

**MINUTES
FIRST TAXING DISTRICT
DECEMBER 13, 2017**

The Regular Meeting of the Board of Commissioners of the First Taxing District of the City of Norwalk was held in the District Office, 12 New Canaan Avenue, Norwalk, Connecticut on December 13, 2017 at 7:00 P.M.

COMMISSIONERS: Commissioners Marija Bryant; Thomas Cullen and Frank Zullo.

ALSO PRESENT: Dominick M. DiGangi, General Manager; Michelle Botero, Office Services Supervisor; David Capote, Senior Accountant; Lauren Mappa, Operations Director; Michele McLean, District Clerk' Elsa Peterson Obuchowski, Treasurer.

OTHERS PRESENT: Attorney James Fulton, District Counsel; Robert Bailey, CPA and Vivian Rodriguez; Hope and Hernandez, Tom Nissley, Historic District Commission of New Canaan and Christopher Schipper. New Canaan Land Trust

1. Roll call

The meeting was called to order at 7:02 by Commissioner Zullo. Ms. Michelle Botero called the roll. Commissioners Bryant, Cullen and Zullo were present.

2. Public participation relating to agenda items

THERE WAS NO PUBLIC PRESENT

3. Independent Auditor's Report for the year ended June 30, 2016
(A portion of the Auditor's report will be held in Executive Session with the Commissioners)

Representatives of Hope and Hernandez made a presentation of the Independent Auditor's Report for the Fiscal Year Ended June 30, 2016 and responded to questions from the Commissioners

***** COMMISSIONER CULLEN MOVED TO GO INTO EXECUTIVE SESSION TO DISCUSS THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2016**

***** COMMISSIONER BRYANT SECONDED THE MOTION**

***** THE MOTION PASSED UNANIMOUSLY**

*** COMMISSIONER CULLEN MOVED TO COME OUT OF EXECUTIVE SESSION AT 7:21 P.M.

*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

*** COMMISSIONER BRYANT MOVED TO RECEIVE THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2016

*** COMMISSIONER CULLEN SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

4. Approval of Minutes

- November 8, 2017 Public Hearing

*** COMMISSIONER CULLEN MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2017 PUBLIC HEARING

*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

- November 15, 2017 Regular Meeting

*** COMMISSIONER CULLEN MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2017 REGULAR MEETING

*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

- November 15, 2017 Annual Meeting of the Electors

*** COMMISSIONER CULLEN MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2017 ANNUAL MEETING

*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

- November 28, 2017 Special Meeting

*** COMMISSIONER CULLEN MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 28, 2017 SPECIAL MEETING

*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY

5. Correspondence

THERE WAS NO CORRESPONDENCE

6. Receive Financial Report

***** COMMISSIONER BRYANT MOVED TO RECEIVE THE FINANCIAL REPORT**

***** COMMISSIONER CULLEN SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY**

7. Approval of FY 2018 Operating Budget Transfers

***** COMMISSIONER CULLEN MOVED TO APPROVE THE FY 2018 OPERATING BUDGET TRANSFERS**

***** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY**

8. Receive Monthly Operations Report

***** COMMISSIONER BRYANT MOVED TO RECEIVE THE MONTHLY OPERATIONS REPORT**

***** COMMISSIONER CULLEN SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY**

9. 1124 Valley Road House

Mr. Dominick Di Gangi discussed the property at 1124 Valley Road and recommended that the District discontinue any further efforts to sell property and retain ownership until such time as the District can either recover a significant portion of its investment or utilize the property for a possible future water treatment and supply purpose. Since the house is currently vacant, it will be considered abandoned by our insurance carrier, therefore, the General Manager is recommending that the District apply for the necessary permit to demolish the existing house. The Commissioners discussed various options. Tom Nissley from the Historic District Commission of New Canaan and Christopher Schipper from the New Canaan Land Trust expressed their interest in purchasing the property at their appraisal value of \$ 1.2 Million.

***** COMMISSIONER CULLEN MOVED TO DISCONTINUE ANY FURTHER EFFORTS TO SELL THE REAL PROPERTY LOCATED AT 1124 VALLEY ROAD IN NEW CANAAN AND TO FILE THE NECESSARY PERMITS TO DEMOLISH THE EXISTING HOUSE SUBJECT TO FURTHER DISCUSSION BETWEEN DISTRICT COUNSEL, JAMES FULTON AND THE NEW CANAAN LAND TRUST**

***** COMMISSIONER ZULLO SECONDED THE MOTION
*** COMMISSIONER BRYANT ABSTAINED**

***** THE MOTION PASSED WITH TWO VOTES IN FAVOR AND ONE ABSENCE.**

Attorney Fulton was to contact the New Canaan Land Trust to ascertain whether they would support a request to subdivide the parcel into 2 two acre parcels and whether they would be interested in purchasing the two acre parcel with the existing house for the \$1.2 Million appraisal price. Attorney Fulton was also to contact the Town of New Canaan Planning Department to ascertain whether such a subdivision was likely to be approved.

10. Call to the Public

THERE WAS NO PUBLIC PRESENT

11. Adjournment

***** COMMISSIONER CULLEN MOVED TO ADJOURN THE MEETING
*** COMMISSIONER BRYANT SECONDED THE MOTION
*** THE MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:21 P.M.

Respectfully submitted,

Michele McLean
District Clerk