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THIRD TAXING DISTRICT
of the City of Norwalk
Commission Meeting
August 3, 2015

ATTENDANCE: Commissioners: Charles Yost, Chair; David Brown, Debora Goldstein;
Treasurer: Dr. Michael Intrieri

STAFF: Jim Smith, General Manager; Ron Scofield, Assistant General Manager

OTHERS: Justin Connell, CMEEC; Atty. Steve Studer

PUBLIC: Diane Cece, Sarah Hunter

CALL TO ORDER

Commissioner Yost called the meeting to order at 7:00 p.m. A quorum was present.

PUBLIC COMMENT

There were no comments from the public.

MINUTES OF MEETING

July 6, 2015

**** COMMISSIONER GOLDSTEIN MOVED TO APPROVE THE MINUTES OF JULY 6, 2015 REGULAR MEETING.**

**** COMMISSIONER BROWN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

June 23, 2015

**** COMMISSIONER GOLDSTEIN MOVED TO APPROVE THE MINUTES OF JUNE 23, 2015 SPECIAL MEETING.**

**** COMMISSIONER YOST SECONDED.**

**** COMMISSIONER BROWN ABSTAINED.**

CMEEC – PRESENTATION ON FIVE-YEAR POWER SUPPLY PROJECTION

Justin Connell from CMEEC presented the five-year power supply projection. Currently the CMEEC Rate 9 Energy Portfolio, and effectively TTD, is hedged at 80% at a price of \$64/MWh versus the previous winter of \$75/MWh. The balance will be filled in probably between 90%-100% during the fall and into the winter (typically around the 2nd or 3rd week in November) based on updated market and weather conditions, with the overarching objective to maximize regional competitiveness.

**** COMMISSIONER GOLDSTEIN MOVED TO SUSPEND THE RULES AND MOVE EXECUTIVE SESSION UP TO ITEM #4 ON THE AGENDA.**

**** COMMISSIONER YOST SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

EXECUTIVE SESSION

- Discussion of Real Estate Matters
- Maplewood Update

**** COMMISSIONER GOLDSTEIN MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS REAL ESTATE MATTERS AND MAPLEWOOD.**

**** COMMISSIONER YOST SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Commissioners, Treasurer, Mr. Smith, Mr. Scofield and Atty. Studer entered into Executive Session at 7:18 p.m.

**** COMMISSIONER YOST MOVED TO EXIT EXECUTIVE SESSION AND RETURN TO PUBLIC SESSION.**

**** COMMISSIONER BROWN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Commissioners, Treasurer, Mr. Smith, Mr. Scofield and Atty. Studer (departed at 8:40 p.m.) returned to public session at 9:00 p.m.

ANNUAL MEETING MINUTES-REVIEW/DISCUSSION OF RECORDED TAPES

An error in the Annual Meeting Minutes of March 23, 2015 was brought to the attention of the Commission during the month of July by one of the ratepayers. In turn, Commissioner Goldstein contacted Atty. John Bove about how to handle the error and what would need to be done to

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correct said error. Mr. Bove told Commissioner Goldstein that the Minutes would need to be presented at next year's Annual Meeting in order to have them certified.

ANNUAL OYSTER FESTIVAL PARTICIPATION

Mr. Smith reviewed the Norwalk Seaport Association's request for TTD's participation in the 38th Annual Oyster Festival to be held at Veteran's Park on September 11th through the 13th. TTD has responded with a price of approximately \$8,600-8,700 to perform the requested work. It is the recommendation of Mr. Smith to go forward as we have in the past.

**** COMMISSIONER BROWN MOVED TO APPROVE THE RECOMMENDATION OF THE GENERAL MANAGER FOR TTD'S PARTICIPATION IN THE 2015 OYSTER FESTIVAL.**

**** COMMISSIONER GOLDSTEIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ENGAGEMENT LETTER – FYE JUNE 30, 2015 AUDIT

Mr. Smith reviewed the Engagement Letter from Hope & Hernandez for the upcoming audit. The cost for this year's audit would be \$20,548, which is up 2% or \$403 over last year. It is Mr. Smith's recommendation that we engage Hope & Hernandez for this year's audit, but would like to put the audit out for bid for next year. It is Mr. Smith's hope that this audit will be completed within the next 60-90 days (the end of September).

Commissioner Yost asked when Mr. Smith would plan to start looking for another auditor for next year. Mr. Smith said the process should begin around the first of the new year, with a recommendation back to the Commission around March 2016.

Mr. Smith has been in contact with Mr. Siegel at the East Norwalk Library about their participation in the audit and stressed to him the importance that they turn over their audit in a timely fashion (end of August 2015). Mr. Siegel indicated that TTD will have it in time.

**** COMMISSIONER BROWN MOVED TO ACCEPT THE GENERAL MANAGER'S RECOMMENDATION THAT TTD ENGAGE HOPE & HERNANDEZ FOR THE FYE JUNE 30, 2015 AUDIT FOR A COST NOT TO EXCEED \$20,548.**

**** COMMISSIONER GOLDSTEIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

DISCUSSION OF UFS COST OF SERVICE PROPOSAL

Mr. Smith recommended that TTD have UFS (Utility Financial Services) conduct a follow-up to the initial rate design that was developed back in the 2013-14 fiscal year for TTD to be sure that the TTD is on track with the original recommendations. The quote received was for \$9,500, but Mr. Smith does not believe the final cost would be that high. He believes it would probably be closer to \$5,000-6,000 to conduct the follow-up tasks.

**** COMMISSIONER GOLDSTEIN MOVED TO ACCEPT THE PROPOSAL FROM UFS FOR AN AMOUNT NOT TO EXCEED \$6,000.**

**** COMMISSIONER YOST SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

SIGNAGE UPDATE

In lieu of Mr. Scofield's presentation to the Commission, Commissioner Brown explained that he and Commissioner Goldstein were meeting with a sign representative from Grenada to discuss the signs. They will report back to the Commission at the September 2015 meeting with their findings.

