabilities, and net assets for the current fiscal year as compared to the previous fiscal year.

	Governmental Funds 2013	Governmental Funds 2012
Assets		
Cash	$ 282,226	$ 397,477
Investments	8,524,146	9,910,480
Grants and accounts receivable	1,915,778	1,811,208
Loans receivable, less allowance of $4,460,845	1,503,252	1,734,154
Other assets	732,767	1,252,087
Total assets	$ 12,958,169	$ 15,105,406
Liabilities and Net Assets		
Notes payable to bank	$590,000	1,100,000
Accounts payable and accrued expenses	852,439	1,167,597
Due to governmental agencies	2,192,998	3,160,076
Deferred revenues	4,352,093	4,709,562
Compensated absences	135,353	132,885
Total liabilities	8,122,883	10,270,120
Restricted net assets-urban redevelopment	4,835,286	4,835,286
Total liabilities and net assets	$ 12,958,169	$ 15,105,406

(Continued)

Expenses and Program Revenues – Government-Wide Activities

Revenues and expenditures were break even during the fiscal year ending June 30, 2013.

Financial Analysis of the Government's Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, fund balances may serve as a useful measure of a government's net resources available. As of the end of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of $4,835,286. There was no increase or decrease in net assets due to a break even operating result for the fiscal year ended June 30, 2013.

Governmental Fund Budgetary Highlights

There was no difference between the original budget and the final budget.

Factors Affecting CDBG Federal Funding

The Federal HUD Community Development Block Grant (CDBG) funding has substantially decreased over the years. In the year 2001, the CDBG entitlement grant shared with non-profits was $1,209,000. In the year 2008, the grant had continued its yearly downward spiral to where the CDBG entitlement grant was only $935,102. Over the 7 year period, there was an actual decrease in CDBG dollar funding of $273,898, or 23%. In addition, a 3% Cost of Living increase in federal CDBG funding was never provided which resulted in an additional decrease in CDBG funding of $277,917, or 23%. This resulted in a significant 46% decrease in total real CDBG dollars received over seven years of $551,322. The CDBG entitlement grant of $849,889 shared with non-profits again had a funding decrease for the fiscal year ending June 30, 2013.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the finances of the Agency. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Comptroller at the Norwalk Redevelopment Agency, 125 East Avenue - Room 202, Norwalk, CT 06856.

NORWALK REDEVELOPMENT AGENCY

Statement of Net Assets

June 30, 2013

Assets		Governmental Activities
Cash	$	282,226
Investments		8,524,146
Grants and accounts receivable		1,915,778
Loans receivable, less allowance of $4,460,845		1,503,252
Other assets		732,767
Total assets	$	12,958,169

Liabilities and Net Assets		
Note payable to bank	$	590,000
Accounts payable and accrued expenses		852,439
Due to governmental agencies		2,192,998
Deferred revenues		4,352,093
Other liabilities		135,353
Total liabilities		8,122,883
Restricted net assets-urban redevelopment		4,835,286
Total liabilities and net assets	$	12,958,169

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Activities

Year ended June 30, 2013

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Assets: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets: Primary Government-Total Governmental Activities
Primary government-governmental activities:				
Operating	$ 1,551,915	104,423	1,430,403	(17,089)
Community Development Block Grant-Revolving Loan Fund (RLF)	41,314	41,314	-	-
Community Development Block Grant-NRLF	1,572,562	19,193	1,553,369	-
Other programs and City projects	3,141,764	-	3,140,915	(849)
Total governmental activities	$ 6,307,555	164,930	6,124,687	(17,938)
General revenues:				
Unrestricted investment income				17,938
Change in net assets				-
Net assets-beginning of year				4,835,286
Net assets-end of year				$ 4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Balance Sheet-Governmental Fund Type

June 30, 2013

		Governmental Fund
		Special Revenue
Assets		
Cash	$	282,226
Investments		8,524,146
Grants and accounts receivable		1,915,778
Loans receivable, less allowance of $4,460,845		1,503,252
Other assets		732,767
Total assets	$	12,958,169
Liabilities and Fund Balances		
Note payable to bank	$	590,000
Accounts payable and accrued expenses		852,439
Due to governmental agencies and third parties		2,192,998
Deferred revenues		4,352,093
Other liabilities		135,353
Total liabilities		8,122,883
Fund balances-restricted		4,835,286
Total liabilities and fund balances	$	12,958,169

Reconciliation of governmental fund balances:

Total fund balances	$	4,835,286
Reconciling items		-
Net assets of governmental activities	$	4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds

Year ended June 30, 2013

		Special Revenue
Revenues:		
Other government grants for City projects	$	4,571,318
Federal grants		1,553,369
Program and other income		164,930
Investment income		17,938
Total revenues		6,307,555
Expenditures:		
Project outlays		6,307,555
Net changes in fund balances		-
Fund balances - beginning of year		4,835,286
Fund balances - end of year	$	4,835,286

Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balance:

Total net change in fund balances-governmental funds		-
Reconciling items		-
Change in net assets of governmental activities	$	-

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

The Norwalk Redevelopment Agency (Agency), an agent of the City of Norwalk, Connecticut (City) and is defined by the City as an Administrative Department of the municipality. The Agency was established by state statute and City code to oversee the development of the City's six project areas. The Agency functions autonomously from the City and is managed by a board of five commissioners who are appointed by the Mayor and approved by the Common Council of the City.

The Agency prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and other authoritative sources identified in *Statement on Auditing Standards No. 69*; has implemented the financial reporting model, as required by the provisions of GASB Statement No. 34, *Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments*, as of July 1, 2003; and it complies with the requirements of contracts and grants of agencies from which it receives funds.

Reporting Entity

The Board of Commissioners (Board) is appointed by the Mayor and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the Agency is a financial reporting entity as defined by GASB in its Statement No. 14, "*The Financial Reporting Entity.*" There are no component units included within the reporting entity.

Government-wide and Fund Financial Statements

The Statement of Net Assets and the Statement of Activities are government-wide financial statements. They report information on all of the Agency's non-fiduciary activities. Governmental activities include programs supported primarily by grants and other intergovernmental revenues. Business-type activities include operations that rely to a significant extent on fees and charges for support. There were no business-type activities during 2013.

The Statement of Activities demonstrates how other people or entities that participate in programs the Agency operates have shared in the payment of the direct costs. The "Capital grants and contributions" column includes amounts paid by organizations outside the Agency to help meet the operational or capital requirements of a given function. If revenue is not program revenue, it is general revenue used to support all of the Agency's functions.

All interfund transactions between governmental funds are eliminated on the government-wide statements. Interfund activities between governmental funds and fiduciary funds would remain on the government-wide Statement of Activities.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

The fund financial statements provide reports on the financial condition and results of operations for two fund categories – governmental and special revenue funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The Agency considers all revenues available if they are collectible within 60 days after year end.

Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors some times require the Agency to refund all or part of the unused amount.

The Agency applies all GASB pronouncements as well as the Financial Accounting Standards Board pronouncements issued on or before November 30, 1989, unless these pronouncements conflict or contradict GASB pronouncements. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the fund Statement of Net Assets.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Funds and Account Groups

The accounts of the Agency are organized on the basis of funds or account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues and expenditures or expenses, as appropriate. The following fund types and account groups are used by the Agency:

Governmental Funds

Governmental funds are accounted for on a spending or "financial flow" measurement focus. That means only current assets and liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered a measure of "available spendable resources". Operating statements present increases and decreases in net current assets.

Special Revenue Fund

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Agency utilizes this fund to account for all grants, federal and state.

Cash Equivalents and Concentration of Risk

The Agency considers cash equivalents to be those investments with original maturities of three months or less. The Agency also maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Agency has not experienced any losses in such accounts, and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

Investments

Investments are presented at fair value.

