CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE OF THE COMMON COUNCIL
PUBLIC HEARING
REGULAR MEETING
April 6, 2023

Attendance: John Kydes, Chairman; David Heuvelman; Tom Livingston; Lisa Shanahan; Darlene Young; Bryan Meek; Greg Burnett; Barbara Smyth

Staff: Norwalk Redevelopment Agency: Brian Bidolli, Executive Director
Jessica Vonashek, Chief of Economic and Community Development

City Departments:
Planning & Zoning, Steve Kleppin, Director P & Z; Ken Hughes, Recreation & Parks, Sabrina Church, Director Bus. Devel.; Darin Callahan, Assist. Corporation Counsel; Dept Public Works: Vanessa Valadares, Chief of Operations; Jim Meehan, Engineer Police Dept.: Chief Walsh; Assist. Fire Chief Ed McCabe; Assist Chief Mark Conte; Chris Torre, Public Works; Ralph Kolb, Environmental Engineer, WPCA; Norwalk Public Library: Sharelle Harris, Library Director; Finance: Chitsamay Lam, Comptroller; Tom Ellis, Director of Budgets, Joyce Liu; Board of Education; Lunda Asmani, Chief Financial Officer; Sandra Faoies, Operations Assist. Superintendent; Rob Pennington, Deputy Superintendent, Ralph Valenzisi, Information Technology, William Hodel, Facility Services Maint. Lamond Daniels, Chief Community Services; Historical Commission; Patsy Brescia, Lockwood Mathews Mansion; Bill Travers, Director of Transportation; Building Facilities Management: Neil Rennie;

OTHERS: Diana Revolous, Common Council; Spinnaker: Matt Edwardson, Henry Conroy, Colin Gauthier, Beinfield Architects

CALL TO ORDER
Chairman Kydes called the meeting to order at 7:00.

ROLL CALL
Mr. Kydes acknowledged those present as above noted, there was a quorum present.

PUBLIC HEARING:
Proposed sale of a portion of 30 Monroe Street consisting of 46,094± sq. ft. identified as "Concept Property Lines" as and when shown in a certain map entitled "Zoning Location & Topographic Survey, 17 Chestnut, Prepared for SONO TOD II LLC, Norwalk, CT" dated March 14, 2023 and prepared by William W. Seymour & Associates, P.C (the "Survey Map"). (A copy of the Survey Map provided with Agenda materials.)

There were no members of the public that asked to speak. Mr. Kydes asked three times and hearing none, closed the Public Hearing.

PUBLIC HEARING PY49 Annual Action Plan

COMMENTS:

1. Diane Lauricella spoke on the need to open up the process, for more public notice and announcements on this action plan for next year. There should be limits to growth, in light of climate change water retention action steps should go into the planning to remove toxins beyond Brownfields. There was no clean up or waterfront study, no mapping of Brownfields for grant site assessments and there needs to be status check like back in the 80s as this is a ticking time bomb. The Industrial Waterfront Study Consultant states there are polluted sites along the harbor. She expects greater response from the Health Director and the City needs to protect the legacy of the shellfish industry to remove toxins from the harbor. She added she would like to see more investment in green infrastructure projects which improve the environment.

There were no others asking to comment and Mr. Kydes closed the second Public Hearing.

PUBLIC PARTICIPATION

1. Richard Bonenfant spoke about the Chestnut Street project. He stated that the City should not pay for infrastructure, sidewalks, etc. and that is a waste of taxpayer dollars when this is federal grant and the developer should pay.
2. Diane Lauricella spoke on the process for Capital Budget that is very comprehensive and there should be a renewal process for unbudgeted items. She added the Broad River Complex $5 million grant for artificial turfs destroys environment and the benefits of natural material.

Public Comments – continued D. Lauricella -

She had requested Recreation & Parks to study to find out more about natural turf and the true cost of maintaining artificial turf. She said it's very expensive and might find out the benefits of natural turf. Land Use Management only recommends trucks and vehicles using fossil fuel and this should be replaced with electric. But, only until the City makes this a priority they will only look at this and do more due diligence. She has requested many times, but if a study was done it would find natural turf is worth serious consideration. Under item C1 she is concerned with the Norwalk Legion 30 parking space situation and Jason Mulligan should address serious questions for Library parking.

Hearing no other requests for comments, Mr. Kydes closed the Public Participation at 7:15 p.m.

ADMINISTRATION

Approval of the Minutes of March 2, 2023 Meeting.

** MS. SHANAHAN MOVED TO APPROVE MINUTES FROM THE MEETING OF MARCH 2, 2023

Mr. Livingston requested a correction on page 2 for YMB to YMCA.