**** COMMISSIONER BROWN MOTIONED TO TABLE THE SIGNAGE UPDATE TO THE SEPTEMBER 2015 MEETING.**

**** COMMISSIONER GOLDSTEIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

GENERAL MANAGER'S REPORT

Tree Trimming Update

Per Commissioner Goldstein's request, Mr. Smith put together a current tree trimming update showing facts and figures about how and when tree trimming takes place within the District, as well as what streets have had trimming.

EPS Technology – Thermal Scans

Mr. Smith presented a report from EPS Technology, who had been hired to scan TTD's four substations and distribution lines. The idea behind the thermal scans is to locate any weak or "hot" spots which would indicate if any problems exist within the distribution system. According to the final analysis from EPS Technology, there were no "hot" spots which would require further investigation. Their recommendation would be to have the substations and distribution lines assessed on an annual basis, or after any major rework, to verify that conditions have not deteriorated.

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Commissioner Yost asked if this report would benefit TTD with their insurance costs or lower the premiums in anyway. Mr. Smith said he would investigate it.

Strategic Planning

Mr. Smith reminded the Commission that TTD is looking to do Strategic Planning in the Fall of 2015 and having it put on the planning calendar for October. He asked the Commission for clarification if they wanted to start the process or begin discussion in October. Commissioner Brown asked what the value of having a Strategic Plan would be. Mr. Smith said that it is a road map of where the company is going over the next 2, 3, 5 or 10 years.

Commissioner Yost said that with a very full agenda right now, a special meeting should be scheduled in December to further discuss, look at possible candidates and review any background information. If any candidates look promising, then the Commission could meet with them.

DISCUSSION/ANALYSIS OF FINANCIAL STATEMENTS/KEY PERFORMANCE

Mr. Smith said this is a full fiscal year of net income with over \$500,000 on a cash basis. Cash balances are in reasonable shape. Outstanding principle balances are going down on the debt. Power supply costs are a little bit less.

June was a pretty good month. Net income on a cash basis was \$161,855.87. Mr. Smith is pleased with the performance of the Norden units. Norden was about even with last year's performance in June, but looking at the year-to-date, Norden was up 21.4% over last year. Revenues are starting to get stronger as we recover from the reduced fuel adjustment.

Cervalis is gearing up even more. Mr. Smith has met with them and they assure him that they will be taking on a couple more customers.

**** COMMISSIONER YOST MOVED TO ADD AN AGENDA ITEM CALLED LIBRARY DISCUSSION.**

**** COMMISSIONER BROWN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

LIBRARY DISCUSSION/LIBRARY PLANNING COMMITTEE

Commissioner Yost stated that there have been many recent discussions around the Library Planning Committee and who should be on the Committee. He felt is it now time to move forward on this and recommended that it be 3/3/3 (3 Commissioners, 3 Library Board members and 3 candidates from the public). He said that the Library Board has voiced their opinion that they would like to have it 3/3/3 to be fair. By doing so, it will allow the Committee to move forward. It not, Commissioner Yost is fearful that the project will be dead in the water.

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The 3 from the Library board would be Sarah Mills, Sarah Mann and Catherine Cray. The 3 from the public would be Penny Bloom, Mark Lilliedahl and possibly William Solder. Commissioner Brown will contact Mr. Solder to see if he has any interest in being on the Committee.

Commissioner Goldstein said that she would like to go on record that the Committee not be 3/3/3 for legal reasons. This is not a random Committee. It is a sub-Committee of the Third Taxing District Commission. It needs to be at the discretion of the Commission. Every time it is called it will effectively have a quorum. You cannot have a Committee structure that will call two or more of the Commission's members enter into a room to discuss District business, except at the discretion of the Chair. If you create a Committee where there's going to be the possibility of something else happening, where we're effectively delegating our elective authority - if something happens as a result of this Committee, TTD could be sued by people for delegating our elective authority to an unelected Board to make decisions about how to spend ratepayers' money with regards to this Committee. Commissioner Goldstein said she has explained it to Jim, Sarah and Stan. Commissioner Goldstein also stated that she has spoken to Atty. John Bove about this and he agrees with her.

Commissioner Brown said that he would like to go on record that this will be the last concession he makes to this group. From now on, they will make concessions to the Commission.

**** COMMISSIONER YOST MOVED TO HAVE THE LIBRARY PLANNING COMMITTEE CONSIST OF 3/3/3.**

**** COMMISSIONER BROWN SECONDED.**

**** COMMISSIONER GOLDSTEIN OPPOSED.**

Discussion began about the General Manager's vehicle which Mr. Smith would like to purchase or lease. Commissioner Yost said there has been discussion on it and now it needs to be voted on, so there is a record of what needs to be done.

**** COMMISSIONER YOST MOVED TO ADD AN AGENDA ITEM CALLED GENERAL MANAGER'S VEHICLE.**

**** COMMISSIONER GOLDSTEIN SECONDED.**

**** COMMISSIONER BROWN OPPOSED.**

Before making a final decision, Commissioners Goldstein and Brown would like more information. Commissioner Goldstein said we have a policy about personal auto perks and employee contracts. Do we have an issue as it regards to liability and if this is now residing in Mr. Smith's name as opposed to the TTD's name? Are we going to establish a personal use policy for this? Are we going to consider whether the vehicle can be stretched for another year, so that we can properly revise the General Manager's employment contract to reflect this and not tack it on two months after we've had the conversation?

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Mr. Smith will review the questions and get the answers to the Commission. Mr. Smith said if it were a car allowance, it would be under his personal insurance and he would pay it.

Once all the answers have been provided, a special meeting will be scheduled in order to expedite the purchase/lease of a new vehicle. Mr. Smith will either cancel the deal with the car dealership or see if he can extend it.

