

**City of Norwalk
Economic and Community Development Committee
Regular Meeting
March 2, 2023**

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

Other: Brian Bidolli, Norwalk Redevelopment Agency; Steve Kleppin, Director of Planning and Zoning; Jessica Vonashek

1) CALL TO ORDER

Chairman Kydes called the meeting to order at 7:01.

2) ROLL CALL

A quorum was present.

3) PUBLIC PARTICIPATION

There was no public participation.

4) APPROVAL OF THE MINUTES FROM FEBRUARY 2, 2023

******Ms. Shanahan moved to approve the minutes of February 2, 2023**

******The motion passed unanimously.**

5) NEW BUSINESS

A. PLANNING AND ZONING

1. Development update

Mr. Kleppin gave an update on different projects in development. He will send out an updated list of projects to the committee next week. The project at 10 Monroe Street, across from the Police Station, is moving along. This is a mixed-use development. Ms. Young asked if the corner buildings are being rehabbed or rebuilt. They are being rehabbed. The project at 467 West Avenue, is also beginning.

Mr. Livingston asked if 64 South Main Street had received approval. Mr. Kleppin confirmed that they had, but then had pulled out of the project.

The Loeman's development is on schedule. Mr. Kydes asked about the development at Glover Avenue. Mr. Kleppin confirmed that plan was approved by the commission and will happen in three stages. This project will include a public park.

Mr. Kydes asked about the Wells Fargo development. This is going up for a vote tonight but will most likely be postponed due to an abundance of public comment.

Mr. Livingston asked if anything was happening on the old YMCA site. This is in the very early stages of planning with a developer.

Mr. Kleppin confirmed that the former MBI is going to become a Wegman.

Mr. Kleppin said there was no further information on 272-280 Main Street. This project is currently on hold.

Norwalk Hospital got approval for building and will probably start construction on a patient tower in 2023.

Mr. Heuvelman asked if any cannabis applications had been received. Mr. Kleppin confirmed that two applications have been received, and the beginning stages of approval has begun. These are for retail, there are no applications yet for production.

Mr. Kydes asked about the waterfront studies. The next steps are to develop a timeline and set goals.

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2. ULI Housing Plan and Affordable Housing Plan

a. Authorize the Mayor, Harry W. Rilling, to execute a contract for a Housing Plan between the City of Norwalk and the Urban Land Institute (ULI) in an amount not to exceed \$80,000 by way of sole source procurement. Account Number: TBD (ARPA Funds)

Ms. Vonashek presented a plan to develop an affordable housing plan. This includes a proposed approach to develop a housing plan and an affordable housing plan. The city has already committed funds to developing this. The next steps include getting approval to work with AKRF and beginning the process.

Ms. Young stressed the importance of affordable housing, and asked if AKRF had experience with this. Ms. Vonashek assured that they do have varied experiences with affordable housing around the country.

*******Mr. Livingston moved to execute this contract.**

*******The motion passed unanimously.**

b. Authorize the Mayor, Harry W. Rilling, to execute a contract for an Affordable Housing Plan between the City of Norwalk and AKRF, Inc. in an amount not to exceed \$120,000. Account Number: 133710-5796-AEC22B.

******Ms. Shanahan moved to execute this contract.**

******The motion passed unanimously.**

B. REDEVELOPMENT AGENCY

1. Discussion on CDBG Funding.

Mr. Bidolli gave a brief update on the CDBG funding. After the presentations at the last meeting, the planning has just begun. It is funded with \$7,000, which covers the expenses that were voted on. The next step is to put this into an annual action plan which will be available at the next meeting.

2. Discussion and update on 15-17 Chestnut Land Disposition Agreement (LDA).

Mr. Kleppin confirmed that they had applied for amending zoning regulations. There is a lot of work to be done before they submit this.

a. 8-24 Referral of conveyance of a portion of 30 Monroe Street in favor of SONO TOD II, LLC.

Mr. Bidolli is working with the developer on this project. Next month will have more details, and they will be able to schedule a public hearing. Mr. Bidolli mentioned that there is an incentive program for completing the parking garage, and they are working with a Norwalk based developer with a strong history.

******Mr Livingston moved to approve the referral of conveyance of 30 Monroe Street.**

******The motion passed unanimously.**

6) OLD BUSINESS

There was no old business.

7) ADJOURNMENT

******Mr. Kydes moved to adjourn the meeting.**

******The motion passed unanimously.**

Chairman Kydes adjourned the meeting.

Respectfully submitted,

Amy Chaple
Telesco Secretarial Services

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