Loans Receivable

Loans receivable, representing the outstanding balance of amounts advanced to individuals or businesses from federal community development grants, are recorded as assets when the advances are disbursed and are reflected net of any applicable uncollectible amounts.

Interfund Receivables and Payables

Outstanding balances between funds are presented as either due from or due to other funds and are not eliminated in the accompanying financial statements.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Program Funds

All funds received by the Agency are generally designated for use in the operation of its urban renewal and community development programs.

Compensated Absences and Post-Employment Benefits

Employees are permitted to accumulate a specified amount of earned but unused sick leave, which will be paid to them upon separation from the Agency. These expenditures are recognized in the governmental funds in the current year to the extent they are paid during the year or the vested amount is expected to be paid with available resources. The liability for compensated absences at June 30, 2013 was approximately $133,000.

The Agency does not provide any post-employment benefits.

Budgets

Based upon the nature of the operation of the Agency, the Agency is not legally required to adopt a budget. Accordingly, comparative budget analysis has not been presented in these financial statements.

Subsequent Events

Subsequent events have been evaluated through November 9, 2013, which is the date the financial statements were available to be issued.

(2) Reconciliation of Government-wide and Fund Financial Statements

The Combined Balance Sheet-Governmental Fund Type provides the reconciliation between the fund balance for total governmental funds on the governmental fund balance sheet and the net assets for governmental activities as reported in the government-wide statement of net assets. There were no major reconciling items for 2013.

The Combined Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds provides a reconciliation between the net changes in fund balance as shown on the governmental fund statement of revenues, expenditures, and changes in fund balances and the changes in net assets of governmental activities as reported on the government-wide statement of activities. There were no major reconciling items for 2013.

(Continued)

(3) Deposits and Investments

At June 30, 2013, the carrying amount of the Agency's deposits was approximately $282,000, and their bank balances totaled approximately $515,000. The majority of the cash was on deposit with private financial institutions. As of June 30, 2013, the Agency's deposits with financial institutions were in excess of federal depository insurance limits by approximately $265,000.

The Agency's cash consists of the following amounts at June 30, 2013:

Petty cash	$ 150
Cash in bank	282,076
Total cash	$ 282,226

Custodial credit risk for deposits is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it, or it will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency does not have a deposit policy for custodial credit risk.

The Agency's investments in money market accounts at June 30, 2013 totaled approximately $8,524,000 (of which $250,000 was insured), and consisted of money market funds.

In the event that a financial institution becomes insolvent and is placed under Federal Deposit Insurance Corporation (FDIC) receivership, this collateral is subject to the FDIC requirements for perfecting security interest under Federal law. In the opinion of the Connecticut State Attorney General, these requirements are met.

(4) Note Payable to Bank

The Agency has a $1,100,000 note payable to a local bank which is secured by certain real property and payable through February 2014. The current interest rate of 2% is calculated at Peoples United Bank prime rate less 1.25%. This loan will be repaid during the fiscal year ended June 30, 2014, and had an outstanding balance of $590,000 as of June 30, 2013.

(Continued)

(5) Receivables, Payables and Deferred Revenue

Grants and accounts receivables consist of the following amounts at June 30, 2013:

City of Norwalk-pass through from CT state agencies	$ 1,276,882
Other	638,897
Total grants and accounts receivable	$ 1,915,778

Due to governmental agencies consists of the following amounts at June 30, 2013:

Due to CDBG	$ 1,199,321
City of Norwalk-various projects	641,554
Other	352,123
Total due to governmental agencies and third parties	$ 2,192,998

Deferred revenue totaled $4,352,093 as of June 30, 2013. Grant revenues are considered earned when expenditures are incurred and until then are considered deferred revenues.

(6) City of Norwalk and Program Funding

The Agency receives funding through the City of Norwalk as the City's administrator of the Community Development Block Grant (CDBG) program. The City's operating budget also provides funding for salary and benefits of certain Agency staff that perform services directly for the City. The CDBG funding is distributed to Housing and Urban Development qualified programs and services within the City which are recognized as community needs within the City's Consolidated Plan and are awarded by the Common Council. For the year ended June 30, 2013, the Agency recognized the following revenue:

CDBG – Sub Grantee allocation	$ 1,937,768
CDBG - Administration	231,436
Other Government Grants for City Projects	3,954,284
Total Non Agency/CDBG/Sub Grantee Allocations	$ 6,123,488

(7) Employee Benefit Plan

The Agency sponsors a defined contribution pension plan covering substantially all of its employees. The benefits are based on years of service and the accumulation of employer's contribution during years of employment. Contributions and cost are determined at an average of 12 percent of each employee's salary and totaled approximately $109,000 for the fiscal year ended June 30, 2013.

(Continued)

(8) Due to/from Related Parties

Accounts payable and accrued expenses include net advances due to North Walke Housing Corporation (North Walke) in the amount of $3,066. North Walke is a separate nonprofit organization, but they are related parties since certain officers and directors of the Agency also serve in the same capacity with North Walke.

(9) Risk Management

The Agency is exposed to various risks of loss related to torts; theft or damage to, and destruction of assets; errors and omissions for public officials; injuries to employees; and natural disasters. The Agency has obtained insurance coverage to guard against these events which will provide minimum exposure to the Agency should they occur.

The Agency continues to carry commercial insurance for all other risks of loss, including business liability coverage. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

(10) Commitments and Contingencies

Amounts received or receivable from grantor agencies are subject to audit and adjustment by the grantor agencies. Any disallowed costs or claims, including amounts already received by the Agency, could become a liability. Because of the way the CDBG grant was structured, some previously anticipated grant expenditures for direct planning and economic development services rendered by the Agency to the City in prior years were deemed disallowable and per program regulations are to be returned to CDBG and be utilized in subsequent years.

The Agency is involved in various litigation matters. Management and counsel are either unable to determine the effect on the financial statements of these matters as their outcomes are undeterminable as of this report, or the effects are not considered to be material.

(11) Fund Balance Reporting and Governmental Fund Type Definitions

Net assets represent the difference between assets and liabilities. In accordance with GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*, net assets are reported as restricted when there are limitations imposed on their use. The restricted net asset balance reported by the Agency is constrained for specific purposes externally imposed by the U.S. Department of Housing and Urban Development provider for urban redevelopment.

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States the financial statements of Norwalk Redevelopment Agency ("Agency") which comprise the statement of financial position as of June 30, 2013 and the related statements of activities, and cash flows as of and for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated November 9, 2013.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Solakian & Company, LLC

November 9, 2013

NORWALK REDEVELOPMENT AGENCY

Schedule of Revenues, Expenditures and Changes in Fund Balance-Budgetary Comparison

Year ended June 30, 2013

	Actual-Budgetary Basis			Budgeted Amounts	
	CDBG	**Improvement**	**Total**	**Original**	**Final**
Revenues:					
Federal grants	$ 1,553,369	-	1,553,369	1,553,369	1,553,369
Program income	60,507	104,423	164,930	164,930	164,930
Other government grants for City projects	-	4,571,318	4,571,318	4,571,318	4,571,318
Investment income	2	17,936	17,938	17,938	17,938
Total revenues	1,613,878	4,693,677	6,307,555	6,307,555	6,307,555
Expenditures:					
Project outlays	1,613,878	4,693,677	6,307,555	6,307,555	6,307,555
Revenues greater (less) than expenditures	-	-	-	-	-
Fund balance - beginning of year	669,877	4,165,409	4,835,286	4,835,286	4,835,286
Fund balances - end of year	$ 669,877	4,165,409	4,835,286	4,835,286	4,835,286

See accompanying notes to basic financial statements.

