

**CITY OF NORWALK
REDEVELOPMENT AGENCY
SPECIAL MEETING
OCTOBER 19, 2021**

ATTENDANCE: John Igneri, Chair; Kelly Bloom, David Westmoreland

OTHERS: Brian Bidolli, Redevelopment Agency Executive Director; Katie O’Leary, Eugenia Lupinski, Director of Finance; Dan Elliott. Counsel

CALL TO ORDER

Mr. Igneri called the meeting to order at 5:30 p.m.

ROLL CALL

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

PUBLIC PARTICIPATION

There was no one from the public who wished to comment at this time.

ADMINISTRATION

a) Approval of Minutes

- **Approve Minutes of the September 21, 2021 Special Meeting**

**** MS. BLOOM MOVED THE MINUTES OF THE SEPTEMBER 21, 2021 SPECIAL MEETING.**

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2021 SPECIAL MEETING PASSED UNANIMOUSLY.**

b) Financials

• Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures for Operating Fund 100 for Year-to-Date August 31, 2021

Ms. Lupinski said that the Operating Fund 100 had actual revenues of \$217,000 versus budgeted revenues of \$237,000 which resulted in an unfavorable variance of \$20,000. She said that this was mainly due to lower CDBG grant revenue and expected the shortfall to be recouped over the remainder of the year. The total actual expenditures were \$221,000 versus a budget of \$239,000 which resulted in a favorable variance of \$18,000. This was due to favorable variances in personnel costs (\$11,000), and administrative expenses (\$17,000). The net actual operating deficit of \$5,000 versus the budgeted operating deficit of \$3,000 resulted in an unfavorable variance of \$2,000.

**** MR. WESTMORELAND MOVED TO APPROVE THE FINANCIAL REPORT AS PRESENTED.**

**** MS. BLOOM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

BUSINESS

a) South Norwalk Train Station Area Study

- Approve VHB Contract Amendment for services related to COVID recovery planning.**

Mr. Bidolli presented two specific additional scope items regarding the Webster lot and the South Norwalk TOD Study to further assess the interoperability of parking at the Webster lot and the Railroad station lot. He indicated the consultants will be comparing parking utilization rates to pre-pandemic numbers and how the lots are currently utilized post COVID. He explained that he was looking for approval for the contract, which is not to exceed \$25,000.

Mr. Igneri noted that the Rowayton parking lot is now back to full capacity, as well as the Darien parking lot.

**** MS. BLOOM MOVED TO APPROVE VHB CONTRACT AMENDMENT FOR SERVICES RELATED TO COVID RECOVERY PLANNING.**

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

b) Historic Façade Improvement Program

- Authorize Executive Director to execute contracts consistent with the Historic Façade Improvement Grant guidelines in an amount not to exceed total funding available.**

Mr. Bidolli provided an update on the status of the program. They have issued flyers and applications have been received, reviewed and ranked by local area preservationist Tod Bryant.

Mr. Westmoreland said that he was excited that the program was finally getting underway. He said that he would like to see more homeowners applying for the Historic Home Rehabilitation Credits.

**** MR. WESTMORELAND MOVED TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CONTRACTS CONSISTENT WITH THE HISTORIC FAÇADE IMPROVEMENT GRANT GUIDELINES IN AN AMOUNT NOT TO EXCEED TOTAL FUNDING AVAILABLE.**

**** MS. BLOOM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

c) MLK Façade Improvement Program

- **Authorize Brian T. Bidolli, Executive Director, to execute contracts consistent with the MLK Façade Improvement Grant guidelines in an amount not to exceed total funding available.**

Mr. Bidolli said that they had been working on this program to improve the MLK corridor. He indicated that there was geographic information in the Commissioners' packet. They are actively involved in Phase 1 of the project with eight rehab projects in the area. Now they are ready to advance the next six, which includes 20 residential units. He was requesting approval to move forward with \$177, 000 of the funds available.

**** MR. WESTMORELAND MOVED TO AUTHORIZE BRIAN T. BIDOLLI, EXECUTIVE DIRECTOR, TO EXECUTE CONTRACTS CONSISTENT WITH THE MLK FAÇADE IMPROVEMENT GRANT GUIDELINES IN AN AMOUNT NOT TO EXCEED TOTAL FUNDING AVAILABLE.**

**** MS. BLOOM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

d) EPA Brownfields Grant for 30 Monroe Street Remediation

- **Authorize Brian T. Bidolli, Executive Director, to execute all documents and contracts required to implement the 2021 EPA Brownfields Cleanup Grant.**

Mr. Bidolli said that they had received \$500,000 to help clean up around the South Norwalk Train Station with a focus on the 30 Monroe site. He indicated these are very competitive grants and the Agency was very excited to be awarded the funding to be matched with CDBG resources.

**** MS. BLOOM MOVED TO AUTHORIZE BRIAN T. BIDOLLI, EXECUTIVE DIRECTOR, TO EXECUTE ALL DOCUMENTS AND CONTRACTS REQUIRED TO IMPLEMENT THE 2021 EPA BROWNFIELDS CLEANUP GRANT.**

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

Mr. Igneri said that he had been advised that it would be better not have the Chair making the motions and therefore, he would be requesting the others to make the motions in the future. He added that they had also been advised to establish a loan committee.

Mr. Bidolli then gave a summary of the history and noted that they should re-establish the Committee. He said that there were occasionally emergency situations that needed to be addressed. He noted that they anticipated receiving an emergency application in the coming days. Discussion followed about the process of approving loan applications.

Mr. Igneri pointed out that there were only three Board Members present and suggested they act as the Loan Committee. This was agreeable to all.

OLD BUSINESS

There was no old Business to consider at this time.

EXECUTIVE SESSION

**** MS. BLOOM MOVED TO ENTER INTO EXECUTIVE SESSION.**

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Board Members entered into Executive Session at 5:46 p.m.

**** MR. WESTMORELAND MOVED TO LEAVE EXECUTIVE SESSION.**

**** MS. BLOOMED SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Board Members came out of Executive Session at 6:16 p.m.

- a) **Discussion and update regarding IJ Group, LLC v. City of Norwalk, et al, Connecticut Superior Court, Complex Litigation Docket at Stamford/Norwalk, Docket No. X08-FST-CV19-6044650-S.**
 - **Discussion and possible action on VIII (a).**

NO ACTION WAS TAKEN.

b) Office Lease Update

- **Discussion and possible action on VIII (b).**

**** MR. WESTMORELAND MOVED TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE SUBLEASE AGREEMENTS WITH PROSPECTIVE TENANTS AS REVIEWED AND APPROVED BY AGENCY COUNSEL.**

**** MS. BLOOM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MR. WESTMORELAND MOVED TO ADJOURN.**

**** MS. BLOOM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:18 p.m.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services