ADJOURNMENT

**** COMMISSIONER YOST MOVED TO ADJOURN.**

**** COMMISSIONER GOLDSTEIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:12 p.m.

Respectfully submitted,

Cynthia Tenney
Executive Assistant
Third Taxing District

MOTION FOR MINUTES

COMMISSIONER (name of Commissioner) MOVED TO APPROVE THE MINUTES OF (date of meeting) REGULAR MEETING.

OR

COMMISSIONER (name of Commissioner) MOVED TO APPROVE THE MINUTES OF (date of meeting) REGULAR MEETING AS CORRECTED.

Memorandum Third Taxing District Electric Department

To: TTD Commissioners

From: Jim Smith – General Manager

Date: August 11, 2015

Subject: October 5, 2015 Commission Meeting

As I will be out of the office the week of October 5th attending APPA's Leadership Conference, I am requesting the Commission to please consider moving the October meeting to the following week – Tuesday, October 13, 2015. I realize by moving the meeting, it will now become a Special Commission Meeting and will be noted as such.

Thanks for your consideration.



Third Taxing District

2 Second Street
East Norwalk, CT 06855

Tel: (203) 866-9271
Fax: (203) 866-9856

MEMORANDUM

To: Commissioners
From: Ron Scofield 
Date: August 25, 2015
Re: Review & Discussion of 2016 Annual Meeting

At the May 4, 2015 Commission Meeting, we reviewed the March 2015 Annual Meeting. After discussion, it was decided that the Commissioners would give this topic more thought and discuss it again at the September 8, 2015 meeting.

Below are some of the ideas discussed and/or recommended at the May meeting.

- New Recording Secretary
- The type of Minutes desired:
 - Transcript?
 - Verbatim?
- Annual Meeting Motions and Votes taken, posted within 24 hours.
- Use of a laptop computer to put the current motion on the screen for all to read, as well as any amendments that come from the floor.
- Photos of all voting taken. (This would require the voting process to be “slowed down” considerably.)
- Take “Other District Services” out of the District Budget and put it in the Operating Budget as a line item called “Contribution Expense.”

I think it is very important to develop a plan to find a way to educate the meeting Chairperson as to how voting is to be done and to slow down the meeting process so that everything is done correctly.

Ron

District Commissioners

Charles L. Yost	203-853-0837	Chairman	James Smith	203-866-9271	General Manager
David L. Brown	203-866-8099	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Debra Goldstein	203-252-7214	Commissioner	Michael Intrieri	203-866-3001	Treasurer

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Third Taxing District

2 Second Street
East Norwalk, CT 06855

Tel: (203) 866-9271

REVISED AGENDA

Special Annual Meeting of the Electors of the Third Taxing District of the City of Norwalk, Monday, March 23, 2015, at 7:00 p.m., at The Marvin Community Room, 60 Gregory Boulevard, East Norwalk, Connecticut.

1. Welcome and call to order
2. Ratify and confirm previous March 4th meeting cancellation
3. Ratify and confirm the March 23rd meeting as the Annual Meeting
4. Introductions
5. Reading and acceptance of the Notice of the Special Annual Meeting
6. Election of Special Annual Meeting Chairman
7. Election of Special Annual Meeting Secretary
8. Report of the District Chairman
9. Financial report of the East Norwalk Improvement Association for the operation of the East Norwalk Improvement Association Library for the fiscal year July 1, 2013 through June 30, 2014 and budget for the fiscal year July 1, 2015 through June 30, 2016.
10. Industry/Legislative Update
11. Financial report of the operation of the Electric Department for the fiscal year July 1, 2013 through June 30, 2014, followed by Q&A from the public.
12. Presentation of District Budget, followed by Q&A from the public.
13. Authorization to approve the District Budget and transfer funds from the Electric Department to the District account to cover the budget requirements for the fiscal year July 1, 2015 through June 30, 2016.
14. Adjourn

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District Commissioners

Charles L. Yost	203-853-0837	Chairman	James Smith	203-866-9271	General Manager
David L. Brown	203-866-8099	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Debora Goldstein	203-252-7214	Commissioner	Michael Intrieri	203-866-3001	Treasurer

General Meeting Presentation Outline – Third Taxing District Special Annual Meeting – March 23, 2015

Item	Presenter	Begin By	Approx. Time (minutes)
1. Welcome and Call to Order	Charlie Yost	7:00 PM	5
2. Introductions	Charlie Yost	7:05 PM	5
3. Reading and Acceptance of the Meeting Notice – Page 3	Charlie Yost	7:10 PM	5
4. Election of a Meeting Chairman	Charlie Yost, All	7:15 PM	5
5. Election of a Meeting Secretary	Meeting Chairman	7:20 PM	5
6. Report of District Chairman – Pages 4 and 5	Charlie Yost	7:25 PM	5
7. East Norwalk Improvement Association Library Report and Budget – Page 6	Stan Siegel	7:30 PM	15
8. Industry/Legislative Update	Debora Goldstein	7:45 PM	5
9. Financial Report of the Operation of the Electric Dept. for the Fiscal Year July 1, 2013 through June 30, 2014	Jim Smith	7:50 PM	15
10. Presentation of District Budget, followed by Q&A from Public – Page 9	David Brown	8:05 PM	15
11. Vote to Approve District Budget & Transfer Funds	Meeting Chairman	8:20 PM	5
12. Adjourn		8:25 PM	

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of such bonds, the annual rate of interest thereon, the dates and times of the issue and maturity of the same, the manner in which such bonds shall be issued, and the person or persons by whom such bonds shall be signed, executed, negotiated, sold and delivered on behalf of said district; and such bonds, when so signed, executed, issued and delivered, shall be obligatory upon said district and upon the inhabitants thereof according to the tenor of the same. (Sp. Laws 1953, No. 179, § 2.)