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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

Report on Compliance for Each Major Federal Program

We have audited Norwalk Redevelopment Agency's ("Agency") compliance with the types of compliance requirements described in the OMB Circular A-133 *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended June 30, 2013. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Agencys. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Opinion on Each Major Federal Program

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2013.

(Continued)

Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficien cies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the Agency as of and for the year ended June 30, 2013, and have issued our report thereon dated November 9, 2013, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Solakian & Company, LLC

November 9, 2013

NORWALK REDEVELOPMENT AGENCY

Schedule of Expenditures of Federal Awards

Year ended June 30, 2013

Grantor/Program Title	CFDA #	Expenditures
U.S. Department of Housing and Urban Development (HUD):		
Community Development Block Grant (CDBG) Non-Revolving Funds Passed through the City of Norwalk	14.218	$ 1,553,370
Total expenditures of federal awards		$ 1,553,370

BASIS OF PRESENTATION

This Schedule of Expenditures of Federal Awards includes the federal grant activity of the Norwalk Redevelopment Agency and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Schedule of Findings and Questioned Costs - Federal Awards

Year ended June 30, 2013

Section I – Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:

• Material weakness(es) identified?	_______ yes ___X___ no
• Significant deficiency(ies) identified?	_______ yes ___X___ none reported
Noncompliance material to financial statements noted?	_______ yes ___X___ no

Federal Awards

Internal control over major programs:

• Material weakness(es) identified?	_______ yes ___X___ no
• Significant deficiency(ies) identified?	_______ yes ___X___ none reported

Type of auditor's report issued on compliance for major programs:

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	_______ yes ___X___ no

Identification of major programs:
CFDA Number(s): 14.218

Name of Federal Program or Cluster:
HUD Community Development Block Grant

Dollar threshold used to distinguish between type A and type B programs:	$ 300,000
Auditee qualified as low-risk auditee?	___X___ yes _______ no

Section II – Financial Statement Findings

No findings or questioned costs are reported relating to financial statements audit.

Section III– Federal Award Findings and Questioned Costs

No findings or questioned costs are reported relating to Federal award programs.

NORWALK re: DEVELOPMENT AGENCY

NORWALK REDEVELOPMENT AGENCY

Government-wide Financial Statements and Single Audit Reports

Year ended June 30, 2014

NORWALK REDEVELOPMENT AGENCY

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Year ended June 30, 2014

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of ***Norwalk Redevelopment Agency*** as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of ***Norwalk Redevelopment Agency***, as of June 30, 2014, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 1-6 and 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise ***Norwalk Redevelopment Agency's*** basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The schedule of expenditures of federal awards is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated October 31, 2014, on our consideration of ***Norwalk Redevelopment Agency's*** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Solakian & Company, LLC

October 31, 2014

As management of the Norwalk Redevelopment Agency, Inc. (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2014. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the Agency's basic financial statements that follow this section.

Financial Highlights – Norwalk Redevelopment Agency

The assets of the Norwalk Redevelopment Agency exceeded its liabilities at the close of the most recent fiscal year by $4,835,286 (net assets). There was no increase or decrease in net assets due to a break even operating result for the fiscal year ended June 30, 2014.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. As outlined in GASB 34, this report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is trending up or down.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by CDBG, DECD, and City of Norwalk grants (governmental activities). Norwalk Redevelopment Agency projects are essential to the City of Norwalk so that the City of Norwalk can maintain stable taxes, avoid stagnation, and preserve the City's AAA bond rating.

(Continued)

Government-Wide Financial Statements (continued)

The governmental activities of the Agency include Non-Revolving Loan Activities funded by the Federal HUD Community Development Block Grant program (CDBG), Revolving Loan Activities funded by paid-off loans that are invested back into the Norwalk community as new loans, the Department of Economic Community Development (DECD) grants funded by the State and City of Norwalk which are used for Urban Renewal projects in Norwalk, and the Operating Activities which manage and perform the daily activities in the various programs and projects. In addition to the governmental funds containing special revenue, there is an account group containing general long term obligations of the Agency for sick and vacation time earned but not paid out until a later period. The government-wide financial statements can be found on pages 7 - 8 of this report.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other redevelopment agencies of local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Agency can be divided into two categories: governmental funds for special revenue, and account groups for general long-term obligations.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Agency's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The reconciliation usually centers on debt and fixed assets of which the Agency has none. The Agency maintains five (5) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the governmental fund and account group for general long term obligations. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 9 - 10 of this report.

(Continued)

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 11 - 17 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of an agency's financial position. In the case of the Agency, assets exceeded liabilities by $4,835,286 at the close of the most recent fiscal year. The net position did not increase or decrease due to a break even operating result for the fiscal year ended June 30, 2014.

The largest portion of the Agency's assets (64%) is made up of cash and investments. Interest earned on cash and investments generate a small portion of the revenue for the Agency's operating budget. The second largest portion of the Agency's assets (32%) is made up of accounts and loans receivable. Accounts receivable are due from government entities, and the loan portfolio consists of loans to qualified sub-prime borrowers priced in accordance with HUD guidelines. At the end of the current fiscal year, the Agency is able to report positive balances in net position.

	Net Position June 30: 2014	2013
Assets		
Cash and investments	$ 8,067,172	$ 8,806,372
Grants and accounts receivable	2,692,974	1,915,778
Loans receivable, less allowance of $4,033,492	1,318,909	1,503,252
Other assets	553,235	732,767
Total assets	12,632,290	12,958,169
Liabilities and Net Position		
Notes payable to bank	395,000	590,000
Accounts payable and accrued expenses	913,173	852,439
Due to governmental agencies	2,058,221	2,192,998
Deferred revenues and other liabilities	4,430,610	4,487,446
Total liabilities	7,797,004	8,122,883
Net position:		
Restricted-urban redevelopment	4,835,286	4,835,286
Total net position	$ 4,835,286	$ 4,835,286

(Continued)

Governmental activities

Governmental activities had no effect on the Agency's net position of $4,835,286 for the current fiscal year ending June 30, 2014.

	Change in Net Position Years Ended June 30:	
	2014	2013
Revenues:		
Other government grants for City projects	$ 6,640,910	$ 4,570,117
Federal grants	1,109,475	1,553,369
Program and other income	128,434	164,930
Investment income	10,992	19,139
Total revenues	7,889,811	6,307,555
Expenditures:		
Project outlays	7,889,811	6,307,555
Change in net position	-	-
Net position - beginning of year	4,835,286	4,835,286
Prior period	-	-
Net position - beginning of year, as restated	4,835,286	4,835,286
Net position - end of year	$ 4,835,286	$ 4,835,286

(Continued)

Expenses and Program Revenues – Government-Wide Activities

Revenues and expenditures were break even during the fiscal year ending June 30, 2014.

Financial Analysis of the Government's Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, fund balances may serve as a useful measure of a government's net resources available. As of the end of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of $4,835,286. There was no change in net position due to a break even operating result for the fiscal year ended June 30, 2014.

Governmental Fund Budgetary Highlights

There was no difference between the original budget and the final budget.

Factors Affecting CDBG Federal Funding

The Federal HUD Community Development Block Grant (CDBG) funding has substantially decreased over the years. In the year 2001, the CDBG entitlement grant shared with non-profits was $1,209,000. In the year 2008, the grant had continued its yearly downward spiral to where the CDBG entitlement grant was only $935,102. Over the 7 year period, there was an actual decrease in CDBG dollar funding of $273,898, or 23%. In addition, a 3% Cost of Living increase in federal CDBG funding was never provided which resulted in an additional decrease in CDBG funding of $277,917, or 23%. This resulted in a significant 46% decrease in total real CDBG dollars received over seven years of $551,322. The CDBG entitlement grant of $903,348 shared with non-profits for the fiscal year ending June 30, 2014 is less than the CDBG entitlement grant received in 2008.

