

**CITY OF NORWALK
LAND USE COMMITTEE
MAY 11, 2010**

PRESENT: Fran DiMeglio, Chair; Walter McLaughlin; Torgny Astrom; Victor Cavallo; Don Nelson; Joel Zaremby

STAFF: Mike Greene; Frank Strauch

OTHERS: Tom Hamilton; Michael Moore; Alan Lo

Ms. DiMeglio called the meeting to order at 7:40 pm.

I. REFERRALS Review & recommendation

a. Redevelopment Agency referrals – Consolidated Plan for Housing & Community Development 2010 - 2014 and Community Development Block Grant (CDBG) 2010 – 2011 Program Year 36 – Draft Annual Plan

Mr. Strauch stated that Consolidated Plan involved how the money would be used over the next five years. He pointed out that Dori Wilson had distributed information and that the Commissioners were welcome to ask questions about it.

The Commission discussed the extent of its opportunity to discuss the issues and raise questions.

Mr. Greene stated that staff would have postponed, if it knew the Commission had concerns about the plan.

Mr. Astrom asked how much money was involved.

Mr. Michael Moore, of the Redevelopment Agency, explained that \$200,000 (out of \$1.4 million) of funds to previously allocated projects would be shifted to the next year.

b. Office of the Mayor – Special Capital Appropriation & Bond Resolution in the amount of \$3,300,000 for the Reed Putnam Infrastructure & Traffic Improvement Project

Mr. Tom Hamilton explained that the amount had been amended from \$3,300,000 to \$3,330,000. He said that it looked like a lot of new money, but that it actually was for construction work already underway. He explained that the funds were required for the Reed-Putnam project. He gave background about the City's bond and the State grant. Mr. Hamilton discussed the stimulus bill, which provided RZED bonds. He reiterated that this was not a grant, but rather an allocation of the bond. He said that it did represent some savings and that it was meant to target projects already underway.

Mr. Cavallo asked if there were any strings attached to the funding, in comparison with a regular bonding authority. Mr. Hamilton said that there was nothing that would increase costs or add administrative burden.

The Committee agreed to move the item to full Commission.

c. 8-24 Referral – Land Use and Building Management – Old Police Headquarters – Demolition and site restoration project

Mr. Strauch said that this was the Phase II portion of the project, adding that the building came down to three feet below grade. He said that the area would be restored and become open space. Mr. Alan Lo explained that \$1.5 million had been used for demolition after the new police headquarters was built in 2005. He described the interior abatement of the facility and discussed the companies involved.

Mr. McLaughlin left the meeting at 7:50pm.

d. 8-24 Referral – Land Use and Building Management – Roosevelt Center HVAC improvement Project

Mr. Strauch said that \$500,000 had been attained through a federal energy grant. He added that the target start date was July 2010.

e. 8-24 Referral – Land Use and Building Management – Norwalk City Hall – Chiller replacement project

Mr. Strauch said that the item involved air-conditioning work at City Hall.

Mr. Lo reiterated that the project would take a long time and that the expected finish date was May 2011.

f. 8-24 Referral – Land Use and Building Management – Department of Public Works Center - Chiller replacement project

Mr. Strauch explained that this project was similar to the previous item and would involve the same time frame. He reiterated that the Plan of Conservation & Development supported such projects.

Mr. Lo described how the account numbers indicated where funds came from and in what year. He said that this project involved old funds.

Mr. Cavallo asked why there was a delay. Mr. Lo said that the heat pump and other system parts had failed. He explained that an engineer would determine the best way to handle the project, which he said was a whole system issue.

The meeting was adjourned at 8:04 pm.

Respectfully submitted by Charlene Smith.

DRAFT