

**CITY OF NORWALK  
PLANNING COMMITTEE  
APRIL 5, 2012**

ATTENDANCE: Nicholas Kydes, Chair; Douglas Hempstead; David  
McCarthy; Victor Pena

STAFF: Timothy Sheehan, Executive Director

OTHERS: Margaret Suib, Fair Housing Officer; Frank Farricker, Globe  
Theater; David Westmoreland, President, Historical Society

**CALL TO ORDER**

Mr. Kydes called the meeting to order at 7:35 p.m. He said that he would like to set the ground rules. He would first like to hear opinions and comments from the Committee members, then if time permits, open the discussion up to the public and other Common Council members. He said that he would like Committee members to have the primary time.

Mr. Kydes said that he would like to leave the Glove Theater item to the last and then will turn the Chair to Mr. Hempstead and will leave the meeting. He said that he does not want the perception of a conflict of interest.

**APPROVAL OF MINUTES** - March 1, 2012

**\*\* MR. MCCARTHY MOVED TO ACCEPT THE MINUTES AS  
PRESENTED  
\*\* MOTION PASSED WITH ONE (1) ABSTENTION (MR. KYDES)**

**PUBLIC PARTICIPATION**

There were no members of the public present this evening.

**BUSINESS**

CDBG

**REVIEW PUBLIC COMMENT ON THE PY38 ANNUAL ACTION PLAN**

Mr. Sheehan explained that it went out for public comment. May of the comments came back in favor of Elder House.

Ms. Suib said she was present to further support the Fair Housing application to

do six Fair Housing seminars in three languages (English, Spanish and Creole). She said that in 2010 the City of Norwalk committed to do this. She said that in looking at all of the submissions she agreed that they are all excellent. She suggested that there may be a different source of funding available.

Ms. Suib said that she would be happy to meet with anyone to figure out how to get the presentations done. Mr. Kydes noted that Norwalk has a large Greek community and asked if the seminars could also be translated into Greek. Ms. Suib said they could. Mr. Hempstead asked Mr. Sheehan if affordable housing money could be used. Mr. Sheehan explained that HUD said that the individual meetings are good, but do not reach the broader audience they recommend and they recommended doing them electronically. A webinar is an effective way to make the information available to more people.

Mr. Hempstead said that he felt that what is in print is helpful. Mr. Sheehan said that they are in the process of updating the brochure relative to Fair Housing and then doing a mass mailing. The Housing Authority is willing to disseminate the information. In addition, people can go to the Library to access computers. Ms. Suib said that she did not feel a webinar would serve the same population. Mr. Kydes agreed.

Mr. Sheehan said that they are moving forward with printing the brochures. Ms. Suib said that she was told they will not belong to Fair Housing. Mr. Sheehan said that they will be available to everyone. He said that the resources are limited and the customized interaction is preferred.

**\*\* MR. HEMPSTEAD MOVED TO AUTHORIZE PY38 ANNUAL ACTION PLAN TO ADVANCE TO THE COMMON COUNCIL  
\*\* MOTION PASSED UNANIMOUSLY**

## **FY2012-2013 CAPITAL BUDGET**

### REVIEW AND AUTHORIZE FY13 CAPITAL BUDGET ALLOCATIONS

Mr. Sheehan reported that the Committee held a public hearing last month. Mr. Sheehan said that because tomorrow is a holiday, the actions will not make it to the City Clerk's office until Monday, therefore, they may need to reiterate those actions on the Council floor Tuesday night.

### AUTHORIZE FY13 CAPITAL BUDGET TO ADVANCE TO THE COMMON COUNCIL

**\*\* MR. HEMPSTEAD MOVED TO AMEND THE FY13 CAPITAL BUDGET ALLOCATIONS AS FOLLOWS:**

PARKS AND RECREATION OPEN SPACE FUND - REDUCE BY  
**\$25,000 TO \$0**  
PLANNING & ZONING SIDEWALK PLAN - REDUCE BY \$70,000 TO  
**\$50,000**  
PLANNING & ZONING BIKEWAY - REDUCE BY \$5,000

**TOTAL= \$100,000**

**AND ADD \$100,000 INTO HISTORICAL COMMISSION - MILL HILL TO  
ASSURE THAT AS MUCH ADA WORK CAN BE DONE AS CALLED  
OUT IN THE MASTER PLAN**

Mr. Kydes asked if there were any comments from the public. Mr. David Westmoreland said that he appreciated the changes and said that the money will be spent well and wisely.