(Continued)

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the finances of the Agency. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Comptroller at the Norwalk Redevelopment Agency, 125 East Avenue - Room 202, Norwalk, CT 06856.

NORWALK REDEVELOPMENT AGENCY

Statement of Net Position

June 30, 2014

Assets		Governmental Activities
Cash	$	213,162
Investments		7,854,010
Grants and accounts receivable		2,692,974
Loans receivable, less allowance of $4,033,492		1,318,909
Other assets		553,235
Total assets	$	12,632,290

Liabilities and Net Position		
Note payable to bank	$	395,000
Accounts payable and accrued expenses		913,173
Due to governmental agencies		2,058,221
Deferred revenues		4,176,755
Other liabilities		253,855
Total liabilities		7,797,004
Restricted-urban redevelopment		4,835,286
Total liabilities and net position	$	12,632,290

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Activities

Year ended June 30, 2014

			Net (Expense) Revenue and Changes in Net Assets	
Functions/Programs	**Expenses**	**Program Revenues**	**Capital Grants and Contributions**	**Primary Government-Total Governmental Activities**
Primary government-governmental activities:				
Operating	$ 1,486,810	60,797	1,415,035	(10,978)
Community Development Block Grant-Revolving Loan Fund (RLF)	34,401	34,401	-	-
Community Development Block Grant-NRLF	1,142,711	33,236	1,109,475	-
Other programs and City projects	5,225,889	-	5,225,875	(14)
Total governmental activities	$ 7,889,811	128,434	7,750,385	(10,992)
	General revenues:			
	Unrestricted investment income			10,992
	Change in net position			-
	Net position-beginning of year			4,835,286
	Net position-end of year			$ 4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Balance Sheet-Governmental Fund Type

June 30, 2014

		Governmental Fund
		Special Revenue
Assets		
Cash	$	213,162
Investments		7,854,010
Grants and accounts receivable		2,692,974
Loans receivable, less allowance of $4,033,492		1,318,909
Other assets		553,235
Total assets	$	12,632,290
Liabilities and Fund Balances		
Note payable to bank	$	395,000
Accounts payable and accrued expenses		913,173
Due to governmental agencies and third parties		2,058,221
Deferred revenues		4,176,755
Other liabilities		253,855
Total liabilities		7,797,004
Fund balances-restricted		4,835,286
Total liabilities and fund balances	$	12,632,290

Reconciliation of governmental fund balances:

Total fund balances	$	4,835,286
Reconciling items		-
Net assets of governmental activities	$	4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds

Year ended June 30, 2014

		Special Revenue
Revenues:		
Other government grants for City projects	$	6,640,910
Federal grants		1,109,475
Program and other income		128,434
Investment income		10,992
Total revenues		7,889,811
Expenditures:		
Project outlays		7,889,811
Net changes in fund balances		-
Fund balances - beginning of year		4,835,286
Fund balances - end of year	$	4,835,286

Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balance:

Total net change in fund balances-governmental funds		-
Reconciling items		-
Change in net position of governmental activities	$	-

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

The Norwalk Redevelopment Agency (Agency), an agent of the City of Norwalk, Connecticut (City) and is defined by the City as an Administrative Department of the municipality. The Agency was established by state statute and City code to oversee the development of the City's six project areas. The Agency functions autonomously from the City and is managed by a board of five commissioners who are appointed by the Mayor and approved by the Common Council of the City.

The Agency prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and other authoritative sources identified in *Statement on Auditing Standards No. 69*; has implemented the financial reporting model, as required by the provisions of GASB Statement No. 34, *Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments*, as of July 1, 2003; and it complies with the requirements of contracts and grants of agencies from which it receives funds.

Reporting Entity

The Board of Commissioners (Board) is appointed by the Mayor and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the Agency is a financial reporting entity as defined by GASB in its Statement No. 14, "*The Financial Reporting Entity.*" There are no component units included within the reporting entity.

Government-wide and Fund Financial Statements

The Statement of Net Assets and the Statement of Activities are government-wide financial statements. They report information on all of the Agency's non-fiduciary activities. Governmental activities include programs supported primarily by grants and other intergovernmental revenues. Business-type activities include operations that rely to a significant extent on fees and charges for support. There were no business-type activities during 2014.

The Statement of Activities demonstrates how other people or entities that participate in programs the Agency operates have shared in the payment of the direct costs. The "Capital grants and contributions" column includes amounts paid by organizations outside the Agency to help meet the operational or capital requirements of a given function. If revenue is not program revenue, it is general revenue used to support all of the Agency's functions.

All interfund transactions between governmental funds are eliminated on the government-wide statements. Interfund activities between governmental funds and fiduciary funds would remain on the government-wide Statement of Activities.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

The fund financial statements provide reports on the financial condition and results of operations for two fund categories – governmental and special revenue funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The Agency considers all revenues available if they are collectible within 60 days after year end.

Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors some times require the Agency to refund all or part of the unused amount.

The Agency applies all GASB pronouncements as well as the Financial Accounting Standards Board pronouncements issued on or before November 30, 1989, unless these pronouncements conflict or contradict GASB pronouncements. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the fund Statement of Net Assets.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Funds and Account Groups

The accounts of the Agency are organized on the basis of funds or account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues and expenditures or expenses, as appropriate. The following fund types and account groups are used by the Agency:

Governmental Funds

Governmental funds are accounted for on a spending or "financial flow" measurement focus. That means only current assets and liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered a measure of "available spendable resources". Operating statements present increases and decreases in net current assets.

Special Revenue Fund

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Agency utilizes this fund to account for all grants, federal and state.

Cash Equivalents and Concentration of Risk

The Agency considers cash equivalents to be those investments with original maturities of three months or less. The Agency also maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Agency has not experienced any losses in such accounts, and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

Investments

Investments are presented at fair value.

Loans Receivable

Loans receivable, representing the outstanding balance of amounts advanced to individuals or businesses from federal community development grants, are recorded as assets when the advances are disbursed and are reflected net of any applicable uncollectible amounts.

Interfund Receivables and Payables

Outstanding balances between funds are presented as either due from or due to other funds and are not eliminated in the accompanying financial statements.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Program Funds

All funds received by the Agency are generally designated for use in the operation of its urban renewal and community development programs.

Fund Balance Reporting and Governmental Fund Type Definitions

Net position represents the difference between assets and liabilities. In accordance with GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*, net position is reported as restricted when there are limitations imposed on their use. The restricted balance reported by the Agency is constrained for specific purposes externally imposed by the U.S. Department of Housing and Urban Development (HUD) provider for urban redevelopment.

Compensated Absences and Post-Employment Benefits

Employees are permitted to accumulate a specified amount of earned but unused sick leave, which will be paid to them upon separation from the Agency. These expenditures are recognized in the governmental funds in the current year to the extent they are paid during the year or the vested amount is expected to be paid with available resources. The liability for compensated absences at June 30, 2014 was approximately $133,000.

The Agency does not provide any post-employment benefits.

Budgets

Based upon the nature of the operation of the Agency, the Agency is not legally required to adopt a budget. Accordingly, comparative budget analysis has not been presented in these financial statements.

Subsequent Events

Subsequent events have been evaluated through October 31, 2014, which is the date the financial statements were available to be issued.

(2) Reconciliation of Government-wide and Fund Financial Statements

The Combined Balance Sheet-Governmental Fund Type provides the reconciliation between the fund balance for total governmental funds on the governmental fund balance sheet and the net assets for governmental activities as reported in the government-wide statement of net assets. There were no major reconciling items for 2014.

