

**CITY OF NORWALK  
FINANCE/CLAIMS COMMITTEE  
REGULAR MEETING  
NOVEMBER 10, 2016**

**ATTENDANCE:** Bruce Kimmel, Chair; John Kydes, Shannon O'Toole-Giandurco, Nick Sacchinelli; Douglas Hempstead; John Igneri; Travis Simms

**OTHERS:** Lisa Biagiarelli, Tax Collector; Robert Baron, Finance Director; Frederic Gilden, Comptroller, Michael Stewart, Tax Assessor; Tim Sheehan, Executive Director, Norwalk Redevelopment Agency

**CALL TO ORDER**

Mr. Kimmel called the meeting to order at 7:00 p. m. A quorum was present.

**1. PUBLIC PARTICIPATION**

No member of the public came forward to comment.

**2. APPROVE THE MINUTES OF THE FOLLOWING FINANCE COMMITTEE MEETING:**

**October 13, 2016**

**\*\* MR. KYDES MOVED TO APPROVE THE MINUTES OF THE OCTOBER 13, 2016 MEETING AS SUBMITTED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 13, 2016 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**3. Claims Committee: receive the monthly Claims report; review and approve claims as required for Claims Report dated: November 10, 2016**

**4. Narrative on Tax Collections dated November 10, 2016- Receive Report and discuss.**

**5. Monthly Tax Collector's Reports - Receive Reports and discuss:  
October 31, 2016**

**\*\* MR. KIMMEL MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING FOR THE GRANT OF \$3,000,000 IN CDBG-DR FUNDING FOR THE RAISING OF RAYMOND AND DAY STREETS IN CONNECTION WITH THE WASHINGTON VILLAGE CHOICE AND . AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE NORWALK HOUSING**

**AUTHORITY, AND TRINITY NORWALK SITE WORK, INC, A SPECIAL PURPOSE CORPORATION OWNED BY TRINITY FINANCIAL , INC., TO PROVIDE FINANCIAL ASSISTANCE IN CONNECTION WITH THE INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR RAISING RAYMOND AND DAY STREETS AS PART OF THE WASHINGTON VILLAGE CHOICE NEIGHBORHOOD IMPROVEMENTS PROJECT NEIGHBORHOOD IMPROVEMENTS PROJECT, AND RESOLUTION APPROVING A SPECIAL CAPITAL APPROPRIATION IN THE AMOUNT OF \$3,950,000 TO FUND DAY & RAYMOND STREET PUBLIC IMPROVEMENT COMPONENT OF THE CHOICE NEIGHBORHOODS PROJECT (09170910-5777-C0560) AND AUTHORIZING THE ISSUANCE OF \$3,450,000 GENERAL OBLIGATION BONDS OF THE CITY TO MEET SAID APPROPRIATION.**

Ms. Biagiarelli stated that a real estate tax appeal by the Raymour & Flanigan furniture store, challenged the City of Norwalk assessor's valuation of the property located at 641 Connecticut Avenue. There were overpayments in 2013 and 2014.

**\*\* MR. KIMMEL MOVED TO APPROVE THE ADJUSTMENT OF THE TAX ASSESSOR'S VALUATION OF THE PROPERTY LOCATED AT 641 CONNECTICUT AVENUE.**

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

Ms. Biagiarelli presented the narrative for the October, 2016 Tax Collector's Report. She stated that through the end of October, 2016, the first four months for the fiscal year, we collected nearly \$160 million, or 52.8% of our \$302 million of our adjusted tax levy. We also collected 81.5% of the year's Industrial Pretreatment Program fee on behalf of the Water Pollution Control Authority. Compared with last fiscal year, we are slightly ahead relative to both current taxes (0.36%) and current sewer use collections (0.17%). Also, through the month of October, 2016, we collected more than \$2.4 million (net) in back taxes, interest, lien fees and other fees.

She stated that delinquent notices were mailed in September, and we will continue to pursue delinquent collection enforcement throughout the fall and into the winter. We continue to have problems related to motor vehicle taxation. Some Connecticut taxpayers received motor vehicle tax bills from the wrong municipality this summer. She stated that others are expected to face the same problem this winter. She stated that she is the new commissioner of the DMV is doing a good job, and that she expects there to be better results going forward.

**6. Receive Oak Hills Authority Monthly Financial Statements for September 30, 2016.**

Mr. Barron came forward to present a review of the Oak Hills Authority Monthly Financial Statements. He stated that cash is \$65 thousand lower than the prior year and \$105 thousand lower than the prior month due to payment of the bond due to the City. The Accounts Receivable balance represents the fines issued to the restaurant. Accounts Payable is \$35 thousand lower than the prior year and \$20 thousand higher than the prior month. Operating Income is lower than the prior year by \$27 thousand primarily due to the expenses, primarily personnel, exceeding the rate of revenue. Golf Revenue increased by \$8,000

and Expenses increased by \$35,000. Mr. Baron stated that personnel has been decreased due to the end of the season and only nine holes available for play.

