

CITY OF NORWALK
NORWALK REDEVELOPMENT AGENCY
DECEMBER 8, 2020
VIA ZOOM

ATTENDANCE: William Speirs, Vice Chair; John Igneri, David Westmoreland and Kelly Bloom

ABSENT: Lisa Cooper

STAFF: Brian Bidolli, Katie O’Leary, Eugenia Lupinski

OTHERS: Marc Grenier, Agency Counsel; Michael Sweeney, Esq.; and Mike Solakian

CALL TO ORDER

Mr. Speirs called the meeting to order at 5:43p.m.

ROLL CALL

A quorum was present. It was noted that the meeting was being held via Zoom and live streamed via You Tube.

PUBLIC COMMENT

There was no Public Comment.

ADMINISTRATION

1. APPROVAL OF MINUTES

i.) Approve Minutes of the November 3, 2020 Special Meeting

****MR. WESTMORELAND MADE A MOTION TO APPROVE THE MINUTES**

****MR. IGNERI SECONDED THE MOTION**

****3 IN FAVOR, 0 AGAINST, 1 ABSTENTION (Ms. Bloom)**

2. FINANCE

i) Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures for Operating Fund 100 for Year-to-Date October 31, 2020.

Ms. Lupinski stated that Operating Fund 100 had revenues of \$498,000 vs budgeted revenues of \$529,000, resulting in an unfavorable variance of \$31,000 which is due mainly to lower actual CDBG grant revenue of \$27,000. This revenue will be recouped over the remainder of the year.

Total actual expenses of \$536,000 versus budgeted total expenses of \$540,000 resulted in a favorable variance of \$4,000. This is primarily due to an unfavorable variance in legal expenses of \$78,000 resulting from Wall Street litigation which was offset by favorable variances in personnel expenses (\$68,000) and other administrative expenses (\$13,000).

The actual operating deficit of \$39,000 versus a budgeted operating deficit of \$11,000 resulted in an unfavorable variance of \$28,000.

****MR.IGNERI MADE A MOTION TO APPROVE
**MR. WESTMORELAND SECONDED THE MOTION
3 IN FAVOR, 0 AGAINST, 1 ABSTENSION (Ms. Bloom)

ii) Approve Norwalk Redevelopment Agency Audited Financial Statements for Fiscal Year Ended June 30, 2020

Mr. Solakian presented. The Audit was seamless and the Agency has a clean audit report. The last page 27 is the most important, no findings with federal CDBG program. The footnotes on pages 11-20 are consistent with 2019. There were no material weaknesses and no formal management letter.

****MR.IGNERI MADE A MOTION TO APPROVE THE AUDIT
**MR. WESTMORELAND SECONDED THE MOTION
3 IN FAVOR, 0 AGAINST, 1 ABSTENTION (Ms. Bloom)

BUSINESS

1. CERTIFICATE OF COMPLETION – SONO COLLECTION

i) Approve issuance of Certificate of Completion for SONO Collection

Agency counsel presented an overview of the Agency's obligation under the Land Disposition Agreement, as amended, to consider and take action on Norwalk Land Development's request

for the Agency to execute a Certificate of Completion for the SoNo Collection. Attorney Grenier went over the salient portions of the LDA and the terms of the proposed Certificate of Completion, highlighted those items that were important to the Agency and City. The construction of the Improvements as set forth in the LDA were completed on October 9th and he confirmed with Brian Bidolli that the terms of the Surety bond had been satisfied. In addition he noted that Corporation Counsel Mario Coppola had reviewed the proposed Certificate of Completion and he had no concerns with it. Once signed by the Agency, the Certificate of Completion will be recorded on the Norwalk Land Records. Attorney Grenier thanked Attorney Sweeney and his team for their work on the same.

Attorney Sweeney, counsel for Norwalk Land Development, concurred with Agency Counsel and thanked the Commissioners for their time and requested that they approve the same.

****MR. IGNERI MADE THE MOTION TO ACCEPT THE CERTIFICATE OF COMPLETION**

****MR. WESTMORELAND SECONDED THE MOTION**

****3 IN FAVOR, 0 AGAINST, 1 ABSTENTION (Ms. Bloom)**

2. ELECTION OF OFFICERS

****MR. WESTMORELAND MADE A MOTION TO APPOINT MR. IGNERI AS CHAIRMAN**

****MS. BLOOM SECONDED THE MOTION**

****MOTION PASSED UNANIMOUSLY**

Mr. Igneri is the new Chairman.

NEW BUSINESS

There was no new business to come before the Agency.

OLD BUSINESS

There was no old business to come before the Agency.

ADJOURNMENT

****MR. WESTMORELAND MADE A MOTION TO ADJOURN THE MEETING**

****MR. IGNERI SECONDED THE MOTION**

****MOTION PASSED UNANIMOUSLY**

Meeting was adjourned at 6:15pm.

Respectfully submitted,
Raeann Bromark
Telesco Secretarial Services