The Combined Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds provides a reconciliation between the net changes in fund balance as shown on the governmental fund statement of revenues, expenditures, and changes in fund balances and the changes in net assets of governmental activities as reported on the government-wide statement of activities. There were no major reconciling items for 2014.

(Continued)

(3) Deposits and Investments

At June 30, 2014, the carrying amount of the Agency's deposits was approximately $213,000, and their bank balances totaled approximately $1,833,000. The majority of the cash was on deposit with private financial institutions. As of June 30, 2014, the Agency's deposits with financial institutions were in excess of federal depository insurance limits by approximately $1,583,000.

The Agency's cash consists of the following approximate amounts at June 30, 2014:

Petty cash	$ 150
Cash in bank	213,000
Total cash	$ 213,150

Custodial credit risk for deposits is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it, or it will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency does not have a deposit policy for custodial credit risk.

The Agency's investments in money market accounts at June 30, 2014 totaled approximately $7,854,000 (of which $250,000 was insured).

In the event that a financial institution becomes insolvent and is placed under Federal Deposit Insurance Corporation (FDIC) receivership, this collateral is subject to the FDIC requirements for perfecting security interest under Federal law. In the opinion of the Connecticut State Attorney General, these requirements are met.

(4) Note Payable to Bank

The Agency has a $1,100,000 note payable to a local bank which is secured by certain real property and payable through February 2014. The current interest rate of 2% is calculated at Peoples United Bank prime rate less 1.25%. This loan will be repaid during the fiscal year ended June 30, 2015, and had an outstanding balance of $395,000 as of June 30, 2014.

(Continued)

(5) Receivables, Payables and Deferred Revenue

Grants and accounts receivables consist of the following amounts at June 30, 2014:

City of Norwalk and federal agencies	$ 2,535,904
Other	157,070
Total grants and accounts receivable	$ 2,692,974

Due to governmental agencies consists of the following amounts at June 30, 2014:

Due to Community Development Block Grant (CDBG)	$ 1,137,009
City of Norwalk-various projects	629,667
Other	291,545
Total due to governmental agencies	$ 2,058,221

Deferred revenues totaled approximately $4,177,000 as of June 30, 2014. Grant revenues are considered earned when expenditures are incurred and until then are considered deferred revenues.

(6) City of Norwalk and Program Funding

The Agency receives funding through the City of Norwalk as the City's administrator of the CDBG program. The City's operating budget also provides funding for salary and benefits of certain Agency staff that perform services directly for the City. The CDBG funding is distributed to Housing and Urban Development qualified programs and services within the City which are recognized as community needs within the City's Consolidated Plan and are awarded by the Common Council. For the year ended June 30, 2014, the Agency recognized the following revenue:

CDBG – Sub Grantee allocation	$ 1,454,734
CDBG - Administration	173,981
Other Government Grants for City Projects	6,073,676
Total Non Agency/CDBG/Sub Grantee Allocations	$ 7,702,391

(7) Employee Benefit Plan

The Agency sponsors a defined contribution pension plan covering substantially all of its employees. The benefits are based on years of service and the accumulation of employer's contribution during years of employment. Contributions and cost are determined at an average of 12 percent of each employee's salary and totaled approximately $107,000 for the fiscal year ended June 30, 2014.

(Continued)

(8) Due to/from Related Parties

Accounts payable and accrued expenses include net advances due to North Walke Housing Corporation (North Walke) in the amount of $1,400. North Walke is a separate nonprofit organization, but they are related parties since certain officers and directors of the Agency also serve in the same capacity with North Walke.

(9) Risk Management

The Agency is exposed to various risks of loss related to torts; theft or damage to, and destruction of assets; errors and omissions for public officials; injuries to employees; and natural disasters. The Agency has obtained insurance coverage to guard against these events which will provide minimum exposure to the Agency should they occur.

The Agency continues to carry commercial insurance for all other risks of loss, including business liability coverage. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

(10) Commitments and Contingencies

Amounts received or receivable from grantor agencies are subject to audit and adjustment by the grantor agencies. Any disallowed costs or claims, including amounts already received by the Agency, could become a liability.

The Agency is involved in various litigation matters. Management and counsel are either unable to determine the effect on the financial statements of these matters as their outcomes are undeterminable as of this report, or the effects are not considered to be material.

(11) Subsequent Event

HUD announced on June 30, 2014 that the City was selected to receive approximately $30 million under the federal Choice Neighborhoods initiative.

The Housing Authority of the City of Norwalk and the Agency will lead the effort on behalf of the City. Key partners include Trinity Financial and Housing Opportunities Unlimited. The team is targeting the South Norwalk neighborhood, since that area has suffered persistent flooding. Superstorm Sandy also caused severe flooding at the Washington Village public housing development and caused the temporary displacement of its residents. Plans call for rebuilding 136 public housing units into a new 273-unit mixed-income development.

A homeowner rehabilitation program, small business loans, and a new business improvement district will enable current owners and businesses to maintain and improve their properties.

Solakian & Company, LLC
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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States the financial statements of Norwalk Redevelopment Agency ("Agency") which comprise the statement of financial position as of June 30, 2014 and the related statements of activities, and cash flows as of and for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated October 31, 2014.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Solakian & Company, LLC

October 31, 2014

NORWALK REDEVELOPMENT AGENCY

Schedule of Revenues, Expenditures and Changes in Fund Balance-Budgetary Comparison

Year ended June 30, 2014

	Actual-Budgetary Basis			Budgeted Amounts	
	CDBG	**Improvement**	**Total**	**Original**	**Final**
Revenues:					
Other government grants for City projects	-	6,640,910	6,640,910	6,640,910	6,640,910
Federal grants	$ 1,109,475	-	1,109,475	1,109,475	1,109,475
Program income	67,637	60,797	128,434	128,434	128,434
Investment income	2	10,990	10,992	10,992	10,992
Total revenues	1,177,114	6,712,697	7,889,811	7,889,811	7,889,811
Expenditures:					
Project outlays	1,177,114	6,712,697	7,889,811	7,889,811	7,889,811
Revenues greater (less) than expenditures	-	-	-	-	-
Fund balance - beginning of year	669,877	4,165,409	4,835,286	4,835,286	4,835,286
Fund balances - end of year	$ 669,877	4,165,409	4,835,286	4,835,286	4,835,286

See accompanying notes to basic financial statements.

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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency:

Report on Compliance for Each Major Federal Program

We have audited Norwalk Redevelopment Agency's ("Agency") compliance with the types of compliance requirements described in the OMB Circular A-133 *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended June 30, 2014. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Agencys. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Opinion on Each Major Federal Program

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2014.

(Continued)

Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficien cies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the Agency as of and for the year ended June 30, 2014, and have issued our report thereon dated October 31, 2014, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Solakian & Company, LLC

October 31, 2014

NORWALK REDEVELOPMENT AGENCY

Schedule of Expenditures of Federal Awards

Year ended June 30, 2014

Grantor/Program Title	CFDA #	Expenditures
U.S. Department of Housing and Urban Development (HUD):		
Community Development Block Grant (CDBG) Non-Revolving Funds Passed through the City of Norwalk	14.218	$ 1,053,238
Total expenditures of federal awards		$ 1,053,238

BASIS OF PRESENTATION

This Schedule of Expenditures of Federal Awards includes the federal grant activity of the Norwalk Redevelopment Agency and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Schedule of Findings and Questioned Costs - Federal Awards

Year ended June 30, 2014

Section I – Summary of Auditor's Results

Financial Statements
Type of auditor's report issued: Unqualified

Internal control over financial reporting:

• Material weakness(es) identified?	_______ yes ___X___ no
• Significant deficiency(ies) identified?	_______ yes ___X___ none reported
Noncompliance material to financial statements noted?	_______ yes ___X___ no

Federal Awards
Internal control over major programs:

• Material weakness(es) identified?	_______ yes ___X___ no
• Significant deficiency(ies) identified?	_______ yes ___X___ none reported

Type of auditor's report issued on compliance for major programs:

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	_______ yes ___X___ no

Identification of major programs:
CFDA Number(s): 14.218

Name of Federal Program or Cluster:
HUD Community Development Block Grant

Dollar threshold used to distinguish between type A and type B programs:	$ 300,000
Auditee qualified as low-risk auditee?	___X___ yes ______ no

Section II – Financial Statement Findings

No findings or questioned costs are reported relating to financial statements audit.

