

**CITY OF NORWALK  
PLANNING COMMITTEE OF THE COMMON COUNCIL  
JUNE 4, 2009**

ATTENDANCE: Rev. Phyllis Bolden, Chair (7:40); Amanda Brown (7:55);  
Andrew Conroy, Douglas Hempstead;

STAFF: Norwalk Redevelopment Agency: Tim Sheehan, John Burritt,  
Monroe Johnson; Susan Sweitzer

OTHERS: Kevin Gremse, National Development Council, David Stergas,  
Redevelopment Agency Counsel.

CALL TO ORDER

Mr. Hempstead called the meeting to order at 7:15 p.m. and requested a suspension the rules of order to begin to discuss items until other members arrived and noted there was not a quorum present.

PUBLIC PARTICIPATION

There was no public participation at this meeting.

APPROVAL OF MINUTES

April 2, 2009 Public Hearing and Regular Meeting

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE MINUTES FROM THE APRIL 2, 2009 MEETING.**

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

April 8, 2009 Special Meeting

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE MINUTES FROM THE APRIL 8, 2009 SPECIAL MEETING.**

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

## BUSINESS

Mr. Hempstead requested to move the Executive Session to the end of the agenda.

### B. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

1. Approval of Substantial Amendment to 2005-2009 Consolidated Plan for Housing and Community Development - Section 108 Loan Guarantee

Mr. Moore submitted a written proposal and indicated that this was previously presented at two public hearings as required, and approved by the Common Council. He added that prior to submission of the application, the Norwalk Redevelopment Agency seeks to insert the following language into the Anti-Poverty Section of the ConPlan:

The City of Norwalk, in order to expand the array of financial tools available to promote economic development and expand employment opportunities for its low/moderate income residents, may pursue an application to the United States Department of Housing and Urban Development in order to access funding through that entity's Section 108 Loan Guarantee Program.

Rev. Bolden arrived at 7:40 p.m.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE SUBSTANTIAL AMENDMENT TO 2005-2009 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT - SECTION 108 LOAN GUARANTEE WITH LANGUAGE AS LISTED ABOVE.**

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

### C. NORWALK BROWNFIELDS INITIATIVE

1. Professional Services Agreement between the Norwalk Redevelopment Agency and City of Norwalk for the Administration of Grant Award from State of Connecticut Municipal Brownfields Pilot Program

Mr. Moore explained that this was the next approval step of crafting the terms of the PSA for the \$300,000 in grant funding awarded from the State of Connecticut's Municipal Brownfield Pilot Program for the remediation of the surface parking lot at the eastbound side of the South Norwalk Train Station. He stated that this authorization is a necessary pre-development step outlining additional constraints for remediation for the grant implementation process.

Mr. Hempstead asked why the actual contract was not included, and Mr. Sheehan clarified that the first step in process was the term sheet format, and once it was approved by the Common Council the actual contract would be submitted for approval.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE NORWALK REDEVELOPMENT AGENCY AND CITY OF NORWALK FOR THE ADMINISTRATION OF GRANT AWARD FROM STATE OF CONNECTICUT MUNICIPAL BROWNFIELDS PILOT PROGRAM.**

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

#### D. WATER STREET INDUSTRIAL DEVELOPMENT PROJECT

1. Authorization to Permit State to Undertake Administrative Steps to Revise Land Use Restrictions at 13 and 20 Day Street

Mr. Moore submitted a written proposal and indicated that the two properties offer the opportunity to spur residential development including the expansion of the City's supply of affordable housing. Mr. Sheehan added that deed restrictions were for residential not industrial, and added that findings are supported by recent construction of residential development on Havilland Street and Elizabeth Street.

Ms. Brown arrived at 7:55 p.m.

