

SECOND TAXING DISTRICT COMMISSIONERS

Special Meeting Minutes
September 24, 2020

Present:	David Westmoreland Maria Borges-Lopez Robert Burgess Sandra Stokes Martha Wooten-Dumas	Chairperson Vice Chairperson
Absent:	Harold Bonnet Mary Mann	
Also Present:	Lisa Roland Kara Murphy, Esq.	District Clerk Tierney, Zullo, Flaherty & Murphy
Public Present:	none	

The meeting was recorded in its entirety with the exception of Executive Session.

Call To Order:

Chairman Westmoreland called the Special Meeting of The Second Taxing District of the City of Norwalk to order at 7:02 pm on Thursday, September 24, 2020. The meeting was conducted via web conference call originating from a Fairfield County, Connecticut location.

Public Participation

No members of the public were present.

EXECUTIVE SESSION

Pursuant to CT General Statue Section 1-200(6)(A) a discussion concerning the employment of a public officer or employee.

Commissioner Borges-Lopez moved to enter Executive Session at 7:03 pm. Commissioner Wooten-Dumas seconded. Commissioners Westmoreland, Borges-Lopez, Burgess, Stokes and Wooten-Dumas were in attendance. Attorney, Kara Murphy, and District Clerk, Lisa Roland, were also in attendance.

Commissioner Borges-Lopez moved to exit Executive Session at 7:15 pm. Commissioner Stokes seconded.

Chairman Westmoreland read the resolution resulting from Executive Session.

RESOLUTION TO APPOINT ALAN HUTH AS GENERAL MANAGER and CHIEF EXECUTIVE OFFICER

WHEREAS, the General Manager and Chief Executive Officer of The Second Taxing District of the City of Norwalk (“the District”) and South Norwalk Electric and Water (“SNEW”), retired effective March 6, 2020;

WHEREAS, the search for a permanent replacement for the General Manager and Chief Executive Officer was suspended due to health, safety and welfare concerns arising out of the COVID-19 pandemic;

WHEREAS, Alan E. Huth has been acting as Interim General Manager since April 14th, 2020; and

WHEREAS, the District Commission must ensure the continued operations of the District and SNEW;

NOW, THEREFORE, the District Commission herein appoints Alan Huth as General Manager and Chief Executive Officer of the District and SNEW with the following conditions and qualifications of his appointment;

Resolved, that the Chairman of the District Commission be authorized to negotiate and execute an employment agreement with Mr. Huth on behalf of the District Commission;

Resolved, that upon the execution of an employment agreement by both parties, Alan E. Huth shall immediately commence his duties as General Manager and Chief Executive Officer of the District and SNEW.

Dated on this 24^h day of September 2020 in Norwalk, Connecticut.

Attest to by
Lisa Roland
District Clerk

Commissioner Borges-Lopez moved to accept the Resolution. Commissioner Wooten-Dumas seconded.

The motion to name Alan E. Huth as General Manager and Chief Executive Officer passed unanimously.

Norwalk Housing Authority and Leroy Downs

Chairman Westmoreland added a topic to the agenda. The District owns the land in front of the train station with the power plant. The Norwalk Housing Authority owns Leroy Downs

[Apartments], which is senior housing next door. The Housing Authority has determined that the building is at the end of its life, and they are now looking at plans to replace the building as well as their offices. Because both of the sites are potentially in play simultaneously, the City of Norwalk is presented with a unique opportunity to consider the best utilization of these properties. As such, the Redevelopment Agency is funding a study to determine the best use of these properties while acknowledging that the needs of both the Housing Authority and SNEW must be incorporated in any resulting recommendations. This includes housing Leroy Downs' residents and the Housing Authority's offices on-site, and either housing, or finding an alternate site to house, SNEW's [South Norwalk] operations. The Redevelopment Agency will also look at other sites in South Norwalk in which to house SNEW's operations. Both organizations have agreed to participate in the study, and neither would incur the costs of the study nor be committed to the finding(s). Each organization would retain the right to control its own property and its destiny.

Chairman Westmoreland added that moving Paul's Point (bus transfer terminal in Wall Street area) closer to the train station is a consideration being made by the City of Norwalk.

Commissioner Burgess asked if/how SNEW's current offices would be affected. Chairman Westmoreland stated that the plan is to consolidate all of SNEW's operations (State Street offices, Water Street offices, and State Street Line Garage) within the District and above the flood plain.

Attorney Kara Murphy clarified that the State Street offices are actually part of a condominium with the City of Norwalk and separate agreements regarding parking and utilities exist.

Commissioner Stokes asked if there were any other considerations that had to be made now prior to receiving the results of the study. Chairman Westmoreland clarified that the District is currently trying to get a handle on space requirements, including office and garage space. Additionally, an RFP to assess plant site contamination will be sent out soon. The purpose will be to determine if environmental liability exists, and if the liability outweighs the value of the site. The answer will impact the District's decision to move elsewhere or rebuild in place.

Commissioner Stokes added that constituents she knows are fearful of gentrification of the South Norwalk area. She is concerned and will be watchful. She would be appreciative of receiving as much information as possible in order to make objective decisions for the South Norwalk community.

Adjournment

Commissioner Burgess moved to adjourn. Commissioner Borges-Lopez seconded.

The meeting adjourned at 7:29 pm.

Attest:

Lisa G. Roland
District Clerk