

The regular meeting of the Council of the City of Norwich was held April 18, 2022 at 7:30 PM in Council Chambers. Present: Mayor Nystrom, President Pro Tem DeLucia, Ald. Neuendorf, Gould, Singh, Burto and Wilson. City Manager Salomone and Corporation Counsel Michael Driscoll were also in attendance. Mayor Nystrom presided.

Ald. Wilson read the opening prayer and Ald. Gould led the members in the Pledge of Allegiance.

Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “norwichct.org”.

Mayor Nystrom called for citizen comment.

Brian Kobylarz, 16 Hobart Ave, stated there is a lot of turmoil in the world especially Ukraine and called for a moment of silence for peace.

Rodney Bowie, 62 Roosevelt Ave, stated the importance of the budget and not to tax everyone out of the City.

Harrison Faison, 189 Central Ave, spoke in concern about absentee property owners effecting his business and asked the Council to look in on this.

Andrew Burnett, 42 Lafayette St, talked about the tax burden and questioned some of our expenditures. He discussed how we maintain and treat our cities various gardens and greens around town and asked for disclosure from the Public Works Department.

John Blackburn, 15 Alice St, reminded everyone that the Veterans of Foreign War is having a Vietnam Ceremony April 30, 2022 at 1 pm.

Mayor Nystrom declared citizen comment closed.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to suspend the rules.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to add the following Petition and Communication.

MEMORANDUM

DATE: 4/14/2022

TO: Betsy Barrett - City Clerk
City of Norwich, Connecticut

FROM: President Pro Tem Joseph A. DeLucia - Chairman
Public Safety Committee

CC: Peter A. Nystrom - Mayor
City of Norwich

Esteemed Alderpersons
Norwich City Council

Re: Record of vote on a recommendation to the City Council regarding a resolution to send a letter of support to the Connecticut Legislature for proposed bill #43 "An Act Concerning Funding for Regional Fire Training Schools".

The Public Safety Sub-committee of the City Council held its regular meeting on April 13, 2022 to take up the Connecticut Legislature proposed bill #43 "An Act Concerning Funding for Regional Fire Training Schools".

Present were President Pro Tem Joseph A. DeLucia, Alderwoman Stacy Gould and Alderwoman Tracey Burto, as were several members of the Public Safety complex leadership and members of the general public. After discussion by the members the following motion was made by Alderwoman Gould and seconded by Alderwoman Burto;

"That the Public Safety Committee forward a favorable recommendation to the City Council asking for a letter of support to the Connecticut Legislature regarding the funding for Regional Fire Training Schools.

The vote was called for by the Chair, and recorded as 3-0 in the affirmative.

Upon a motion of Ald. Burto, seconded by President Pro Tem DeLucia, on a roll call vote it was unanimously voted to add the following Resolution #4.

WHEREAS, Connecticut presently has nine regional fire training schools which provide training and other forms of assistance for the Norwich Fire Services and for fire services throughout the State of Connecticut; and

WHEREAS, these fire training schools have been funded for the most part from specific taxes or surcharges, including fees on insurance premiums; and

WHEREAS, legislation has been introduced at the General Assembly in recent years, including during the 2022 session of the General Assembly, which would appropriate monies from the General Fund to the Department of Emergencies Services and Public Protection for funding the state's nine regional training schools; and

WHEREAS, the Public Safety Subcommittee of the City Council at its regular meeting of April 13, 2022 adopted the following motion;

“that the Public Safety Committee forward a favorable recommendation to the City Council asking for a letter of support to the Connecticut legislature regarding the funding of “Regional Fire Training Schools”,

specifically addressing the pending legislation described as Proposed Bill No. 43, and any similar legislation which may be proposed adopting this approach.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that a letter of support for Proposed Bill No. 43 “An Act Concerning Funding for Regional Fire Training Schools” be sent by the City Council through the Mayor Peter Albert Nystrom and the President Pro Tem and Chairman of the Public Safety Committee, Joseph A. DeLucia, to the legislative bodies of the Connecticut General Assembly by way of appropriate representatives thereof.

Upon a motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to add the heading Petition and Communication to the agenda.

Upon a motion of Ald. Gould, seconded by Ald. Burto, on a roll call vote it was unanimously voted to accept the following Petition and Communication.

MEMORANDUM

DATE: 4/14/2022

TO: Betsy Barrett - City Clerk
City of Norwich, Connecticut

FROM: President Pro Tem Joseph A. DeLucia - Chairman
Public Safety Committee

CC: Peter A. Nystrom - Mayor
City of Norwich

Esteemed Alderpersons
Norwich City Council

Re: Record of vote on a recommendation to the City Council regarding a resolution to send a letter of support to the Connecticut Legislature for proposed bill #43 “An Act Concerning Funding for Regional Fire Training Schools”.