§ 1-113. Water bond issue of 1953; payment provisions.

After the issue of the bonds hereby authorized, or of any part thereof, the Board of Estimate and Taxation of the City of Norwalk shall, if requested by the Commissioners of said district, annually make an appropriation and levy taxes to pay the interest on said bonds, and shall also annually appropriate and levy taxes to raise such sum or sums of money as shall be requested by the Commissioners of said district for the purpose of paying such bonds at maturity and said money shall be deposited at interest in the sinking fund of said Second Taxing District and, with its increase, shall be used and expended only for and in the payment of such bonds. (Sp. Laws 1953, No. 179, § 3.)

Part 4

Third Taxing District'

§ 1-114. Body politic and corporate; rights in general.

All the electors of this state dwelling within the territorial limits of the Third Taxing District as hereinbefore established are hereby constituted a body politic and corporate by the name of the Third Taxing District of the City of Norwalk, and by that name shall be capable of suing and being sued.

* Editor's Note: For taxing districts, in general, see Art. II, p. 113.

pleading and being impleaded, purchasing, holding, selling, and conveying any property, real or personal, and of having a common seal, and as such corporation shall succeed to and possess all the property, both real and personal, of the East Norwalk Fire District of said Town of Norwalk, and all the rights, powers, franchises, privileges, and immunities heretofore granted to said East Norwalk Fire District, in relation to the construction of electric light works, and the generation and purchase of electricity for the use of said district and the inhabitants thereof, and the erection, placing, and maintenance of poles, wires, and all other necessary fixtures within said district for receiving and distributing electricity, and the same are hereby vested in said Third Taxing District, and said Third Taxing District is hereby authorized to manage, operate, and control its electric light works with the same authority, rights and liabilities, and in the same manner as said East Norwalk Fire District and except as herein otherwise provided, to care for, maintain, and keep in repair, all estate, both real and personal, which said district may acquire, to sell and convey any of said property, any property held in trust excepted, and apply the proceeds in the reduction of the indebtedness of said district. The district shall pay one hundred dollars (\$100.) or more yearly toward the support of the East Norwalk Improvement Association, Incorporated, Public Library. (Sp. Laws 1913, No. 352, § 34; Sp. Laws 1921, No. 189, § 3.)

§ 1-115. Taxation liability.

All the inhabitants and property within the limits of the Third Taxing District shall be liable to taxation to defray any burdens, expenses, and liabilities of the former East Norwalk Fire District at the time of the passage of this act and such other liabilities as said taxing district may incur under the provisions of this act. (Sp. Laws 1913, No. 352, § 35.)

§ 1-116. Meetings.

The annual meeting of the electors residing in said taxing district shall be held on the third Wednesday of September for the purpose of hearing the reports of the Commissioners of said district, and acting on such matters as may be properly brought before said meeting. Notice of time and place of said meeting shall be given by said Board of Commissioners by publishing in a newspaper having a circulation in said district at least ten (10) days before said meeting, which notice shall set forth all matters to be considered at said meeting. Special meetings of said district may be called in like manner by said Board, and shall be called upon written petition of twenty-five (25) electors of said district, to consider and act upon the matters set forth in such notice or petition. (Sp. Laws 1913, No. 352, § 36.)

§ 1-117. Board of Commissioners, Treasurer, Clerk; mechanics and laborers.

Said district shall elect a Board of Commissioners and a Treasurer of said district, all of whom shall be sworn to a faithful discharge of their duties, and shall hold their office as hereinafter provided, and shall receive such compensation as said district shall determine. Said Commissioners shall appoint a Clerk who shall receive reasonable compensation as determined by said Commissioners. It shall be the duty of said Clerk to keep a record of all transactions of said district and of said Board of Commissioners and discharge such duties as said Board may prescribe. Said Commissioners may employ such mechanics, experts, and laborers as may be necessary in the exercise of their powers and duties. (Sp. Laws 1913, No. 352, § 37.)

§ 1-118. Taxation.

In case the income from the sales of electricity is inadequate to meet the current expenses of said electric-light plant and

¹ Editor's Note: See also § 1-10, p. 116.

² Editor's Note: For further election provisions refer to § 1-117, p. 120.

the interest on the indebtedness of said district, a tax on all property and persons liable to taxation in said district shall be laid to supply such deficiency by the Board of Estimate and Taxation of the city at any meeting of said Board called for that purpose upon the application of said Board of Commissioners of said district, and said tax shall be collected in the same manner as other city taxes. Said Board of Estimate and Taxation may lay and collect taxes for the purpose of paying the debts of said district or any part thereof, and of establishing a sinking fund for that purpose. The avails of such taxes shall be paid to the Treasurer of said district for application for said purposes only. The Board of Estimate and Taxation shall lay a tax to defray the expenses of the public library of the East Norwalk Improvement Association, Incorporated, of said district to the amount appropriated by said district at any annual or special meeting. (Sp. Laws 1913, No. 352, § 40; Sp. Laws 1921, No. 189, § 4.)

§ 1-119. Use of electricity liens.

Any claim of said district for the use of electricity or for the rent of fixtures shall be a lien upon the real estate or property in connection with which such electricity was furnished or such fixtures used, and said lien may be foreclosed by said district before any court having jurisdiction in the same manner as mortgages. (Sp. Laws 1913, No. 352, § 41.)

§ 1-120. Records and accounts of the Board of Commissioners.

It shall be the duty of said Board of Commissioners to keep a record of its proceedings and an accurate account of its receipts and disbursements appertaining to said electric-light plant, and a like account of its receipts and dis-

Editor's Note: For appropriations for libraries, see Art. XIX, p. 109.

bursments, in connection with all other property of said district, verified by proper vouchers, which accounts shall be open at all reasonable times to inspection by any taxpayer of said district. (Sp. Laws 1913, No. 352, § 42.)