Mr. Conroy asked the agency to pay attention to the streetscape so it works together with housing above rather than a hodgepodge.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE AUTHORIZATION TO PERMIT THE NORWALK REDEVELOPMENT AGENCY TO PURSUE THE NECESSARY REVISIONS TO THE EXISTING PROJECT DEVELOPMENT PLAN FOR THE WATER STREET INDUSTRIAL DEVELOPMENT PROJECT ALLOWING RESIDENTIAL DEVELOPMENT ON CITY-OWNED PROPERTIES AND TO UNDERTAKE ADMINISTRATIVE STEPS TO REVISE LAND USE RESTRICTIONS AT 13 AND 20 DAY STREET.**

**\*\* THE MOTION PASSED WITH A VOTE OF 3 IN FAVOR, NONE OPPOSED AND 1 ABSTENTION (MR. CONROY).**

E. WEST AVENUE CORRIDOR REDEVELOPMENT PROJECT

1. Authorize the Mayor to Execute all DECD Urban Act Application Documents Related to the Proposed \$5.0M Grant for the Waypointe Project.
2. Approve to Advance Project Financing Plan & Budget to the Common Council for Approval.
3. Approve to Advance the Execution of a Certified Resolution Authorizing DECD to Extend Financial Assistance to Waypointe Project.
4. Authorize the Mayor to Execute All Documents Necessary to Execute the Urban Act Grant Assistance Agreement between DECD and the City of Norwalk for a \$5.0M Grant for the Waypointe Project.
5. Approve to Advance the Approval of a Service Agreement between the City of Norwalk and the Norwalk Redevelopment Agency in the amount of \$482,000 to Manage the Grant Expenditures.

Mr. Hempstead indicated that this had been previously approved at a prior meeting, and Ms. Sweitzer answered that this was simply required as part of the paper process.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE THE AUTHORIZATION OF THE EXECUTION OF THE FOLLOWING ITEMS RELATIVE TO THE WEST AVENUE CORRIDOR REDEVELOPMENT PROJECT:**

**AUTHORIZE THE MAYOR TO EXECUTE ALL DECD URBAN ACT APPLICATION DOCUMENTS RELATED TO THE PROPOSED \$5.0M GRANT FOR THE WAYPOINTE PROJECT.**

**APPROVE TO ADVANCE PROJECT FINANCING PLAN & BUDGET TO THE COMMON COUNCIL FOR APPROVAL.**

**APPROVE TO ADVANCE THE EXECUTION OF A CERTIFIED RESOLUTION AUTHORIZING DECD TO EXTEND FINANCIAL ASSISTANCE TO WAYPOINTE PROJECT.**

**AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO EXECUTE THE URBAN ACT GRANT ASSISTANCE AGREEMENT BETWEEN DECD AND THE CITY OF NORWALK FOR A \$5.0M GRANT FOR THE WAYPOINTE PROJECT.**

**APPROVE TO ADVANCE THE APPROVAL OF A SERVICE AGREEMENT BETWEEN THE CITY OF NORWALK AND THE NORWALK REDEVELOPMENT AGENCY IN THE AMOUNT OF \$482,000 TO MANAGE THE GRANT EXPENDITURES.**

**\*\* THE MOTION PASSED WITH A VOTE OF 3 IN FAVOR, NONE OPPOSED AND 1 ABSTENTION (MR. CONROY).**



Rev. Bolden noted that it be stated in the record that Mr. Conroy was abstaining from the vote due to a lack of detailed information.

## F. SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

### 1. Proposed Amendment - T.R. SONO Hotel- 33-41 South Main Street.

Mr. Kevin Gremse of the National Development Council presented a proposal as submitted to Mr. John Burritt of the Redevelopment Agency outlining the background and overview of the project which was originally presented in October 2008, and subsequently reviewed approved by the Planning Commission at the May 20, 2009 Public Hearing. He highlighted that an amendment to the South Main Corridor Urban Renewal Plan would be required for proposed for the 8-story structure, 121 room limited service hotel, to be located on the west side of South Main Street near the Norwalk Police Station.

