

**CITY OF NORWALK  
FINANCE/CLAIMS COMMITTEE  
REGULAR MEETING  
JUNE 10, 2021**

**ATTENDANCE:** Greg Burnett, Chair; David Heuvelman, Tom Keegan,  
Diana Revolus, Nick Sacchinelli.

**OTHERS:** Chitsamay Lam, Comptroller; Lisa Biagiarelli, Tax Collector;  
Betsy Bain, Rowayton Hilltop Houses; Anthony R. Carr, Chief of  
Operations and Public Works; Atty. Darin Callahan, Michael DePalma,  
Oak Hills Authority; Mr. William Ford, the Tax Assessor, Atty. Matt  
Sapienza, Corporation Counsel, Ms. Betsy Bain, Rowayton Hill Top  
Homes Board president; and Ms. Vanessa Valadare, Principal Engineer

This meeting was conducted by Zoom/Teleconference.  
The public was able to listen to this meeting by calling a conference line.

**CALL TO ORDER**

Mr. Burnett called the meeting at 7:02 p.m.

**ROLL CALL**

Mr. Burnett called the roll. A quorum was present.

**\*\* MR. HEUVELMAN MOVED TO ADD AN ITEM REGARDING EXECUTIVE  
SESSION TO DISCUSS THE LEGAL OPINION OF ASSISTANT CORPORATION  
COUNSEL DARIN L. CALLAHAN DATED JUNE 10, 2021 CONCERNING OAK HILLS  
PARK VENDORS PURSUANT TO CONN. GEN STAT. SECTIONS 1-200(6) AND 1-  
210(B)(10)**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**PUBLIC PARTICIPATION**

Mr. Burnett said that there were no written emails received.

Mr. Burnett recognized Ms. Betsy Bain, the current president of the Board of Directors of Rowayton Hill Top Homes. Ms. Bain said that there was an item regarding a tax abatement renewal for the Hill Top Homes and she was present to answer questions.

**APPROVE THE MINUTES OF THE FOLLOWING FINANCE  
COMMITTEE MEETINGS:**

• **May 13, 2021**

**\*\* MR. KEEGAN MOVED THE MINUTES OF THE MAY 13, 2021.**

The following corrections were noted:

Page 2, under Monthly Tax Collector's Report, paragraph 1, please change the following from "Lien Variance Certificates" to "Lien Continuance Certificates".

Page 2, under Monthly Tax Collector's Report, paragraph 2, please change the following from "She explained that the sale" to "She explained that the tax sale"

Page 2, under Monthly Tax Collector's Report, paragraph 4, line 2 please change the following From "the tax lien sale." to "the tax sale."

Page 2, under Monthly Tax Collector's Report, paragraph 4, line 2 please change the following from " on lien sales because" to " on tax sales because"

Page 2, under Monthly Tax Collector's Report, paragraph 6, line 2 please change the following from "in touch with State OPM Office" to "in touch with the State Office of Policy Management."

**\*\* THE MOTION TO APPROVE THE MINUTES OF MAY 13, 2021 AS CORRECTED PASSED WITH FOUR (4) IN FAVOR (BURNETT. HEUVELMAN, KEEGAN, REVOLUS) AND ONE (1) ABSTENTION (SACCHINELLI).**

**Claims Committee: receive the monthly Claims Report; review and approve claims as required for Claims Report dated: June 10, 2021**

**Narrative on Tax Collections dated June 7, 2021 – Receive Report and discuss.**

**Monthly Tax Collector's Reports dated May 2021 – Receive Report and discuss.**

Ms. Biagiarelli presented her report. She said that the Claims report was for information only as they were all under \$10,000.

She then reviewed the remaining reports and noted there was one more month to go before the close of the fiscal year.

Regarding the tax sale, there were 137 properties were paid in full. The complete list of properties that will be included will be issued soon.

The tax bills will be mailed the week of June 21<sup>st</sup>. This allows the residents to budget and plan. There is no COVID extension this year and the last day to pay will be August 2<sup>nd</sup>. There are a number of bank branches that will accept payments or residents can pay online or in person.

Mr. Burnett asked Ms. Biagiarelli how she felt that they would finish the year. Ms. Biagiarelli said that they were in a very good position and had been able to maintain the collection rate. She mentioned the new three year cycle for motor vehicle registration, which will impact the timing of vehicle taxes collection. Discussion followed about delinquency measures.