§ 1-121. Violations, penalties, and forfeitures.

Said district shall have power to enact by-laws at any annual or special meeting imposing penalties and forfeitures for the violation of any of the rules and regulations of the Board of Commissioners of said district, providing such penalties or forfeitures shall not exceed twenty dollars (\$20.) for each offense. Said by-laws shall not become effective until published in a newspaper having a circulation in said district. (Sp. Laws 1913, No. 352, § 43.)

§ 1-122. Authority and duties of Commissioners.

Said Commissioners are hereby authorized in all matters pertaining to the electric-light plant of said district to exercise all the authority and discharge all the duties that are granted to Electrical Commissioners by Chapter 122 of the General Statutes, except as said powers and duties may be herein limited, and to care for and keep in repair all the property of said district, with power to lease or sell the same, delivering the income and proceeds of such sales to the Treasurer of said district, and apply said proceeds as said Board may be authorized by said district, and to exercise any additional powers that may, from time to time, be conferred upon them by said district. A majority of said Commissioners shall constitute a quorum for the transaction of any of the business of the Board. (Sp. Laws 1913, No. 352, § 38.)

§ 1-123. Income from electricity.

All income from the sales of electricity shall first be applied to defraying the current expenses of said electric-light plant, and to paying the interest on notes, bonds, or certificates of indebtedness incurred in relation to said electric-light plant. If there are retained earnings of cash or negotiable securities or an accumulated surplus of cash or negotiable securities, in excess of retirement reserve, said Commissioners shall make report thereof to the next annual or special meeting of said district, which shall direct the same to be applied to the extinction of the principal debt of the district, or to any purpose in connection with said works, and, if there is no such debt or need in connection with said works, said meeting may direct such retained earnings or any portion thereof in excess of a proper retirement reserve to be applied to the district general account for current expenses of the district, including public street lighting, care of parks owned by the district, care of the East Norwalk Cemetery, salaries of district officials, support of the East Norwalk Improvement Association Public Library, and improvements to said library and the building and premises where it is housed and adjoining premises owned by the district. (Sp. Laws 1913, No. 352, § 39; Sp. Laws 1959, No. 282.)

§ 1-124. Authorization to issue bonds; funding bond issue of 1917.

The Third Taxing District of the City of Norwalk is authorized to issue serial bonds, to an amount not exceeding eight-five thousand dollars (\$85,000), registered or with coupons attached, bearing interest at a rate not greater than four and one-half per centum (4½%) per annum, payable semi-annually, the first installment of the principal thereof to be payable within three (3) years from the date of issue and the remainder at some certain time or times not later than thirty

30) years after the date thereof. Such bonds shall be sold at not less than par and the avails thereof used only for the funding of the debt of said district and for the extension, improvement and enlargement of the electric-power plant of said district. (Sp. Laws 1917, No. 259, § 1.)

§ 1-125. Funding bond issue of 1917; details.

Said district, at a special meeting of its electors, duly warned, shall determine, subject to the foregoing limitations, the several and aggregate amounts of such bonds, the annual rate of interest thereon, the dates and times of the issue and maturity of the same, the manner in which such bonds shall be issued and the person or persons by whom such bonds shall be signed, executed, negotiated, sold and delivered in behalf of said district. Such bonds, when so signed, executed, issued and delivered, shall be obligatory upon said district and upon the inhabitants thereof, according to the tenor and purport of the same. (Sp. Laws 1917, No. 259, § 2.)

§ 1-126. Funding bond issue of 1917; limitations.

No bonds shall be issued under §§ 1-124 to 1-126 as to permit the net bonded indebtedness of said district at any time to exceed five per centum (5%) of the grand list of said district as the same may be compiled for the year of such issue, provided, in computing the debt limitation, bonds issued or to be issued for the construction or maintenance of municipal waterworks or lighting plants shall not be included. (Sp. Laws 1917, No. 259, § 3.)

§ 1-127. Authorization to issue bonds; bond issue of 1949.

The Third Taxing District of the City of Norwalk is authorized to issue, by and through the action of the Commissioners and the Treasurer of said district, bonds, notes or other certificates of indebtedness to an amount not exceeding two hundred and fifty thousand dollars (\$250,000), in coupon form or otherwise and registered or not registered, bearing interest to a rate not greater than five percent (5%) per annum, payable in substantially equal monthly or annual installments, beginning not more than two (2) years from the date of issue, in such sums that the entire amount thereof shall be paid within a period of not more than twenty (20) years from their date. The proceeds of such bonds, notes, or other certificates shall be used for the extension, improvement facilities of said district. Such bonds, notes or other certificates may be issued from time to time, and nothing herein contained shall require the whole amount of such bonds, notes or other certificates to be issued or prevent their issuance in amounts less than the total authorized issue as may be deemed expedient, in which case each authorized issue shall constitute a separate loan and each such loan shall be payable in monthly or annual installments and within the period of time specified herein from its date. Such Commissioners and Treasurer may borrow on short-term notes within the limitations of this section and for the purpose herein set forth and may renew said notes from time to time if this manner of borrowing shall be deemed expedient. (Sp. Laws 1949, No. 141, § 1.)

§ 1-128. Bond issue of 1949; details.

The Commissioners and Treasurer of said district shall determine, subject to the foregoing limitations, the amount and date of maturity of such bonds, notes or other certificates

and the annual rate of interest and other particulars of the form of such bonds, notes or other certificates and the manner of issuance. (Sp. Laws 1949, No. 141, § 2.)

§ 1-129. Bond issue of 1949; obligations.

Such bonds, notes or other certificates, when executed and delivered by the Commissioners and Treasurer of said district, shall be obligatory upon said district and the inhabitants thereof according to the tenor and purport of the same. (Sp. Laws 1949, No. 141, § 3.)

§ 1-130. Bond issue of 1949; effective date.

