

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
SPECIAL MEETING
MARCH 9, 2017**

ATTENDANCE: John Kydes, Chair; John Igneri, Tom Livingston, Shannon O'Toole-Giandurco, Faye Bowman (6:42 p.m.); Travis Simms (6:42 p.m.)

STAFF: Timothy Sheehan, Redevelopment Agency Director; Elizabeth Stocker, Elizabeth Stocker, Economic Development Director

OTHERS: Council Member Bruce Kimmel, Peter Propp, Northeast Community Innovation Corporation; Barry Schumer, Northeast Community Innovation Corporation

CALL TO ORDER

Mr. Kydes called the meeting to order at 6:35 p.m.

ROLL CALL

Mr. Kydes called the roll and stated that a quorum was present.

PUBLIC PARTICIPATION

Mr. Kydes asked if there was anyone present who wished to address the Committee at this time. No one came forward.

I. BUSINESS.

**A - INNOVATION PLACES IMPLEMENTATION GRANT APPLICATION BY
NORTHEAST COMMUNITY INNOVATION CORP. (NCIC)-**

- 1. Advance to the Common Council for approval action evidencing support for Northeast Community Innovation Corporation's (NCIC) application for a Innovation Places Implementation Grant.**

**** MR. IGNERI MOVED THE ITEM.**

Ms. Stocker said that after the previous meeting they had assembled all the information that the Committee had requested and sent it out to the Committee members.

Mr. Sheehan explained that the basic idea was for the Council to support the concept. He said that they had materials with the information from the applicant about the innovation place.

Mr. Livingston asked if they had been in contact with the local legislators about the application. Mr. Sheehan said that they had been in contact with Mr. Duff and other legislators.

Ms. O'Toole-Giandurco said that now that she had the material in front of her, she was excited about the proposal. Mr. Sheehan reminded everyone that the applicants were responding to a State timeline that was very demanding.

**** THE MOTION TO ADVANCE TO THE COMMON COUNCIL FOR APPROVAL ACTION EVIDENCING SUPPORT FOR NORTHEAST COMMUNITY INNOVATION CORPORATION'S (NCIC) APPLICATION FOR A INNOVATION PLACES IMPLEMENTATION GRANT PASSED UNANIMOUSLY.**

B WALL STREET REDEVELOPMENT PLAN AREA.

1. Advance to the Common Council for approval City Bank's request for City consent to waive the 90 day written notice requirement to accept a deed in lieu of foreclosure on Phase 1 of the Wall Street Place Development.

**** MR. IGNERI MOVED THE ITEM.**

Mr. Sheehan said that Citibank has been in active discussion with POKO about taking title of the property. The bank has reached settlement with those terms and the Agency has been kept apprised of the developments. The notice of default had been issued to POKO and the City was notified of this when it happened.

Ms. Bowman and Mr. Simms joined the meeting at 6:42 p.m.

Mr. Sheehan said that the bank had notified the City immediately and he suggested that they not wait the 90 days as required by the contract. Citibank does not want to be in the position of holding on to the property for longer than necessary and there is a developer that is showing interest.

Mr. Kimmel asked about the potential of affordable housing. Mr. Sheehan said that there was the potential for revisiting the terms of the LDA once Citibank takes control.

Ms. Bowman asked what it would mean regarding the LDA if Citibank took the property. Mr. Sheehan said that the bank would still be subject to the terms of the LDA, but the bank could request revisions, which would require public review.

Mr. Kimmel asked what would happen if the Committee voted it down. Mr. Sheehan said that the bank would end up waiting 90 days and then move forward with the program. A brief discussion followed about the details.

**** THE MOTION TO ADVANCE TO THE COMMON COUNCIL FOR APPROVAL CITY BANK'S REQUEST FOR CITY CONSENT TO WAIVE THE 90 DAY WRITTEN NOTICE REQUIREMENT TO ACCEPT A DEED IN LIEU OF FORECLOSURE ON PHASE 1 OF THE WALL STREET PLACE DEVELOPMENT PASSED UNANIMOUSLY.**

Advance to the Common Council for approval action evidencing support for Northeast Community Innovation Corporation's (NCIC) application for a Innovation Places Implementation Grant CONT'D.

Ms. Bowman asked for clarification on the Innovation Grant. Mr. Propp then gave an overview of the program and reviewed the details with her.

Mr. Schumer said that it would be important to remember that interacting with the community and transferring the knowledge to the local residents was a priority. Ms. Bowman asked if they had a target area in mind. Mr. Propp said that the draft plan mentions South Norwalk but does not focus on any particular venue. He mentioned that there were a number of venues in mind, such as the Maritime Center or the theaters, which are considered anchor sites. Mr. Sheehan said that the State has indicated they wanted to focus on the areas around the train stations.

Ms. Bowman asked what businesses had been contacted about this. Mr. Propp said that they had been in touch with existing businesses but the focus is on developing new businesses. Mr. Sheehan said that perhaps that having a meeting with District B residents would be a good idea.

Mr. Simms asked if they were looking to rent City space or private space. Mr. Schumer said that they were not looking to use City Space.

ADJOURNMENT.

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

The meeting adjourned at 6:54 p.m.

Respectfully submitted,
S.L. Soltes
Telesco Secretarial Services

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