Section III– Federal Award Findings and Questioned Costs

No findings or questioned costs are reported relating to Federal award programs.

NORWALK re: DEVELOPMENT AGENCY

Government-wide Financial Statements and Single Audit Reports

Year ended June 30, 2015

NORWALK REDEVELOPMENT AGENCY

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Year ended June 30, 2015

Supplementary Information

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of ***Norwalk Redevelopment Agency*** as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of ***Norwalk Redevelopment Agency***, as of June 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 1-6 and 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise ***Norwalk Redevelopment Agency's*** basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The schedule of expenditures of federal awards is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2015, on our consideration of ***Norwalk Redevelopment Agency's*** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Solakian & Company, LLC

October 31, 2015

NORWALK REDEVELOPMENT AGENCY, INC.

Management's Discussion and Analysis

June 30, 2015

As management of the Norwalk Redevelopment Agency, Inc. (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2015. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the Agency's basic financial statements that follow this section.

Financial Highlights – Norwalk Redevelopment Agency

The assets of the Norwalk Redevelopment Agency exceeded its liabilities at the close of the most recent fiscal year by $4,835,286 (net assets). There was no increase or decrease in net assets due to a break even operating result for the fiscal year ended June 30, 2015.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. As outlined in GASB 34, this report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is trending up or down.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by CDBG, DECD, and City of Norwalk grants (governmental activities). Norwalk Redevelopment Agency projects are essential to the City of Norwalk so that the City of Norwalk can maintain stable taxes, avoid stagnation, and preserve the City's AAA bond rating.

(Continued)

Government-Wide Financial Statements (continued)

The governmental activities of the Agency include Non-Revolving Loan Activities funded by the Federal HUD Community Development Block Grant program (CDBG), Revolving Loan Activities funded by paid-off loans that are invested back into the Norwalk community as new loans, the Department of Economic Community Development (DECD) grants funded by the State and City of Norwalk which are used for Urban Renewal projects in Norwalk, and the Operating Activities which manage and perform the daily activities in the various programs and projects. In addition to the governmental funds containing special revenue, there is an account group containing general long term obligations of the Agency for sick and vacation time earned but not paid out until a later period. The government-wide financial statements can be found on pages 7 - 8 of this report.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other redevelopment agencies of local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Agency can be divided into two categories: governmental funds for special revenue, and account groups for general long-term obligations.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Agency's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The reconciliation usually centers on debt and fixed assets of which the Agency has none. The Agency maintains five (5) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the governmental fund and account group for general long term obligations. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 9 - 10 of this report.

(Continued)

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 11 - 17 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of an agency's financial position. In the case of the Agency, assets exceeded liabilities by $4,835,286 at the close of the most recent fiscal year. The net position did not increase or decrease due to a break even operating result for the fiscal year ended June 30, 2015.

The largest portion of the Agency's assets (71%) is made up of cash and investments. Interest earned on cash and investments generate a small portion of the revenue for the Agency's operating budget. The second largest portion of the Agency's assets (26%) is made up of accounts and loans receivable. Accounts receivable are due from government entities, and the loan portfolio consists of loans to qualified sub-prime borrowers priced in accordance with HUD guidelines. At the end of the current fiscal year, the Agency is able to report positive balances in net position.

	Net Position June 30: 2015	2014
Assets		
Cash and investments	$ 8,505,200	$ 8,067,172
Grants and accounts receivable	1,857,406	2,692,974
Loans receivable, less allowance of $3,862,593	1,199,693	1,318,909
Other assets	381,139	553,235
Total assets	11,943,438	12,632,290
Liabilities and Net Position		
Notes payable to bank	-	395,000
Accounts payable and accrued expenses	730,527	913,173
Due to governmental agencies	2,292,130	2,058,221
Deferred revenues and other liabilities	4,085,495	4,430,610
Total liabilities	7,108,152	7,797,004
Net position:		
Restricted-urban redevelopment	4,835,286	4,835,286
Total net position	$ 4,835,286	$ 4,835,286

(Continued)

Governmental activities

Governmental activities had no effect on the Agency's net position of $4,835,286 for the current fiscal year ending June 30, 2015.

	Change in Net Position Years Ended June 30:	
	2015	2014
Revenues:		
Other government grants for City projects	$ 5,405,829	$ 6,640,910
Federal grants	1,259,782	1,109,475
Program and other income	140,205	128,434
Investment income	10,178	10,992
Total revenues	6,815,994	7,889,811
Expenditures:		
Project outlays	6,815,994	7,889,811
Change in net position	-	-
Net position - beginning of year	4,835,286	4,835,286
Prior period	-	-
Net position - beginning of year, as restated	4,835,286	4,835,286
Net position - end of year	$ 4,835,286	$ 4,835,286

(Continued)

Expenses and Program Revenues – Government-Wide Activities

Revenues and expenditures were break even during the fiscal year ending June 30, 2015.

Financial Analysis of the Government's Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, fund balances may serve as a useful measure of a government's net resources available. As of the end of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of $4,835,286. There was no change in net position due to a break even operating result for the fiscal year ended June 30, 2015.

Governmental Fund Budgetary Highlights

There was no difference between the original budget and the final budget.

Factors Affecting CDBG Federal Funding

The Federal HUD Community Development Block Grant (CDBG) funding has substantially decreased over the years. In the year 2001, the CDBG entitlement grant shared with non-profits was $1,209,000. In the year 2008, the grant had continued its yearly downward spiral to where the CDBG entitlement grant was only approximately $935,100. Over the 7 year period, there was an actual decrease in CDBG dollar funding of approximately $274,000, or 23%. In addition, a 3% Cost of Living increase in federal CDBG funding was never provided which resulted in an additional decrease in CDBG funding of approximately $278,000, or 23%. This resulted in a significant 46% decrease in total real CDBG dollars received over seven years of approximately $551,300. The CDBG entitlement grant of approximately $889,500 shared with non-profits for the fiscal year ending June 30, 2015 is less than the CDBG entitlement grant received in 2008.

(Continued)

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the finances of the Agency. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Comptroller at the Norwalk Redevelopment Agency, 125 East Avenue - Room 202, Norwalk, CT 06856.