§§ 1-127, to 1-130 shall be effective upon its ratification by a special meeting of the district called for this purpose. (Sp. Laws 1949, No. 141, § 4.)

§ 1-131. Purchase of Taylor property; maximum expenditures.

The Third Taxing District of the City of Norwalk may purchase the property, known as the Taylor property, which adjoins the premises of the East Norwalk Community Hall and may improve the newly purchased property, and may improve and enlarge the East Norwalk Community Hall and the East Norwalk Improvement Association Public Library which is housed in said community hall; provided no expenditure of more than twenty thousand dollars (\$20,000.) shall be made without the approval of the majority of the electors of said district who are present and voting at a special meeting of the district called for the purpose of such approval. (Sp. Laws 1959, No. 94, § 1.)

§ 1-132. Cash surplus.

Said purchase and such improvements may be made with the current cash surplus or accumulated cash surplus of the electric-light works owned by the district, in excess of reserve for depreciation. (Sp. Laws 1959, No. 94, § 2.)

§ 1-133. Borrowing money.

For the purpose of purchasing said property and making such improvements said district is authorized to borrow money and to secure the money so borrowed by mortgage on said land, or on said land and buildings. (Sp. Laws 1959, No. 94, § 3.)

Part 5**Sixth Taxing District****§ 1-134. Boundaries of the Sixth Taxing District.**

The territory of the City of Norwalk which is included within the following boundaries shall be the Sixth Taxing District of said City of Norwalk as follows: starting at a point on the boundary line between Darien and Norwalk; thence running east in a direct line to the westerly end of the southerly boundary of Union cemetery, so called; thence running along the southerly boundary of said Union cemetery to the westerly side of Rowayton Avenue; thence running northerly along said westerly side of Rowayton Avenue to a point that is upon a production westerly of a line drawn two hundred (200) feet, measured at right angles, northerly from the northerly side of Sheffield Road, so called; thence running easterly upon said line two hundred (200) feet, measured at right angles, northerly from the northerly side of Sheffield Road to the westerly side of Lenox Road, so called; thence running easterly across Lenox Road to the corner formed by the intersection of the easterly side of Lenox Road with the southerly side of Winter Street, so called; thence running along said southerly side of Winter Street

(Editor's Note: For taxing districts in general, see Art. II, p. 113.)

Memorandum

Third Taxing District

Electric Department

To: TTD Commissioners

From: Jim Smith – General Manager

Date: August 17, 2015

Subject: Updated Review of TTD's Real Property - 2015



As part of the Commission's overall Planning Calendar during the month of September, a review was conducted of all real estate owned by the Department.

Similar to last year, we have attached an updated "Summary Real Estate Property Schedule" which outlines all property currently owned by the department per the City of Norwalk's Tax Assessors office, which is supported by individual detailed records of each property.

As can be seen, the only significant change in the schedule is a reduction in both the appraised and assessed value due to the demolition of the house @ 18 Rowan St., which is highlighted.

We have also cross referenced all property records with our property insurance carrier, including the reduction mentioned above, in order to update those values on the current Property Policy for 2015.

In addition, we have checked with the City to determine ownership of the islands around the cemetery that we have been maintaining, and have been told that they are City property.

Finally, as was discussed last year, we own Constitution Park, Edgewater Park, and the Roger Ludlow Triangle (?), but have not had them appraised to determine their value.

TTD REAL ESTATE HOLDINGS (As of September 2015)

	2 Second St.	56 Van Zant St.	51 Van Zant St.	237 East Ave.	213 East Ave.	16 Rowan St.	18 Rowan St.	6 Fitch St.
Valuation Year - 2014								
Appraisal								
Improvements	\$ 556,330	\$ 548,830	\$ 817,340	\$ 7,000	\$ 197,500	\$ 20,570	\$ 15,410	\$ -
Land	\$ 1,055,850	\$ 327,280	\$ 687,350	\$ 544,010	\$ 400,310	\$ 246,750	\$ 253,640	\$ 428,230
Total	\$ 1,612,180	\$ 876,110	\$ 1,504,690	\$ 551,010	\$ 597,900	\$ 267,320	\$ 269,050	\$ 428,230
Assessment								
Improvements	\$ 389,420	\$ 384,180	\$ 572,140	\$ 4,900	\$ 138,320	\$ 14,400	\$ 10,790	\$ -
Land	\$ 739,100	\$ 229,100	\$ 481,150	\$ 380,810	\$ 280,220	\$ 172,730	\$ 177,550	\$ 299,760
Total	\$ 1,128,520	\$ 613,280	\$ 1,053,290	\$ 385,710	\$ 418,540	\$ 187,130	\$ 188,340	\$ 299,760
Valuation Year - 2013								
Appraisal								
Improvements	\$ 556,330	\$ 548,830	\$ 817,340	\$ 7,000	\$ 197,500	\$ 20,570	\$ 118,200	\$ -
Land	\$ 1,055,850	\$ 327,280	\$ 687,350	\$ 544,010	\$ 400,310	\$ 246,750	\$ 253,640	\$ 428,230
Total	\$ 1,612,180	\$ 876,110	\$ 1,504,690	\$ 551,010	\$ 597,900	\$ 267,320	\$ 371,840	\$ 428,230
Assessment								
Improvements	\$ 389,420	\$ 384,180	\$ 572,140	\$ 4,900	\$ 138,320	\$ 14,400	\$ 82,740	\$ -
Land	\$ 739,100	\$ 229,100	\$ 481,150	\$ 380,810	\$ 280,220	\$ 172,730	\$ 177,550	\$ 299,760
Total	\$ 1,128,520	\$ 613,280	\$ 1,053,290	\$ 385,710	\$ 418,540	\$ 187,130	\$ 260,290	\$ 299,760
Change due to demolition on property.								