** MOTION TO APPROVE PASSED UNANIMOUSLY (B. SMYTH ABSTAINED)

*Meeting tech moderator Mr. Manzi noted that there was another member of the public that had raised a hand to speak previously, Doug Peoples. He noted and asked again for him to unmute, but there were technical issues and he could not comment.

II. NEW BUSINESS

A. FY 2024 CAPITAL BUDGET
1. Advance the FY2023 Capital Budget to the Common Council for approval with the noted amendments.

Members of City Departments as noted under Attendance addressed the Committee to present the Capital Budget requests as included on the back-up budget documents and the Mayor's Capital Budget recommended approval letter as contained in the agenda. Questions and comments were fielded as referenced in the budget book and attachments.

Following budget presentations by each Department, Mr. Kydes requested an amendment to Board of Ed budget item #3 to move $50,000 from Instructional Technology and $25,000 from #11 School Projects to $75,000 to fund item #4 Montessori Program at Brookside School.

** MR. KYDES MOVED TO APPROVE AN AMENDMENT TO THE 2024 FY CAPITAL BUDGET AS ABOVE OUTLINED TO FUND $75,000 FOR THE MONTESSORI PROGRAM AT BROOKSIDE SCHOOL BY TRANSFERRING $50,000 FROM INSTRUCTIONAL TECHNOLOGY AND $25,000 FROM SCHOOL PROJECTS.

** MOTION PASSED UNANIMOUSLY.

Mr. Kydes asked Mr. Asmani to contact Jessica with the details of the amendment to the Board of Ed budget to provide to Irene Dixon for next Tuesday's Council meeting.

FY 2024 CAPITAL BUDGET

** MR. LIVINGSTON MOVED TO ADVANCE THE FY2024 CAPITAL BUDGET TO THE COMMON COUNCIL FOR APPROVAL WITH THE NOTED AMENDMENT.

** MOTION PASSED UNANIMOUSLY.

<u>Redevelopment Agency</u>

1. Authorize the Mayor, Harry W. Rilling to execute a Land Disposition and Development Agreement (the "LDA") together with any and all other agreements and documents required thereunder with Sono TOD II, LLC (the "Developer") for purposes of conveying a portion of 30 Monroe Street consisting of 46,094± sq. ft. identified as "Concept Property Lines" as and when shown in a certain map entitled "Zoning Location & Topographic Survey, 17 Chestnut, Prepared For SONO TOD II LLC, Norwalk,Connecticut" dated March 14, 2023 and prepared by William W. Seymour & Associates, P.C. (the "City Parcel"), said City Parcel to be consolidated with land of the Developer identified on the Tax Assessors records as M/BL 2/55/6, 2/25/57 and 2/55/22 (the "Developer Property" together with the City Property, collectively, the "Project Site") for purpose of constructing within the Project Site a mixed-use development containing: commercial space; residential units; structured parking facility, 60 of which to be dedicated for use by commuters of the South Norwalk Train Station; recreational area; and related improvements (the "Project"), pursuant to the LDA Term Sheet enclosed with this Agenda.

** MR. LIVINGSTON MOVED THE ITEM FOR DISCUSSION.

Mr. Bidolli presented an update on the project and asked the representatives from Spinnaker to review the details of the LDA. He introduced Matt Edwardson and Henry Conroy of Spinnaker, and Colin Gauthier of Beinfield Architects that provided an overview of the presentation that was made last year when the project was introduced. Following the presentation, questions and comments were fielded by Mr. Bidolli. He explained that there will be public community information sessions to address concerns about traffic congestion and infrastructure improvements.

Mr. Bidolli presented the financial details of the LDA and outlined the structure of the financing plan and infrastructure improvements and affordable housing that represents the grant requirements. He noted the difference of P3s Public Private Partnerships and the risk minimization versus POKO projects and legal requirements:

Accommodations of escrows performance bonds, in terms of LDA. Developer is paying fair market value which is a key difference and $1 million held as an incentive of performance. Working with a completely vetted developer with performance record with the City.
Darin Callahan outlined the legal technical terms of the LDA and risk mitigation and ensuring the timeline is completed on a timely manner, within permits and zoning approvals.

Mr. Livingston commended Mr. Bidolli and the Development Agency on the thoroughness of the presentation and the complexity of the due diligence that has been done in exemplary fashion. Mr. Kydes also applauded the Redevelopment Agency and thanked them and Corporation Counsel for all the work done with this project.

