

**CITY OF NORWALK
FINANCE/CLAIMS COMMITTEE
SPECIAL MEETING
SEPTEMBER 7, 2023**

ATTENDANCE: Greg Burnett, Chair; Edwin Camacho, John Kydes, Jenn McMurrer, Bryan Meek, Nora Niedzielski-Eichner; Diana Revolus

OTHERS: Atty. Darin Callahan; JoAnn Acquarulo, Assistant Building & Facilities Manager; Henry Dachowitz, CFO

CALL TO ORDER

Council Member Burnett called the meeting at 6:04 p.m.

ROLL CALL

Council Member Burnett called the roll. A quorum was present.

PUBLIC PARTICIPATION

Council Member Burnett said that there were no comments submitted prior to the meeting and there was no one who indicated they wished to address the Committee.

Recommend and refer to the Common Council a special capital appropriation in the amount of \$2,900,000 for the Norwalk Public Schools for the acquisition of 6 properties abutting the proposed South Norwalk School and other project related purposes.

RESOLUTION:

a. Authorize the allocation of \$2,900,000.00 in Special Capital Appropriation funds to the Norwalk Public Schools for the acquisition of 6 properties abutting the proposed South Norwalk School as identified herein this memo.

This capital appropriation shall be funded through \$2,900,000 of authorized but unissued general obligation bonds or notes of the City. The \$2,900,000 of bonds or notes of the City shall be issued in accordance with the provisions and terms set forth in the original bond resolutions that authorized the issuance of the bonds or notes of the city for project account #0919-205010-5777-C0619.

b. Approve the deauthorization in the amount of \$2,900,000 from free balance in the Jefferson School Improvement Project – capital budget account # 0919-205010 5777 C0619.

**** COUNCIL MEMBER REVOLUS MOVED THE ITEM.**

Atty. Callahan greeted the Commission and said that the City was in the process of acquiring a number of properties for the South Norwalk School. These funds will be used for funding for acquiring the properties. He explained that they may have to provided funding if a property needs to be taken by eminent domain. The funding will come from the free balance surplus funding from the Jefferson School project.

Council Member Burnett said that the items had been presented to the BET and Land Use and Building Management Committees.

Council Member Camacho asked for more details regarding the deauthorizations of funding from the Jefferson School project, which Atty. Callahan reviewed with him.

Council Member Meek asked if they would be paying the same interest rate on this bonded funding as they did for the Jefferson School project. Mr. Dachowitz reviewed how the Finance Department reviews the finances on major projects on a regular basis and these funds were originally forecast for Jefferson, but that project has been closed out. Therefore these funds can be repurposed for the South Norwalk School.

Council Member Niedzielski-Eichner asked for the timeline. Atty. Callahan said that it would depend on the negotiations with the property owners and noted there is a six month window following approval by the Common Council. Discussion followed about the details.

Council Member Revolus said that she was concerned about the number of residents that would be displaced and what type of cost would be incurred. Atty. Callahan said that at least two of the properties were multi-family residences. There is a Relocation Officer that works with the Health Department and would be involved in this project. He said that there were several factors that would contribute to the cost.

**** THE MOTION TO APPROVE THE FOLLOWING RESOLUTION:**

A. AUTHORIZE THE ALLOCATION OF \$2,900,000.00 IN SPECIAL CAPITAL APPROPRIATION FUNDS TO THE NORWALK PUBLIC SCHOOLS FOR THE ACQUISITION OF 6 PROPERTIES ABUTTING THE PROPOSED SOUTH NORWALK SCHOOL AS IDENTIFIED HEREIN THIS MEMO.

THIS CAPITAL APPROPRIATION SHALL BE FUNDED THROUGH \$2,900,000 OF AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS OR NOTES OF THE CITY. THE \$2,900,000 OF BONDS OR NOTES OF THE CITY SHALL BE ISSUED IN ACCORDANCE WITH THE PROVISIONS AND TERMS SET FORTH IN THE ORIGINAL BOND RESOLUTIONS THAT AUTHORIZED THE ISSUANCE OF THE BONDS OR NOTES OF THE CITY FOR PROJECT ACCOUNT #0919-205010-5777-C0619.