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SECOND ST

Location SECOND ST **Assessment** \$1,128,520
Mblu 3/ 55/ 10/ 0/ **Appraisal** \$1,612,180
Acct# 8659 **PID** 8659
Owner THIRD TAXING DISTRICT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$556,330	\$1,055,850	\$1,612,180

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$389,420	\$739,100	\$1,128,520

Owner of Record

Owner THIRD TAXING DISTRICT **Sale Price** \$0
Co-Owner (BUSINESS OFFICE) **Certificate**
Address 2 2ND ST **Book & Page** 142/296
 NORWALK, CT 06855-2318 **Sale Date** 12/31/1940

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIRD TAXING DISTRICT	\$0		142/296	12/31/1940

Building Information

Building 1 : Section 1

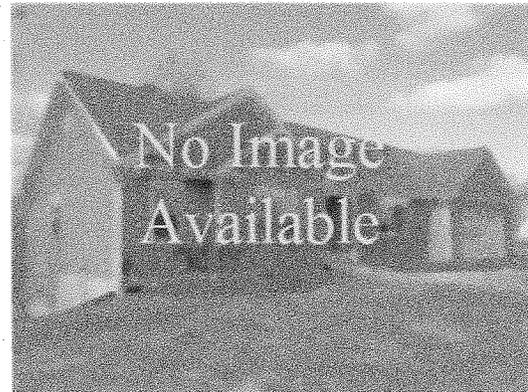
Year Built: 1915
Living Area: 6473
Replacement Cost: \$753,408
Building Percent Good: 71
Replacement Cost Less Depreciation: \$534,920

Building Photo

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Commercial
Stories:	1.00
Occupancy	1.00

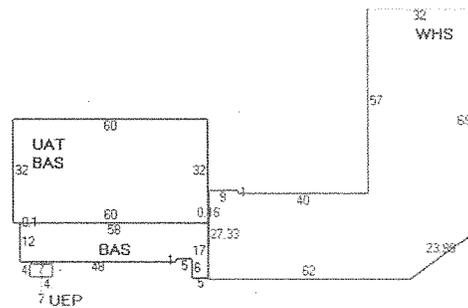
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Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Floor 1	Carpet
Interior Floor 2	Concrete
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	50
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Typical
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	14.00
% Sprinkler	0.00



(<http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
WHS	Warehouse	3832	3832	
BAS	First Floor	2641	2641	
UAT	Unfinished Attic	1920	0	
UEP	Utility Enclosed Porch	28	0	
		8421	6473	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	2636.00 S.F.	\$4,020	1
NDP	Night Dep Box	1.00 UNITS	\$6,100	1

Land

Land Use

Land Line Valuation

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Use Code 922V
 Description Mun Bldg Com
 Zone NB
 Neighborhood C450

Size (Acres) 0.76
 Frontage
 Depth
 Assessed Value \$739,100
 Appraised Value \$1,055,850

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN6	Fence 6'			400.00 L.F.	\$2,800	1
PAV1	Paving Asph.			8085.00 S.F.	\$8,490	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$556,330	\$1,055,850	\$1,612,180
2012	\$660,100	\$816,700	\$1,476,800
2011	\$660,100	\$816,700	\$1,476,800

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$389,420	\$739,100	\$1,128,520
2012	\$462,070	\$571,690	\$1,033,760
2011	\$462,070	\$571,690	\$1,033,760

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56 VAN ZANT ST

Location	56 VAN ZANT ST	Assessment	\$613,280
Mblu	3/ 39/ 6/ 0/	Appraisal	\$876,110
Acct#	8203	PID	8203
Owner	NORWALK CITY OF	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$548,830	\$327,280	\$876,110

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$384,180	\$229,100	\$613,280

Owner of Record

Owner	NORWALK CITY OF	Sale Price	\$0
Co-Owner	(FIRE STATION - EAST NORWALK)	Certificate	
Address	125 EAST AVE NORWALK, CT 06851-5702	Book & Page	114/209
		Sale Date	12/31/1940

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NORWALK CITY OF	\$0		114/209	12/31/1940

Building Information

Building 1 : Section 1

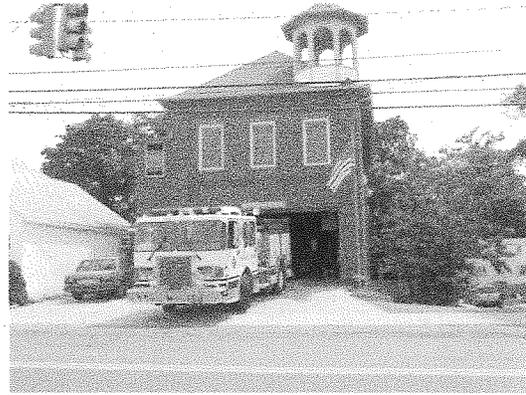
Year Built: 1883
Living Area: 3320
Replacement Cost: \$702,684
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$548,090

Building Photo

Building Attributes	
Field	Description
STYLE	Fire Station
MODEL	Commercial
Stories:	2.00
Occupancy	1.00

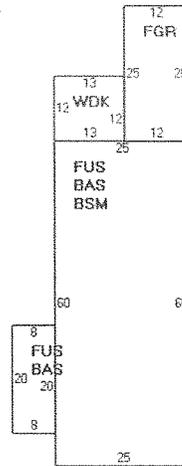
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Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Arch. Shingles
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Hot Water
AC Percent	0
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	None
Frame	Typical
Plumbing	Average
Foundation	Stone
Partitions	Average
Wall Height	10.00
% Sprinkler	0.00



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Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1660	1660	
FUS	Finished Upper Story	1660	1660	
BSM	Basement	1500	0	
FGR	Garage	300	0	
WDK	Wood Deck	156	0	
		5276	3320	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 922V
Description Mun Bldg Com
Zone NB
Neighborhood C420

Land Line Valuation

Size (Acres) 0.16
Frontage
Depth
Assessed Value \$229,100
Appraised Value \$327,280