** MOTION TO APPROVE THE ITEM AND FORWARD TO COMMON COUNCIL TO: AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE A LAND DISPOSITION AND DEVELOPMENT AGREEMENT (THE "LDA") TOGETHER WITH ANY AND ALL OTHER AGREEMENTS AND DOCUMENTS REQUIRED THEREUNDER WITH SONO TOD II, LLC (THE "DEVELOPER") FOR PURPOSES OF CONVEYING A PORTION OF 30 MONROE STREET CONSISTING OF 46,094± SQ. FT. IDENTIFIED AS "CONCEPT PROPERTY LINES" AS AND WHEN SHOWN IN A CERTAIN MAP ENTITLED "ZONING LOCATION & TOPOGRAPHIC SURVEY, 17 CHESTNUT, PREPARED FOR SONO TOD II LLC, NORWALK,CONNECTICUT" DATED MARCH 14, 2023 AND PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. (THE "CITY PARCEL"), SAID CITY PARCEL TO BE CONSOLIDATED WITH LAND OF THE DEVELOPER IDENTIFIED ON THE TAX ASSESSORS RECORDS AS M/BL 2/55/6, 2/25/57 AND 2/55/22 (THE "DEVELOPER PROPERTY" TOGETHER WITH THE CITY PROPERTY, COLLECTIVELY, THE "PROJECT SITE") FOR PURPOSE OF CONSTRUCTING WITHIN THE PROJECT SITE A MIXED-USE DEVELOPMENT CONTAINING: COMMERCIAL SPACE; RESIDENTIAL UNITS; STRUCTURED PARKING FACILITY, 60 OF WHICH TO BE DEDICATED FOR USE BY COMMUTERS OF THE SOUTH NORWALK TRAIN STATION; RECREATIONAL AREA; AND RELATED IMPROVEMENTS (THE "PROJECT"), PURSUANT TO THE LDA TERM SHEET ENCLOSED WITH THIS AGENDA.

** **MOTION TO APPROVE PASSED UNANIMOUSLY**.

2. Referral of conveyance of City Parcel referred to in Section II, B, 1 of this Agenda to the Planning and Zoning Commission for 8-24 Review and Report.
{00117239.DOCX 1} 125 EAST AVENUE, NORWALK, CT 06851 · TELEPHONE 203-854-7948.

** MR. LIVINGSTON MOVED TO APPROVE.
** MOTION PASSED UNANIMOUSLY.

Advance the final PY49 Annual Action Plan (AAP) to the Common Council for its approval and to authorize the Mayor to execute any and all documents associated with the submission of the PY49 AAP to HUD and all documents consistent with the approved PY49 AAP.

Mr. Kydes noted this item is on the agenda prematurely and it should be moved to next month's agenda.
** MR. LIVINGSTON MOVED TO TABLE THE ITEM UNTIL NEXT MONTH'S MEETING.
** MOTION PASSED UNANIMOUSLY.

C. ECONOMIC AND COMMUNITY DEVELOPMENT

1. Authorize the Mayor, Harry W. Rilling, to enter into a lease agreement and such other documents necessary to lease thirty parking spaces from Norwalk Aerie, No. 588 Fraternal Order of Eagles, Inc. for two years for annual rent $12,600.00 with three options to extend the term for a period of one year each at mutual agreed upon rent. Account Number: 016200 - 5265

Jessica Vonasheck spoke on work with Library Board and Scantrek with help of Darin secured an agreement with Eagles Club to secure 30 spots $35 per month/space or annual cost of $12,600 to come from the Library operating budget. She noted that the Library is in full agreement to accommodate patrons with the much need for parking. She also noted that the option to continue parking this until 2025 and Darin filled in the legal details of the two-year term of the agreement. In response to Mr. Kydes question on what if the Library charges, she added that the Library won't charge for parking at this time but infrastructure is there to be determined.

** MR. LIVINGSTON MOVED TO APPROVE THE ITEM.
AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A LEASE AGREEMENT AND SUCH OTHER DOCUMENTS NECESSARY TO LEASE THIRTY PARKING SPACES FROM NORWALK AERIE, NO. 588 FRATERNAL ORDER OF EAGLES, INC. FOR TWO YEARS FOR ANNUAL RENT $12,600.00 WITH THREE OPTIONS TO EXTEND THE TERM FOR A PERIOD OF ONE YEAR EACH AT MUTUAL AGREED

UPON RENT. ACCOUNT NUMBER: 016200 - 5265
** MOTION PASSED UNANIMOUSLY.

OLD BUSINESS
There was no old business.

ADJOURNMENT

** MS. SHANAHAN MOVED TO ADJOURN THE MEETING.
** THE MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 10:17 p.m.

Respectfully Submitted,
M. Knox
Telesco Secretarial Services