The Public Safety Sub-committee of the City Council held its regular meeting on April 13, 2022 to take up the Connecticut Legislature proposed bill #43 “An Act Concerning Funding for Regional Fire Training Schools”.

Present were President Pro Tem Joseph A. DeLucia, Alderwoman Stacy Gould and Alderwoman Tracey Burto, as were several members of the Public Safety complex leadership and members of the general public. After discussion by the members the following motion was made by Alderwoman Gould and seconded by Alderwoman Burto;

“That the Public Safety Committee forward a favorable recommendation to the City Council asking for a letter of support to the Connecticut Legislature regarding the funding for Regional Fire Training Schools.

The vote was called for by the Chair, and recorded as 3-0 in the affirmative.

CITY MANAGERS REPORT

To: Mayor Nystrom and members of the City Council
From: John Salomone, City Manager
Subject: City Manager's Report
Date: April 18, 2022

Meetings attended were with State representatives and legislators, Southeastern Council of Governments (SECCOG), Southeastern Area Transit (SEAT), Connecticut Conference of Municipalities (CCM) Legislative Committee and Board of Directors Meeting, Connecticut Interlocal Risk Management Agency (CIRMA) Board of Directors Meeting, Parking Commission, NPU-City Coordination Meeting, NCDC Board meeting, Public Safety Committee and Budget Hearings. I also attended the memorial service for the 60th anniversary of the Van Tassel fire hosted by the Norwich Fire Department where a memorial street sign was unveiled to commemorate the event. Captain William Sheridan and Firefighters Carl Burke, Leonard Counihan and Edward Romano lost their lives in the devastating explosion on April 3, 1962.

Governor Ned Lamont announced the City, in partnership with Mattern Construction Inc. was approved for a \$2,000,000 CT Communities Challenge Grant for the former YMCA property at 337 to 355 Main Street. This prominent gateway property into the City will be redeveloped and adaptively reuse the former YMCA into approximately 20,000 sq. ft. of office and retail space and 5,000 sq. ft. of storage space. Norwich Public Works Department submitted the application for the Connecticut Communities Challenge program in January 2022. It is matched approximately dollar-for-dollar by private and other non-state funding.

Norwich Public Works has hired Wingman Goose Control to make Brown Park unwelcome to geese and ducks. Dozens of geese and ducks have made Brown Park their home over the past several years. Signs at the park list the hazards of feeding the ducks in addition to polluting the water. Beau, a 2-year-old border collie is a trained herding dog whose effort is to rid the park of unwanted water fowl and the mess they leave behind.

Norwich Human Services gave out 15 laptops and cases to high school Juniors and Seniors for their future college endeavors from the American Rescue Plan Act (ARPA). They also supplied internet access codes to 118 low-income residents and families. The program called LINK (Linking Internet to Norwich Kids) was funded through a grant from the Chelsea-Groton Foundation.

Thank you to the Society of the Founders of Norwich for the loan of the 1768 desk of Reverend John Tyler, Rector of Christ Church in Norwich for 54 years. It originally came from England and was brought from Wallingford, CT to Norwich by an ox team about 1768. The 91" desk is on display in the hallway outside the City Manager's office.

I have attached the City Departments, and Otis Library reports for quarter ending March 31, 2022 and the Fire Chiefs Report from the April Public Safety Meeting.

[Quarterly reports](#)

[Fire Chiefs Report](#)

Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “norwichct.org”.

Mayor Nystrom called for citizen comment on resolutions.

Rodney Bowie, 62 Roosevelt Ave, spoke against Resolution #3.

Mark Block, 138 Main St, Counsel for NCDC, stated NCDC filed an application with the Department of Transportation to confirm NCDC status in Norwich under CGS 8-188 allowing them to file documents for the Business Park North.

Mayor Nystrom declared citizen comment closed.

Upon a motion of Ald. Singh, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

WHEREAS, the City Manager John L. Salomone has appointed with Councils approval as a **regular member** to the Norwich Housing Authority for a term to expire on 10/31/26 or until a successor is appointed;

Kenneth Scandariato (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Norwich Housing Authority.

Upon a motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson.