**\*\* AMENDMENT PASSED UNANIMOUSLY**

**\*\* MR. PENA MOVED AUTHORIZE FY13 CAPITAL BUDGET TO  
ADVANCE TO THE COMMON COUNCIL AS AMENDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**BUSINESS (continued)**

CDBG

Mr. Kydes left the meeting at 8:00 p.m. and turned the Chair to Mr. Hempstead.

REVIEW AND CONSIDER THE SUBMITTED MATERIALS REGARDING THE  
SECTION 108 LOAN FOR THE REDEVELOPMENT OF THE GLOBE THEATER

Mr. Hempstead explained that the Committee had an enhanced proposal for the Globe Theater. Mr. Sheehan reviewed the plan and said that this is the most complete packet he has seen on this. He said that the City and the Redevelopment Agency have indicated a level of support but the issue for the Redevelopment Agency is that they are in the early stages and there needs to be more back and forth between the developer, Redevelopment Agency and the Committee for a better understanding of the final picture of the project before making a request to HUD.

Mr. Sheehan asked Mr. Farricker to provide a work sheet relative to the tax credits. He asked how all of the tax credits are going to be bridged. Mr. Farricker explained how they anticipate funding the project.

Mr. Farricker said that the worst case scenario to the City of Norwalk is \$6,060 a month and he said that he feels this is a manageable investment. He said that when completed, the property will be worth \$5.6 million, which is a fantastic loan to value. Mr. Sheehan said that with no understanding of the operation of the building, he wanted to know what the property would be worth, from a cash flow perspective. Mr. Farricker said that he did not think it was appropriate in the context of an appraisal. He asked if it would be appropriate to have the market study enhanced.

Mr. McCarthy said that he wanted to see comparables of what goes on in other similar venues such as seating charges and seasonality. Mr. Farricker said that he will be happy to provide that information.

Mr. Hempstead said that the market study is generic and leave this information out. He said that he needs to know if the market is overly saturated. Mr. Farricker said that in analyzing other theaters in the region, with the exception of the Palace, all others have evolved into different forums. He said that he saw there was a gap for a general use facility.

Mr. Farricker described proposed uses for the theater. Mr. McCarthy expressed concern about installing technology that may be obsolete in five years. Mr. Farricker said that they initially hope to create alliances during that time. Mr. Hempstead said that he would like to see ancillary spending as a result of this project. He said that he wants to see something successful here, but is concerned that the project is front loaded.

Mr. Farricker said that while the funds do not have to be in place, there has to be an analysis that the funds are forthcoming. Mr. Sheehan asked Mr. Farricker if he is looking for the City to advance the application and hold it until all of the funding sources are in place, or will he draw down on 108, which is riskier. Mr. Farricker said that they have to discuss together what the appropriate things are that will mitigate the risk to the City. Mr. Hempstead asked who would hold the mortgage. Mr. Farricker said that the City would hold the mortgage.

Mr. Farricker said that he will make a proposal that describes the waterfall of funds. Mr. Sheehan asked him to create a time line for each of the credits.

Mr. Hempstead asked Mr. Westmoreland if he had anything to add. Mr. Westmoreland said that it was an exciting project.

Mr. Hempstead asked Mr. Sheehan to add this item to next month's agenda. Mr. Farricker recapped the action items.

## **ACT ON ADVANCING GLOBE THEATER INC.'S REQUEST FOR COUNCIL AUTHORIZATION TO SUBMIT A SECTION 108 LOAN APPLICATION TO**

**HUD IN THE AMOUNT OF \$2,000,000 TO THE COMMON COUNCIL**

There was no action taken on this item.

**OLD BUSINESS**

There was no old business discussed this evening.

**NEW BUSINESS**

There was no new business discussed this evening.

**ADJOURNMENT**

**\*\* MR. PENA MOVED TO ADJOURN  
\*\* MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 8:50 p.m.

Respectfully submitted,

Rosemarie Lombardi  
Telesco Secretarial Services