

**CITY OF NORWALK
FINANCE & CLAIMS
REGULAR MEETING
JULY 8, 2010**

ATTENDANCE: Nick Kydes, Chair; David Jaeger, Andrew Conroy, Kelly Straniti, Nora King (7:10 p.m.)

STAFF: Fred Gilden, Comptroller, Lisa Biagiarella, Tax Collector

OTHERS: Michael Stewart, Tax Assessor; Diane Barry, Liability Insurance

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:05 p.m.

**APPROVE THE MINUTES OF THE FOLLOWING FINANCE COMMITTEE
MEETINGS: JUNE 10, 2010**

**** MS. STRANITI MOVED THE MINUTES OF JUNE 10, 2010.
** THE MOTION PASSED UNANIMOUSLY.**

**CLAIM COMMITTEE: RECEIVE THE MONTH CLAIMS REPORT; REVIEW
AND APPROVE CLAIMS AS REQUIRED FOR CLAIMS REPORT DATED:
JULY 8, 2010.**

Ms. Biagiarella said that there was one special request from the Connecticut Friends School Corp. Mr. Stewart said that the Friends had started to apply for the exemption. Ms. Biagiarella said that this parcel was part of the tax sale and that the Friends had paid the full amount to remove the property from the tax sale and now that amount needed to be refunded. They are a 501c(3) organization, but not everyone has that designation qualifies for the City's tax exempt status. The Friends did not realize that they needed to apply for the City exempt status.

Ms. King joined the meeting at 7:10 p.m.

Mr. Stewart reviewed the details of the application requirement and the various state statutes. Mr. Kydes said that he had difficulty with the fact that the State and Federal government were recognizing the organization as a non-profit, but the City did not recognize. Mr. Stewart said that the Federal government exempts the school from income tax, the State exempts them from the sales tax, and the City exempts them from property taxes. Ms. Biagiarella said that all the non-profits have to file the proper paperwork in order to have the exemption. Mr. Kydes said that he would like to see the

application and the process explained clearly. Mr. Stewart said that the application was on the website. Once they submit their application, the Tax Assessor may ask for different documentation from each applicant. He added that it wasn't until the School officials informed him that they were filing an application with Planning and Zoning to change for school use, that all the information for the requirements were met. Mr. Kydes said that he would like to see CT General Statute 12-89, which give the Tax Assessor the authority to determine if the requirements have been met.

Ms. Biagiarella pointed out that taxation is a State function and the Tax Collector and the Tax Assessor's office are governed strictly by State Statute. Ms. King asked if the various towns and cities change the laws because some municipalities seem to make it easier. Mr. Stewart said that documentation is required by the State, but often the applicants feel that it is unnecessary. Mr. Kydes asked how much personal judgment is used. Ms. Biagiarella said that because the property qualified for the tax sale, the payment was made. Had the tax sale not been approaching, the money would not have been paid in. Mr. Kydes said that he was concerned about the fact that someone could have purchased the tax lien and then someone else would have owned the property. Ms. Biagiarella said that there was a six month redemption payment period. Discussion about the tax assessment and exemption process followed.

**** MR. CONROY MOVED TO RECEIVE THE MONTH CLAIMS REPORT AND APPROVE CLAIMS AS REQUIRED FOR CLAIMS REPORT DATED: JULY 8, 2010.**

Mr. Jaeger said that he was against the approval of the refund because it was clear that the organization needed to apply for three different exemptions and that they did not follow through.

Ms. King said that she wanted to know if the City was requiring more information from non-profits than for profit companies. Ms. Biagiarella said that the requirements for all companies are dictated by the State Statutes.