A RESOLUTION CONFIRMING NORWICH COMMUNITY DEVELOPMENT CORPORATION AS A DEVELOPMENT AGENCY OF THE CITY OF NORWICH UNDER SECTION 8-188 OF THE CONNECTICUT GENERAL STATUTES

WHEREAS, Sections 8-186 through 8-200 of Chapter 132 of the Connecticut General Statutes, as amended, authorizes municipalities to establish a development agency and prepare a project plan pursuant to Chapter 132; and

WHEREAS, the Norwich Community Development Corporation has been a designated development agency of the City of Norwich since a resolution of the City Council of the City of Norwich on April 5, 1971; and

WHEREAS, as a Development Agency for the City of Norwich, Norwich Community Development Corporation has, from time to time, performed certain projects and obtained grants on behalf of the City of Norwich under the provisions of Chapter 132; and

WHEREAS, the Norwich Community Development Corporation is engaged in the development of 384 acres of industrially zoned land for certain uses including offshore wind and advanced & green manufacturing known as Business Park North; and

WHEREAS, the Department of Transportation has published a “Notice of Funding Opportunities for the Department of Transportation’s National Infrastructure Investments (i.e., the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program” (the “NOFO”); and

WHEREAS, qualifying applicants for RAISE Grants include “units of local government”; and

WHEREAS, as the development agency of the City of Norwich under Section 8-188 of the Connecticut General Statutes, Norwich Community Development Corporation would qualify as a unit of local government; and

WHEREAS, the Norwich Community Development Corporation has filed an application for a RAISE Grant, which, if obtained, could provide up to \$24,723,770 for the proposed ramp and industrial road at the Exit 18 interchange from Interstate Route 395 onto Connecticut State Route 97 along with the construction of a new public industrial access road to open up Business Park North, all of which is in the best interests of the City of Norwich and will help to revitalize the City through economic growth and job opportunities.

NOW, THEREFORE, BE IT RESOLVED that the Norwich City Council does confirm the appointment of the Norwich Community Development Corporation as a development agency under Section 8-188 for a development project, as defined in said statute, and known as “Business Park North”, and further resolves as follows:

(a) Norwich Community Development Corporation, acting through its President, is authorized to fulfill all of the requirements for the obtaining of a RAISE Grant under the NOFO;

(b) Norwich Community Development Corporation is authorized to file such requests for approval from the Commissioner of Economic Development as may be required under Connecticut General Statute Section 8-188.

(c) Norwich Community Development Corporation is further authorized and directed to prepare such project plan as is required under Connecticut General Statute Section 8-189 and follow such statutory procedures as may be required thereunder for approval of such plan.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson.

WHEREAS, Connecticut General Statute § 8-30j provides that at least once every five years each municipality shall prepare or amend and adopt an affordable housing plan for the municipality which plan shall, among other things, specify how the municipality intends to increase the number of affordable housing developments in the municipality; and

WHEREAS, the City of Norwich, through its Departments of Community Development, Planning, Neighborhood Services, and Human Services in collaboration with the Norwich Housing Authority and the Southeastern Connecticut Council of Governments, has prepared a City of Norwich Affordable Housing Plan (Plan) for the council to consider for adoption and on April 8, 2022 caused a copy of the same to be filed with the Office of the City Clerk; and

WHEREAS, said Plan after adoption by the Council of the City of Norwich is to be filed with the Commissioner of Housing on or before June 1, 2022; and

WHEREAS, a municipality may hold a public informational meeting and/or public hearing to inform residents about the process of preparing the Plan provided a public hearing takes place at least 35 days after the filing of the draft copy of the Plan in the Office of the Town Clerk; and

WHEREAS, the second meeting of the Council of the City of Norwich for May 2022 is scheduled to be held May 16, 2022 and the Council finds it would be of assistance to it and to the residents of the City of Norwich to hold a public hearing prior to adoption of the Plan anticipating that the Council will consider and possibly adopt the plan at the May 16, 2022 council meeting.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a public hearing to consider the proposed Affordable Housing Plan of the City of Norwich, copies of which are available at the Office of the City Clerk, be and hereby is scheduled for 7:30 pm in City Council Chambers on May 16, 2022 at the Council meeting; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a resolution adopting the Plan and authorizing and directing City Manager John Salomone and/or Director of Planning and Neighborhood Services Deanna Rhodes, to submit the City of Norwich Affordable Housing Plan in an appropriate and timely fashion be presented at the May 16, 2022 meeting.

[Draft Affordable Housing Plan](#)

Upon a motion of Ald. Burto, seconded by Ald. Gould, on a roll call vote it was unanimously voted to put the following resolution introduced by President Pro Tem DeLucia, Ald. Gould and Burto.

Upon a motion of President Pro Tem DeLucia, seconded by Ald. Gould, on a roll call vote it was unanimously voted to amend the following resolution to remove in the last paragraph “for Proposed Bill No. 43 “An Act Concerning”.