NORWALK REDEVELOPMENT AGENCY

Statement of Net Position

June 30, 2015

Assets	Governmental Activities
Cash	$ 1,510,182
Investments	6,995,018
Grants and accounts receivable	1,857,406
Loans receivable, less allowance of $3,862,593	1,199,693
Other assets	381,139
Total assets	$ 11,943,438

Liabilities and Net Position	
Note payable to bank	$ -
Accounts payable and accrued expenses	730,527
Due to governmental agencies	2,292,130
Deferred revenues	3,952,388
Other liabilities	133,107
Total liabilities	7,108,152
Restricted-urban redevelopment	4,835,286
Total liabilities and net position	$ 11,943,438

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Activities

Year ended June 30, 2015

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Assets: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets: Primary Government-Total Governmental Activities
Primary government-governmental activities:				
Operating	$ 1,608,170	91,974	1,506,194	(10,002)
Community Development Block Grant-Revolving Loan Fund (RLF)	35,171	35,171	-	-
Community Development Block Grant-NRLF	1,272,842	13,060	1,259,782	-
Other programs and City projects	3,899,811	-	3,899,807	(4)
Total governmental activities	$ 6,815,994	140,205	6,665,783	(10,006)
General revenues:				
Unrestricted investment income				10,006
Change in net position				-
Net position-beginning of year				4,835,286
Net position-end of year				$ 4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Balance Sheet-Governmental Fund Type

June 30, 2015

	Governmental Fund Special Revenue
Assets	
Cash	$ 1,510,182
Investments	6,995,018
Grants and accounts receivable	1,857,406
Loans receivable, less allowance of $3,862,593	1,199,693
Other assets	381,139
Total assets	$ 11,943,438
Liabilities and Fund Balances	
Accounts payable and accrued expenses	$ 730,527
Due to governmental agencies and third parties	2,292,130
Deferred revenues	3,952,388
Other liabilities	133,107
Total liabilities	7,108,152
Fund balances-restricted	4,835,286
Total liabilities and fund balances	$ 11,943,438

Reconciliation of governmental fund balances:

Total fund balances	$ 4,835,286
Reconciling items	-
Net assets of governmental activities	$ 4,835,286

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds

Year ended June 30, 2015

		Special Revenue
Revenues:		
Other government grants for City projects	$	5,405,829
Federal grants		1,259,782
Program and other income		140,205
Investment income		10,178
Total revenues		6,815,994
Expenditures:		
Project outlays		6,815,994
Net changes in fund balances		-
Fund balances - beginning of year		4,835,286
Fund balances - end of year	$	4,835,286

Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balance:

Total net change in fund balances-governmental funds		-
Reconciling items		-
Change in net position of governmental activities	$	-

See accompanying notes to basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Notes to Financial Statements

June 30, 2015

(1) Summary of Significant Accounting Policies

The Norwalk Redevelopment Agency (Agency), an agent of the City of Norwalk, Connecticut (City) and is defined by the City as an Administrative Department of the municipality. The Agency was established by state statute and City code to oversee the development of the City's six project areas. The Agency functions autonomously from the City and is managed by a board of five commissioners who are appointed by the Mayor and approved by the Common Council of the City.

The Agency prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and other authoritative sources identified in *Statement on Auditing Standards No. 69*; has implemented the financial reporting model, as required by the provisions of GASB Statement No. 34, *Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments*, as of July 1, 2003; and it complies with the requirements of contracts and grants of agencies from which it receives funds.

Reporting Entity

The Board of Commissioners (Board) is appointed by the Mayor and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the Agency is a financial reporting entity as defined by GASB in its Statement No. 14, "*The Financial Reporting Entity.*" There are no component units included within the reporting entity.

Government-wide and Fund Financial Statements

The Statement of Net Assets and the Statement of Activities are government-wide financial statements. They report information on all of the Agency's non-fiduciary activities. Governmental activities include programs supported primarily by grants and other intergovernmental revenues. Business-type activities include operations that rely to a significant extent on fees and charges for support. There were no business-type activities during 2015.

The Statement of Activities demonstrates how other people or entities that participate in programs the Agency operates have shared in the payment of the direct costs. The "Capital grants and contributions" column includes amounts paid by organizations outside the Agency to help meet the operational or capital requirements of a given function. If revenue is not program revenue, it is general revenue used to support all of the Agency's functions.

All interfund transactions between governmental funds are eliminated on the government-wide statements. Interfund activities between governmental funds and fiduciary funds would remain on the government-wide Statement of Activities.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

The fund financial statements provide reports on the financial condition and results of operations for two fund categories – governmental and special revenue funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The Agency considers all revenues available if they are collectible within 60 days after year end.

Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurabl and available.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors some times require the Agency to refund all or part of the unused amount.

The Agency applies all GASB pronouncements as well as the Financial Accounting Standards Board pronouncements issued on or before November 30, 1989, unless these pronouncements conflict or contradict GASB pronouncements. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the fund Statement of Net Assets.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Funds and Account Groups

The accounts of the Agency are organized on the basis of funds or account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues and expenditures or expenses, as appropriate. The following fund types and account groups are used by the Agency:

Governmental Funds

Governmental funds are accounted for on a spending or "financial flow" measurement focus. That means only current assets and liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered a measure of "available spendable resources". Operating statements present increases and decreases in net current assets.

Special Revenue Fund

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Agency utilizes this fund to account for all grants, federal and state.

Cash Equivalents and Concentration of Risk

The Agency considers cash equivalents to be those investments with original maturities of three months or less. The Agency also maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Agency has not experienced any losses in such accounts, and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

Investments

Investments, which consist of money market funds, are presented at fair value.

Loans Receivable

Loans receivable, representing the outstanding balance of amounts advanced to individuals or businesses from federal community development grants, are recorded as assets when the advances are disbursed and are reflected net of any applicable uncollectible amounts.

Interfund Receivables and Payables

Outstanding balances between funds are presented as either due from or due to other funds and are not eliminated in the accompanying financial statements.

(Continued)

(1) Summary of Significant Accounting Policies (continued)

Program Funds

All funds received by the Agency are generally designated for use in the operation of its urban renewal and community development programs.

Fund Balance Reporting and Governmental Fund Type Definitions

Net position represents the difference between assets and liabilities. In accordance with GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*, net position is reported as restricted when there are limitations imposed on their use. The restricted balance reported by the Agency is constrained for specific purposes externally imposed by the U.S. Department of Housing and Urban Development (HUD) provider for urban redevelopment.

Compensated Absences and Post-Employment Benefits

Employees are permitted to accumulate a specified amount of earned but unused sick leave, which will be paid to them upon separation from the Agency. These expenditures are recognized in the governmental funds in the current year to the extent they are paid during the year or the vested amount is expected to be paid with available resources. The liability for compensated absences at June 30, 2015 was approximately $133,000.

The Agency does not provide any post-employment benefits.

Budgets

Based upon the nature of the operation of the Agency, the Agency is not legally required to adopt a budget. Accordingly, comparative budget analysis has not been presented in these financial statements.

Date through Which Subsequent Events Have Been Evaluated

Subsequent events have been evaluated through October 31, 2015, which is the date the financial statements were available to be issued.

(2) Reconciliation of Government-wide and Fund Financial Statements

The Combined Balance Sheet-Governmental Fund Type provides the reconciliation between the fund balance for total governmental funds on the governmental fund balance sheet and the net assets for governmental activities as reported in the government-wide statement of net assets. There were no major reconciling items for 2015.

The Combined Statement of Revenues, Expenditures and Changes in Fund Balance-Governmental Funds provides a reconciliation between the net changes in fund balance as shown on the governmental fund statement of revenues, expenditures, and changes in fund balances and the changes in net assets of governmental activities as reported on the government-wide statement of activities. There were no major reconciling items for 2015.

(Continued)

(3) Deposits and Investments

At June 30, 2015, the carrying amount of the Agency's deposits was approximately $1,510,000, and their bank balances totaled approximately $2,420,000. The majority of the cash was on deposit with private financial institutions. As of June 30, 2015, the Agency's deposits with financial institutions were in excess of federal depository insurance limits by approximately $2,170,000.

The Agency's cash consists of the following approximate amounts at June 30, 2015:

Petty cash	$ 150
Cash in bank	1,510,032
Total cash	$ 1,510,182

Custodial credit risk for deposits is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it, or it will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency does not have a deposit policy for custodial credit risk.