**** THE MOTION TO RECEIVE THE MONTH CLAIMS REPORT AND APPROVE CLAIMS AS REQUIRED FOR CLAIMS REPORT DATED: JULY 8, 2010. PASSED WITH THREE IN FAVOR (CONROY, STRANITI, AND KING) AND ONE AGAINST (JAEGER).**

Mr. Conroy asked Ms. King clarify her question about the non-profits getting their exempts in terms of the use of the property and the intent of the organization when it was formed. Ms. King said that while the tax sales were great, but that she did not want the City to look like a bully. Ms. Biagiarella said that she can't make exceptions. Ms. King asked who set the standards for the sale. Ms. Biagiarella said that she did. Ms. King then said that perhaps it was time to review the process and the standards. Ms. King said that

she did not think the non-profits had a clear understanding of the tax requirements. Mr. Jaeger pointed out that the owners involved only had to call Ms. Biagiarella for clarification.

NARRATIVE ON TAX COLLECTION DATED JULY 8, 2010 – RECEIVE REPORT AND DISCUSS

MONTHLY TAX COLLECTOR’S REPORT DATED JUNE 30, 2010 – RECEIVE REPORT AND DISCUSS.

The tax collection goal was 98% but the Department reached 98.69%. She said that now residents can go to various banks to pay their taxes and can also pay by credit card at the banks. Currently 47 properties are left in the sale. Ms. Biagiarella gave a brief overview of one parcel where the owners and the lien holder was taking the City to court regarding the fact that the parcel was in the sale. The lien holder wishes to bid on the property, but does not have that option.

RECEIVE INFORMATION ON TAX RELIEF PROGRAMS FOR THE ELDERLY AND DISCUSS.

Mr. Stewart said that Mr. Hempstead had request information about the Tax Relief program in Danbury. That program is limited to 100 applicants, and will only award up to \$600 in tax relief. This program apparently works on an exchange of work hours for tax credits. The Danbury volunteer center screens the applicants.

Mr. Kydes suggested that after the holidays, the Committee have a workshop on the Elderly Tax relief programs. Discussion followed.

Mr. Kydes suggested that unless a Committee member had some questions about the next three items, that they be voted on as a block. This was agreeable to all.

#5 -AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE GENERAL LIABILITY INSURANCE PLACEMENTS FOR FY 2010-11 FISCAL YEAR WITH THE CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) FOR AN AMOUNT NOT TO EXCEED \$324,999. ACCOUNT # 168510-5418.

**** MR. JAEGER MOVED THE ITEM.**

#6 - AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE PROPERTY INSURANCE PLACEMENT FOR THE FY2010-11 FISCAL YEAR WITH THE HD SEGUR INSURANCE AGENCY IN AN AMOUNT NOT TO EXCEED \$235,149. ACCOUNT #168510-5418.

**** MS. KING MOVED THE ITEM.**

#7 - AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE TENANT'S USERS LIABILITY INSURANCE PLACEMENT FOR FY2010-2011 WITH THE SHOFF DARBY AGENCY IN THE DEPOSIT AMOUNT OF \$1,500. ACCOUNT # 168510-5418.

**** MS. STRANITI MOVED THE ITEM.**

Mr. Conroy asked about the Tenant Liability. Ms. Barry explained that this covered smaller companies who were using City property.

****THE MOTION TO APPROVE THE FOLLOWING ACTIONS:**

#5 -AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE GENERAL LIABILITY INSURANCE PLACEMENTS FOR FY 2010-11 FISCAL YEAR WITH THE CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) FOR AN AMOUNT NOT TO EXCEED \$324,999. ACCOUNT # 168510-5418.

#6 - AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE PROPERTY INSURANCE PLACEMENT FOR THE FY2010-11 FISCAL YEAR WITH THE HD SEGUR INSURANCE AGENCY IN AN AMOUNT NOT TO EXCEED \$235,149. ACCOUNT #168510-5418.

#7 - AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE TENANT'S USERS LIABILITY INSURANCE PLACEMENT FOR FY2010-2011 WITH THE SHOFF DARBY AGENCY IN THE DEPOSIT AMOUNT OF \$1,500. ACCOUNT # 168510-5418.

PASSED UNANIMOUSLY.

ADJOURNMENT

**** MR. CONROY MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

DRAFT