WHEREAS, Connecticut presently has nine regional fire training schools which provide training and other forms of assistance for the Norwich Fire Services and for fire services throughout the State of Connecticut; and

WHEREAS, these fire training schools have been funded for the most part from specific taxes or surcharges, including fees on insurance premiums; and

WHEREAS, legislation has been introduced at the General Assembly in recent years, including during the 2022 session of the General Assembly, which would appropriate monies from the General Fund to the Department of Emergencies Services and Public Protection for funding the state’s nine regional training schools; and

WHEREAS, the Public Safety Subcommittee of the City Council at its regular meeting of April 13, 2022 adopted the following motion;

“that the Public Safety Committee forward a favorable recommendation to the City Council asking for a letter of support to the Connecticut legislature regarding the funding of “Regional Fire Training Schools”,

specifically addressing the pending legislation described as Proposed Bill No. 43, and any similar legislation which may be proposed adopting this approach.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that a letter of support for funding for regional fire training schools be sent by the City Council through the Mayor Peter Albert Nystrom and the President Pro Tem and Chairman of the Public Safety Committee, Joseph A. DeLucia, to the legislative bodies of the Connecticut General Assembly by way of appropriate representatives thereof.

Motion passes on a roll call vote of 7-0.

Upon a motion of Ald. Singh, seconded by Ald. Gould, it was unanimously voted to waive the full reading of the text send a referral to the Commission on the City Plan and set a public hearing on June 6, 2022 at 7:30 pm for the second reading and action for the following ordinance introduced by Mayor Nystrom, President Pro Tem DeLucia, Ald. Gould and Wilson.

AN ORDINANCE PROVIDING FOR THE ABATEMENT OF REAL ESTATE TAXES ON REAL PROPERTY IMPROVEMENTS FOR THE HISTORIC REDEVELOPMENT AND REUSE OF THE HALE MILL PURSUANT TO CONNECTICUT GENERAL STATUTE § 12-127a

WHEREAS, the Council of the City of Norwich seeks to encourage stability of the city, encourage tourism, and improve the quality of life for the residents of Norwich through the adaptive reuse, rehabilitation, and preservation of the historic and architecturally important resources that reflect Norwich's rich history; and

WHEREAS, the Hale Mill is a focal structure of the Village of Yantic and, as the Williams Flannel Mills was designated as a historic mill site in the "Feasibility and Planning Study: The Historic Mills of Norwich, Connecticut" published by the city of Norwich in 1992; and

WHEREAS, the Council of the City of Norwich wishes to encourage the adoptive reuse and rehabilitation of the Hale Mill located at 140 Yantic Road in Yantic for an economically viable project; and

WHEREAS, Mill Development CT, LLC purchased the Mill and will begin renovations shortly with an anticipated completion date of December 31, 2025; and

WHEREAS, Mill Development CT, LLC has obtained the necessary local land use approvals for the redevelopment and conversion of the Mill building for a historically appropriate use; and

WHEREAS, Mill Development CT, LLC intends to utilize Federal Historic Rehabilitation Tax Credits which require the Mill to remain income producing for a minimum of five years; and

WHEREAS, the Council of the City of Norwich, finds that the Mill is historically and architecturally meritorious and it has authority pursuant to Section 12-127a of the Connecticut General Statutes and Sec. 7-121.5 of the Norwich Code of Ordinances to abate real estate tax revenue in whole or in part for such historic mill structures; and

WHEREAS, the Norwich Commission on the City Plan has determined that both the redevelopment of the Mill and the associated abatement of real estate taxes is consistent with the City's mill enhancement program.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years during its renovation (the "Construction Period"). The Construction Period shall commence at the time of the issuance of the first building permit for new construction after the date of approval of this ordinance but no later than December 31, 2022. The Construction Period shall terminate on December 31, 2025; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years in accordance with the following schedule to commence on the first Grand List following the end of the Construction Period:

Year	Taxation Abatement Percentage on Real Property Improvements	Taxation Percentage on Real Property Assessments
1	75%	100%
2	75%	100%
3	75%	100%
4	75%	100%
5	75%	100%
6	50%	100%
7	50%	100%
8	50%	100%
9	50%	100%
10	50%	100%
11	25%	100%
12	25%	100%
13	25%	100%
14	25%	100%
15	25%	100%

For the avoidance of doubt, this abatement of taxes shall not, and shall not be construed to, affect or limit the powers and obligations of the City of Norwich and its assessor pertaining to revaluations of real property pursuant to Connecticut General Statutes section 12-62 and the assessment and taxation of new real estate construction pursuant to Connecticut General Statute § 12-53a during this period of 15 years; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that pursuant to Section 12-127a of the Connecticut General Statutes and Sec. 7-121.5 of the Norwich Code of Ordinances, if after taxes on the Mill have been abated, the Mill is demolished or remodeled in a way which destroys its architectural or historic value, then the owner shall pay the city an amount equal to the total amount of taxes which had been abated under this resolution.

Upon motion of Ald. Gould, seconded by Ald. Burto, on a roll call vote it was unanimously voted to adjourn at 8:39 pm.



City Clerk