The Agency's investments in money market accounts at June 30, 2015 totaled approximately $6,995,000 (of which $250,000 was insured).

In the event that a financial institution becomes insolvent and is placed under Federal Deposit Insurance Corporation (FDIC) receivership, this collateral is subject to the FDIC requirements for perfecting security interest under Federal law. In the opinion of the Connecticut State Attorney General, these requirements are met.

(4) Note Payable to Bank

The Agency had a $1,100,000 note payable to a local bank which was secured by certain real property and payable through February 2015. The interest rate of 2% was calculated at Peoples United Bank prime rate less 1.25%. This loan was repaid during the fiscal year ended June 30, 2015.

(Continued)

(5) Receivables, Payables and Deferred Revenue

Grants and accounts receivables consist of the following amounts at June 30, 2015:

City of Norwalk and federal agencies	$ 1,680,830
Other	176,576
Total grants and accounts receivable	$ 1,857,406

Due to governmental agencies consists of the following amounts at June 30, 2015:

Due to Community Development Block Grant (CDBG)	$ 1,229,326
City of Norwalk-various projects	756,559
Other	306,245
Total due to governmental agencies	$ 2,292,130

Deferred revenues totaled approximately $3,952,000 as of June 30, 2015. Grant revenues are considered earned when expenditures are incurred and until then are considered deferred revenues.

(6) City of Norwalk and Program Funding

The Agency receives funding through the City of Norwalk as the City's administrator of the CDBG program. The City's operating budget also provides funding for salary and benefits of certain Agency staff that perform services directly for the City. The CDBG funding is distributed to Housing and Urban Development qualified programs and services within the City which are recognized as community needs within the City's Consolidated Plan and are awarded by the Common Council. For the year ended June 30, 2015, the Agency recognized the following revenue:

CDBG – Sub Grantee allocation	$ 1,616,507
CDBG - Administration	171,450
Other Government Grants for City Projects	4,881,788
Total Non Agency/CDBG/Sub Grantee Allocations	$ 6,669,745

(7) Employee Benefit Plan

The Agency sponsors a defined contribution pension plan covering substantially all of its employees. The benefits are based on years of service and the accumulation of employer's contribution during years of employment. Contributions and cost are determined at an average of 12 percent of each employee's salary and totaled approximately $116,300 for the fiscal year ended June 30, 2015.

(Continued)

(8) Due to/from Related Parties

Other assets include net advances due from North Walke Housing Corporation (North Walke) in the amount of $223,500. North Walke is a separate nonprofit organization, but they are related parties since certain officers and directors of the Agency also serve in the same capacity with North Walke.

(9) Risk Management

The Agency is exposed to various risks of loss related to torts; theft or damage to, and destruction of assets; errors and omissions for public officials; injuries to employees; and natural disasters. The Agency has obtained insurance coverage to guard against these events which will provide minimum exposure to the Agency should they occur.

The Agency continues to carry commercial insurance for all other risks of loss, including business liability coverage. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

(10) Commitments and Contingencies

Amounts received or receivable from grantor agencies are subject to audit and adjustment by the grantor agencies. Any disallowed costs or claims, including amounts already received by the Agency, could become a liability.

The Agency is involved in various litigation matters. Management and counsel are either unable to determine the effect on the financial statements of these matters as their outcomes are undeterminable as of this report, or the effects are not considered to be material.

(11) Choice Neighborhoods Initiative

HUD announced on June 30, 2014 that the City was selected to receive approximately $30 million under the federal Choice Neighborhoods initiative.

The Housing Authority of the City of Norwalk and the Agency will lead the effort on behalf of the City. Key partners include Trinity Financial and Housing Opportunities Unlimited. The team is targeting the South Norwalk neighborhood, since that area has suffered persistent flooding. Superstorm Sandy also caused severe flooding at the Washington Village public housing development and caused the temporary displacement of its residents. Plans call for rebuilding 136 public housing units into a new 273-unit mixed-income development.

A homeowner rehabilitation program, small business loans, and a new business improvement district will enable current owners and businesses to maintain and improve their properties.

Solakian & Company, LLC
Certified Public Accountants

Michael Solakian, CPA
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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States the financial statements of Norwalk Redevelopment Agency ("Agency") which comprise the statement of financial position as of June 30, 2015 and the related statements of activities, and cash flows as of and for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated October 31, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Solakian & Company, LLC

October 31, 2015

NORWALK REDEVELOPMENT AGENCY

Schedule of Revenues, Expenditures and Changes in Fund Balance-Budgetary Comparison

Year ended June 30, 2015

	Actual-Budgetary Basis			Budgeted Amounts	
	CDBG	**Improvement**	**Total**	**Original**	**Final**
Revenues:					
Other government grants for City projects	-	5,405,829	5,405,829	5,405,829	5,405,829
Federal grants	$ 1,259,782	-	1,259,782	1,259,782	1,259,782
Program income	48,231	91,974	140,205	140,205	140,205
Investment income	2	10,176	10,178	10,178	10,178
Total revenues	1,308,015	5,507,979	6,815,994	6,815,994	6,815,994
Expenditures:					
Project outlays	1,308,015	5,507,979	6,815,994	6,815,994	6,815,994
Revenues greater (less) than expenditures	-	-	-	-	-
Fund balance - beginning of year	669,877	4,165,409	4,835,286	4,835,286	4,835,286
Fund balances - end of year	$ 669,877	4,165,409	4,835,286	4,835,286	4,835,286

See accompanying notes to basic financial statements.

Solakian & Company, LLC
Certified Public Accountants

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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norwalk Redevelopment Agency

Report on Compliance for Each Major Federal Program

We have audited Norwalk Redevelopment Agency's ("Agency") compliance with the types of compliance requirements described in the OMB Circular A-133 *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended June 30, 2015. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Agencys. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Opinion on Each Major Federal Program

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

(Continued)

Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficien cies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the Agency as of and for the year ended June 30, 2015, and have issued our report thereon dated October 31, 2015, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Solakian & Company, LLC

October 31, 2015

NORWALK REDEVELOPMENT AGENCY

Schedule of Expenditures of Federal Awards

Year ended June 30, 2015

Grantor/Program Title	CFDA #	Expenditures
U.S. Department of Housing and Urban Development (HUD):		
Community Development Block Grant (CDBG) Non-Revolving Funds Passed through the City of Norwalk	14.218	$ 1,253,052
Total expenditures of federal awards		$ 1,253,052

BASIS OF PRESENTATION

This Schedule of Expenditures of Federal Awards includes the federal grant activity of the Norwalk Redevelopment Agency and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NORWALK REDEVELOPMENT AGENCY

Schedule of Findings and Questioned Costs - Federal Awards

Year ended June 30, 2015

Section I – Summary of Auditor's Results

Financial Statements
Type of auditor's report issued: Unqualified

Internal control over financial reporting:	
• Material weakness(es) identified?	______ yes __X__ no
• Significant deficiency(ies) identified?	______ yes __X__ none reported
Noncompliance material to financial statements noted?	______ yes __X__ no
Federal Awards	
Internal control over major programs:	
• Material weakness(es) identified?	______ yes __X__ no
• Significant deficiency(ies) identified?	______ yes __X__ none reported
Type of auditor's report issued on compliance for major programs:	
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	______ yes __X__ no
Identification of major programs: CFDA Number(s): 14.218	
Name of Federal Program or Cluster: HUD Community Development Block Grant	
Dollar threshold used to distinguish between type A and type B programs:	$ 300,000
Auditee qualified as low-risk auditee?	__X__ yes ______ no

Section II – Financial Statement Findings

No findings or questioned costs are reported relating to financial statements audit.

Section III– Federal Award Findings and Questioned Costs

No findings or questioned costs are reported relating to Federal award programs.