B. APPROVE THE DEAUTHORIZATION IN THE AMOUNT OF \$2,900,000 FROM FREE BALANCE IN THE JEFFERSON SCHOOL IMPROVEMENT PROJECT – CAPITAL BUDGET ACCOUNT # 0919-205010 5777 C0619.

PASSED WITH SIX (6) IN FAVOR (BURNETT, CAMACHO, KYDES, MCMURRER, NIEDZIELSKI-EICHNER AND REVOLUS) AND ONE (1) OPPOSED (MEEK).

Review proposed amendment to the description of available capital budget funds for Belden Library Expansion Project and refer the following RESOLUTION to the Common Council for action:

RESOLUTION:

a. Authorize to revise the project description for capital budget account # 092-06210 5777 C0662.

Current: Funding for building programming phase with design options Proposed: Funding for building programming phase with design options and property acquisition. This project was approved in FYE 2020 with a budget of \$450,000, no actuals to date.

b. Authorize to revise the project description for capital budget account # 092-16210 5777 C0662.

Current: Belden Ave Library Expansion – Architectural Services Proposed: Belden Ave Library Expansion – Architectural Services and property acquisition This project was approved in FYE 2021 with a budget of \$1,570,000, no actuals to date.

**** COUNCIL MEMBER REVOLUS MOVED THE ITEM.**

Atty. Callahan said that this was a previously approved authorization of funding for architectural services. This resolution will expand the scope of the project. He explained that the City was looking to expand the footprint of the Library Belden Street parking lot.

This item has already been reviewed by the BET, Planning and Zoning and Land Use and Building Management.

Council Member Meek asked why this item was being pushed forward. He was concerned about a hotel that was proposed on nearby property. Atty. Callahan said that the Library felt the acquisition of the property was critical. Mr. Dachowitz said that Mr. Lo needs to have a certain amount of funding available for the acquisition of the property. The Library will come back next year for funding.

**** THE MOTION TO APPROVE THE FOLLOWING RESOLUTION:**

A. AUTHORIZE TO REVISE THE PROJECT DESCRIPTION FOR CAPITAL BUDGET ACCOUNT # 092-06210 5777 C0662.

CURRENT: FUNDING FOR BUILDING PROGRAMMING PHASE WITH DESIGN OPTIONS PROPOSED: FUNDING FOR BUILDING PROGRAMMING PHASE WITH DESIGN OPTIONS AND PROPERTY ACQUISITION. THIS PROJECT WAS APPROVED IN FYE 2020 WITH A BUDGET OF \$450,000, NO ACTUALS TO DATE.

B. AUTHORIZE TO REVISE THE PROJECT DESCRIPTION FOR CAPITAL BUDGET ACCOUNT # 092-16210 5777 C0662.

CURRENT: BELDEN AVE LIBRARY EXPANSION – ARCHITECTURAL SERVICES PROPOSED: BELDEN AVE LIBRARY EXPANSION – ARCHITECTURAL SERVICES AND PROPERTY ACQUISITION THIS PROJECT WAS APPROVED IN FYE 2021 WITH A BUDGET OF \$1,570,000, NO ACTUALS TO DATE.

PASSED WITH SIX (6) IN FAVOR (BURNETT, CAMACHO, KYDES, MCMURRER, NIEDZIELSKI-EICHNER AND REVOLUS) AND ONE (1) OPPOSED (MEEK).

Recommend special capital appropriation in the amount of \$2,000,000 by the Buildings and Facilities Department for the following improvements at the new South Norwalk School (formerly the Hatch & Bailey site) at the intersection of South Main Street/Meadow Street/Wilson Avenue.

RESOLUTION:

a. Authorized the allocation of \$2,000,000 in Special Capital Appropriation to the buildings and facilities department for the following improvements at the new South Norwalk School (formerly the Hatch & Bailey site) at the intersection of South Main

Street/Meadow Street/Wilson Avenue: a. \$1,000,000 for intersection traffic improvements to be allocated to TM&P

b. \$1,000,000 for intersection flood improvement to be allocated to DPW. Account 0924021-5777-c0808 Traffic Improvements Norwalk Neighborhood School.