Photos and architectural renderings of the building, surrounding block, train station and design review were presented along with an Executive Summary of the market study and feasibility analysis for the project. Mr. Burritt provided an overview of the details of the hotel and stated that it was mirrored after the Courtyard by Marriott in Stamford, because of the proximity to the train station. He added that this Stamford property has one of the highest room occupancy rates in the area and attributes much of its success to the many similar factors that South Norwalk has to offer.

Mr. Hempstead asked about the parking locations and Mr. Gremse provided the details of the parking garage plans and number of spaces, etc. along with a layout of the number of rooms, and clarified that this was a limited service hotel with a small check-in lobby area and no meeting rooms. Mr. Hempstead suggested a modification in the parking garage proposal to incorporate the Police Station parking with an underground parking lot to more efficiently use the property space to avoid the proposed extended stories.

Mr. Conroy stated his concern with the co-existence of another hotel in view of the 95/7 District hotel and Merritt 7, but in view of the market and feasibility study and the results of the public hearing he was in favor of the project. Mr. Hempstead expressed his concern with the proposed changes to existing height restrictions, stated that this area is zoned for four stories/thirty feet and the proposed amendment is for eight stories/89 feet. Rev. Bolden stated that Planning and Zoning has approved the proposal and the Planning Committee was the last step of the process, following the Public Hearings that were held.

Mr. Hempstead stated that he would prefer to see a different proposal for a structure that would within the confines of the current height restrictions based on the zoning requirements of the area. Mr. Conroy stated that he saw no problem with forwarding this proposal on to the Common Council, and Ms. Brown added that she was in agreement. Rev. Bolden acknowledged Mr. Hempstead's concerns and stated that this proposal would be tabled to the next meeting for further discussion and deliberation prior to moving to the Common Council.

## G. WALL STREET REDEVELOPMENT PROJECT

1. Authorize Submission of Applications to Section 108 Loan Guarantee Program and Brownfields Economic Development Initiative.

Rev. Bolden requested to suspend the rules of order to move this item into the Executive Session to the end of the agenda.

## H. NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM

1. Approval of Programs for Inclusion in Neighborhood Assistance Act Tax Credit Program.

Mr. Sheehan presented the history, financial summary and justification for PILOT for the 80 Fair and Need for Payment in Lieu of Taxes. He stated that the PILOT is proposed at 7.5% of effective gross rent (EGR) and will generate \$58,000 which is \$1,000 per unit annually, and added that the approval was subject to DECD approval on \$4.5 in subsidy.

Ms. Brown stated she was removing herself from the vote due to a conflict.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE PROGRAMS FOR INCLUSION IN NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM**

**\*\* THE MOTION PASSED WITH A VOTE OF 3 IN FAVOR, NONE OPPOSED AND 1 ABSTENTION (MS. BROWN).**

### EXECUTIVE SESSION

**\*\* MR. HEMPSTEAD MOTIONED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE WALL STREET REDEVELOPMENT PROJECT AND SECTION 108 LOAN GUARANTEE PROGRAM AND BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE.**

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

The Committee entered into Executive Session at 10:00 p.m.

The Executive Session ended at 10:45 p.m. and the Committee reconvened into public session.

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE FOR FORWARDING TO THE COMMON COUNCIL THE PROPERTY ACQUISITION NEGOTIATIONS FOR 70 WALL STREET.**

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

**\*\* MR. HEMPSTEAD MOTIONED TO APPROVE FOR FORWARDING TO THE COMMON COUNCIL THE AUTHORIZATION OF APPLICATIONS TO SECTION 108 LOAN GUARANTEE PROGRAM AND BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE.**

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

NEW BUSINESS

General Administrative:

1. Review and Discussion of Planning Committee Budget for 2010

Mr. Sheehan reported that the only news on the budget was the costs for copying and mailing of agenda packets had been approved.

ADJOURNMENT

**\*\* MS. BROWN MOVED TO ADJOURN.**

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

The meeting adjourned at 11:05 p.m.

Respectfully submitted,

Marilyn Knox  
Telesco Secretarial Services