**7. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING FOR THE GRANT OF \$3,000,000 IN CDBG-DR FUNDING FOR THE RAISING OF RAYMOND AND DAY STREETS IN CONNECTION WITH THE WASHINGTON VILLAGE CHOICE NEIGHBORHOOD IMPROVEMENTS PROJECT.**

**8. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE NORWALK HOUSING AUTHORITY AND TRINITY NORWALK SITE WORK, INC, A SPECIAL PURPOSE CORPORATION OWNED BY TRINITY FINANCIAL , INC., TO PROVIDE FINANCIAL ASSISTANCE IN CONNECTION WITH THE INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR RAISING RAYMOND AND DAY STREETS AS PART OF THE WASHINGTON VILLAGE CHOICE NEIGHBORHOOD IMPROVEMENTS PROJECT**

**9. RESOLUTION APPROVING A SPECIAL CAPITAL APPROPRIATION IN THE AMOUNT OF \$3,950,000 TO FUND DAY & RAYMOND STREET PUBLIC IMPROVEMENT COMPONENT OF THE CHOICE NEIGHBORHOODS PROJECT (09170910-5777-C0560) AND AUTHORIZING THE ISSUANCE OF \$3,450,000 GENERAL OBLIGATION BONDS OF THE CITY TO MEET SAID APPROPRIATION.**

**\*\* MR. KIMMEL MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING FOR THE GRANT OF \$3,000,000 IN CDBG-DR FUNDING FOR THE RAISING OF RAYMOND AND DAY STREETS IN CONNECTION WITH THE WASHINGTON VILLAGE CHOICE NEIGHBORHOOD IMPROVEMENTS PROJECT AND AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN ASSISTANCE AGREEMENT WITH THE NORWALK HOUSING AUTHORITY AND TRINITY NORWALK SITE WORK, INC, A SPECIAL PURPOSE CORPORATION OWNED BY TRINITY FINANCIAL , INC., TO PROVIDE FINANCIAL ASSISTANCE IN CONNECTION WITH THE INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR RAISING RAYMOND AND DAY STREETS AS PART OF THE WASHINGTON VILLAGE CHOICE NEIGHBORHOOD IMPROVEMENTS PROJECT AND RESOLUTION APPROVE A SPECIAL CAPITAL APPROPRIATION IN THE AMOUNT OF \$3,950,000 TO FUND DAY & RAYMOND STREET PUBLIC IMPROVEMENT COMPONENT OF THE CHOICE NEIGHBORHOODS PROJECT (09170910-5777-C0560) AND AUTHORIZING THE ISSUANCE OF \$3,450,000 GENERAL OBLIGATION BONDS OF THE CITY TO MEET SAID APPROPRIATION.**

Mr. Baron came forward to state that raising Raymond and Days Streets will allow safe access for emergency vehicles and an evacuation route for residents during flooding events. It will provide greater resiliency and reduce the impact of future flooding in the project area. The increased Grant in the amount of \$3,000,000 from Tranche 2 may be secured upon HUD's approval for the Release of Funds, passage of a City Resolution to accept the funds, and an Executed Assistance Agreement with supporting documents.

Mr. Baron stated that the City of Norwalk's Redevelopment Agency is requesting a special capital appropriation in the amount of \$3,950,000 to complete the Day & Raymond Street Public Infrastructure component of the Choice Neighborhoods project. He stated that previous appropriations total \$1,550,000. This \$3,950,000 special capital appropriation will bring the total city appropriations to \$5,500,000. Since \$500,000 of this amount will be reimbursed by developers the bonding authorization request is only \$3,450,000.

Mr. Hempstead asked what the City of Norwalk has invested in these projects as a total dollar amount. Mr. Sheehan stated that the total amount of investment by the city has increased due to a delay that was caused by a lawsuit. He stated that the total project cost is \$9,500,000. Mr. Sheehan stated that the project is still financially sound, and that he would prepare a financial cheat sheet outlining the city's overall commitment.

Mr. Baron stated that the Day & Raymond Street area of the South Norwalk Choice Neighborhoods District requires public infrastructure investment to advance the development of Washington Village, Maritime Village and Ryan Park. Committed investment in the area by the federal and state government and private sector today exceeds \$135,000,000 dollars. The City of Norwalk has been asked to invest \$5,000,000.

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

**10. RECOMMENDATION, DISCUSSION AND ACTION, IF NEEDED, FOR SENIOR TAX RELIEF.**

**\*\* MR. KIMMEL MOVED TO REFER THE AMENDMENT TO THE LOCAL ELDERLY TAX RELIEF PROGRAM UNDER CHAPTER 103 OF THE CITY CODE TO THE ORDINANCE COMMITTEE.**

Mr. Stewart came forward to recommend that the City amend its local Elderly Tax Relief program under Chapter 103 of the City Code. The amount of tax relief provided to Tier 1 recipients would be increased from \$1,390 to \$1,400. The benefits for Tier 2 will remain the same.

He recommended that the income range for Tier 1 be modified from the current 0% to 100.01% of the State maximum income limit under the State Elderly Relief program to a new range of 0% to 108.50% of the State income limit.

He stated that he is also recommending that the Tier 2 income limit be increased from its current 121.45% of the maximum State income to 127.77% of the State income.

Mr. Kimmel stated that he hopes the funding for the Elderly Tax Relief program is revisited every year going forward.

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

Mr. Baron came forward to state that item number seven on the agenda granting the execution of an assistance agreement with the State of Connecticut Department of Housing in the amount of \$3,000,000 needs to be amended to \$4,000,000.

On June 3, 2016, \$1,000,000 was approved. On December 19, 2014, \$3,000,000 was approved. He stated that the total of \$4,000,000 needs to be approved.

**\*\* MR. KIMMEL MOVED TO CONSENT TO AMEND THE ITEM NUMBER SEVEN AS IT APPEARS ON THE AGENDA TO READ \$4,000,000 INSTEAD OF \$3,000,000.**

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

#### **ADJOURNMENT**

**\*\* MR. SACCHINELLI MOVED TO ADJOURN.**

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

The meeting was adjourned at 8:20 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services