This capital appropriation shall be funded through \$2,000,000 of authorized but unissued general obligation bonds or notes of the city. the \$2,000,000 of bonds or notes of the City shall be issued in accordance with the provisions and terms set forth in the original bond resolutions that authorized the issuance of the bonds or notes of the City for project account #09225010-5777-c0808 Norwalk Neighborhood School.

b. Approve the deauthorization of \$1,000,000 from free balance in the Ponus Ridge School Improvement Project - Capital Budget Account #09185010 5777 c0608.
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c. Approve the deauthorization of \$1,000,000 from free balance in the Jefferson School Improvement Project – Capital Budget Account #09205010 5777 C0619.

**** COUNCIL MEMBER REVOLUS MOVED THE ITEM.**

Council Member Burnett said this item has already been presented to the BET, Planning and Zoning and Land Use and Building Management.

Mr. Callahan said that there were surplus balances from the Ponus Ridge and Jefferson and these funds will be use to improve the intersection of South Main Street/Meadow Street/Wilson Avenue.

Council Member Niedzielski-Eichner expressed concerns about sidewalks. She asked if the new sidewalks would be part of the reconfiguration of the intersection. Mr. Callahan said that they would be doing full right of way improvements and should include sidewalks directly adjacent to South Main Street. Ms. Acquarulo said that there had been funding already allocated for an area on the spur line side of the project.

Council Member Niedzielski-Eichner said that the new sidewalk was usually under DPW, but this was different. Ms. Acquarulo said that this was because it was part of the reconfiguration of the intersection.

**** THE MOTION TO APPROVE THE FOLLOWING RESOLUTION:**

A. AUTHORIZED THE ALLOCATION OF \$2,000,000 IN SPECIAL CAPITAL APPROPRIATION TO THE BUILDINGS AND FACILITIES DEPARTMENT FOR THE FOLLOWING IMPROVEMENTS AT THE NEW SOUTH NORWALK SCHOOL (FORMERLY THE HATCH & BAILEY SITE) AT THE INTERSECTION OF SOUTH MAIN STREET/MEADOW STREET/WILSON AVENUE: A. \$1,000,000 FOR INTERSECTION TRAFFIC IMPROVEMENTS TO BE ALLOCATED TO TM&P B. \$1,000,000 FOR INTERSECTION FLOOD IMPROVEMENT TO BE ALLOCATED TO DPW. ACCOUNT 0924021-5777-C0808 TRAFFIC IMPROVEMENTS NORWALK NEIGHBORHOOD SCHOOL.

THIS CAPITAL APPROPRIATION SHALL BE FUNDED THROUGH \$2,000,000 OF AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS OR NOTES OF THE CITY. THE \$2,000,000 OF BONDS OR NOTES OF THE CITY SHALL BE ISSUED IN ACCORDANCE WITH THE PROVISIONS AND TERMS SET FORTH IN THE ORIGINAL BOND RESOLUTIONS THAT AUTHORIZED THE ISSUANCE OF THE BONDS OR NOTES OF THE CITY FOR PROJECT ACCOUNT #09225010-5777-C0808 NORWALK NEIGHBORHOOD SCHOOL.

**B. APPROVE THE DEAUTHORIZATION OF \$1,000,000 FROM FREE BALANCE IN THE PONUS RIDGE SCHOOL IMPROVEMENT PROJECT - CAPITAL BUDGET ACCOUNT #09185010 5777 C0608.
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C. APPROVE THE DEAUTHORIZATION OF \$1,000,000 FROM FREE BALANCE IN THE JEFFERSON SCHOOL IMPROVEMENT PROJECT - CAPITAL BUDGET ACCOUNT #09205010 5777 C0619.

PASSED WITH SIX (6) IN FAVOR (BURNETT, CAMACHO, KYDES, MCMURRER, NIEDZIELSKI-EICHNER AND REVOLUS) AND ONE (1) OPPOSED (MEEK).

ADJOURNMENT.

**** COUNCIL MEMBER REVOLUS MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:36 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

City of Norwalk
Finance/Claims Committee
Special Meeting
September 7, 2023