**Receive Oak Hills Authority monthly Financial Statements for April 2021.**

Mr. DePalma reported that the number of golf rounds are up and the Authority has had a very good year. He displayed a spreadsheet onscreen.

Mr. DePalma then gave a brief update on the restaurant. The restaurant work has been delayed due to supply shortages. The Halfway House is open and they are averaging \$700/day. The Authority receives 10% and this will be paid out quarterly.

**Now, therefore, be it resolved, by the Common Council of the City of Norwalk:**

- a. 1. That pursuant to the Norwalk City Code Chapter 58, the Mayor is hereby authorized, directed, and empowered in the name of and in behalf of t the City of Norwalk to execute the attached Tax Abatement Agreement, and any amendments or revisions thereto, provided such amendments or revisions are not of a substantive nature. In general, the Tax Abatement Agreement is designed to abate the municipal real estate taxes of the ROWAYTON SENIOR HOUSING COPORATION for a period of up to 40 years, except that there will be a payment in lieu of taxes as more detailed in the Agreement.**
- b. 2. The Mayor is further authorized to provide such information or execute such other documents in connection with this tax abatement to or with such agencies of the federal or state government as may assist the ROWAYTON SENIOR HOUSING COPORATION in meeting its commitment to make payments in lieu of taxes to the City.**

**\*\* MR. SACCHINELLI MOVED THE ITEM.**

Mr. William Ford, the Tax Assessor, and Atty. Matt Sapienza from Corporation Counsel were present on the call. Mr. Ford said that this was an affordable housing complex for seniors in the area and this is an on-going abatement. This is simply a request to continue the abatement, and it is revenue neutral for the City. Att. Sapienza noted that the abatement was originally enacted in the 1980's for a period of 40 years and it now up for renewal.

Mr. Sacchinelli asked how many other senior Centers have similar abatements. Mr. Ford said that there were 6 senior residences and they have abatements. Discussion followed about the original agreements.

Ms. Bain said that it was a 24 unit facility devoted to low and very low income residents. She said that they were required to offer any open units to very low income residents.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Burnett announced that this item will be placed on the Common Council agenda on June 22<sup>nd</sup>.

**From Board of Estimate and Taxation Special Capital Appropriation Request:**

**a. RESOLUTION: Approve a special capital appropriation in an amount not to exceed \$180,000 for capital project account number 09206030-5777-C06331, West Rocks Soccer Complex to be used for additional Drainage improvements and tree planting.**

**b. RESOLUTION: Authorize the issuance of \$180,000 General Obligations bonds of the City to meet the appropriations for project 09206030-5777-C06331, West Rocks Soccer Complex.**

**\*\* MR. KEEGAN MOVED THE ITEMS.**

Mr. Anthony Carr, and Ms. Vanessa Valadares were on the call. Mr. Carr explained that the downstream neighbor, Sunrise Condominium, had requested a modification regarding the stormwater discharge. To be good stewards, the City has rerouted the stormwater to another catch basin.

They have also requested some tree planting on the property line because Sunrise is down slope from the soccer field.

Mr. Carr said that there was another stormwater pipe that was uncovered which handled the stormwater from West Rock and this has been re-routed. An underground plastic chamber filled with stone captures the water from this pipe and allows it to discharge back into the ground. This was discovered during the work for the condominiums.

Mr. Heuvelman asked what the status was on the entire project. Mr. Carr said that they had to reschedule the completion date back a few weeks. The ribbon cutting should be done later this month. The excavating only involved soil. Ms. Valadares said that they will go back in the fall to add more screening.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

This item will be included on the June 22<sup>nd</sup> Full Council Meeting agenda.

**\*\* MR. HEUVELMAN MOVED TO GO INTO EXECUTIVE SESSION TO DISCUSS THE LEGAL OPINION OF ASSISTANT CORPORATION COUNSEL DARIN L. CALLAHAN DATED JUNE 10, 2021 CONCERNING OAK HILLS PARK VENDORS PURSUANT TO CONN. GEN STAT. SECTIONS 1-200(6) AND 1-210(B)(10).'**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Council Members, Atty. Callahan, entered Executive Session at 7:42 p.m. The Finance Committee came out of executive session at 7:57 PM. During the Executive Session no votes or actions were taken.

### **ADJOURNMENT**

Mr. Burnett announced that the meeting was adjourned at 7:59 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services