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			700.00 S.F.	\$740	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$548,830	\$327,280	\$876,110
2012	\$579,500	\$292,700	\$872,200
2011	\$332,000	\$292,700	\$624,700

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$384,180	\$229,100	\$613,280
2012	\$405,650	\$204,890	\$610,540
2011	\$232,400	\$204,890	\$437,290

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51 VAN ZANT ST

Location 51 VAN ZANT ST **Assessment** \$1,053,290
Mblu 3/ 34/ 8/ 0/ **Appraisal** \$1,504,690
Acct# 7910 **PID** 7910
Owner THIRD TAXING DISTRICT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$817,340	\$687,350	\$1,504,690

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$572,140	\$481,150	\$1,053,290

Owner of Record

Owner THIRD TAXING DISTRICT **Sale Price** \$0
Co-Owner (LIBRARY) **Certificate**
Address 51 VAN ZANT ST **Book & Page** 529/270
 NORWALK, CT 06855-1919 **Sale Date** 01/21/1960

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIRD TAXING DISTRICT	\$0		529/270	01/21/1960

Building Information

Building 1 : Section 1

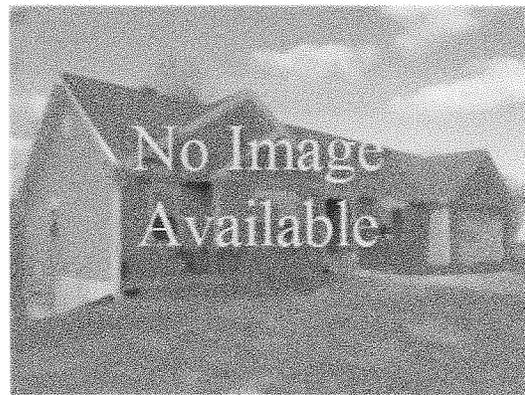
Year Built: 1917
Living Area: 3200
Replacement Cost: \$1,133,868
Building Percent 71
Good:
Replacement Cost
Less Depreciation: \$805,050

Building Photo

Building Attributes	
Field	Description
STYLE	Library
MODEL	Commercial
Stories:	1.00
Occupancy	2.00

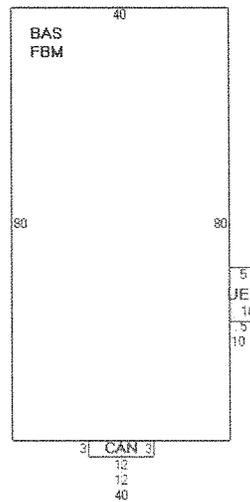
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Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	Minimum
Interior Floor 1	Hardwood
Interior Floor 2	Vinyl
Heating Fuel	Oil
Heating Type	Hot Water
AC Percent	0
Heat Percent	100
Bldg Use	Mun Library
Total Rooms	0
Bedrooms	0
FBM Area	3200
Heat/AC	None
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	11.00
% Sprinkler	0.00



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Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3200	3200
CAN	Canopy	36	0
FBM	Finished Basement	3200	0
UEP	Utility Enclosed Porch	50	0
		6486	3200

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 934V

Land Line Valuation

Size (Acres) 0.53

Description Mun Library
Zone NB
Neighborhood C420

Frontage
Depth
Assessed Value \$481,150
Appraised Value \$687,350

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			11700.00 S.F.	\$12,290	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$817,340	\$687,350	\$1,504,690
2012	\$745,300	\$618,300	\$1,363,600
2011	\$745,300	\$618,300	\$1,363,600

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$572,140	\$481,150	\$1,053,290
2012	\$521,710	\$432,810	\$954,520
2011	\$521,710	\$432,810	\$954,520

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237 EAST AVE

Location 237 EAST AVE **Assessment** \$385,710
Mblu 3/ 32/ 42/ 0/ **Appraisal** \$551,010
Acct# 7848 **PID** 7848
Owner THIRD TAXING DISTRICT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$7,000	\$544,010	\$551,010

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$4,900	\$380,810	\$385,710

Owner of Record

Owner THIRD TAXING DISTRICT **Sale Price** \$0
Co-Owner (CEMETARY-) **Certificate**
Address 2 2ND ST **Book & Page** 673/711
 NORWALK, CT 06855-2318 **Sale Date** 11/30/1966

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIRD TAXING DISTRICT	\$0		673/711	11/30/1966

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

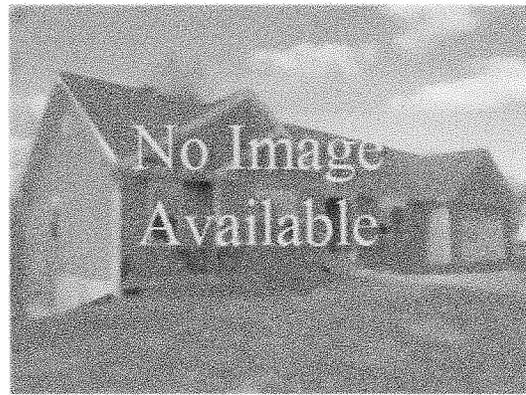
Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Stories	
Occupancy	
Exterior Wall 1	

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Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Extra Kitchens	
Frame	
Insulation	
Bsmt Garage	
Foundation	
FBM Area	
Fireplaces	
# of Heat Systems	
Solar HW	
Electrical	



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Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 967
 Description Cemetery Lnd
 Zone C
 Neighborhood C400

Land Line Valuation

Size (Acres) 1.76
 Frontage
 Depth
 Assessed Value \$380,810
 Appraised Value \$544,010

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN6	Fence 6'			1000.00 L.F.	\$7,000	1

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Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$7,000	\$544,010	\$551,010
2012	\$4,000	\$541,500	\$545,500
2011	\$4,000	\$541,500	\$545,500

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$4,900	\$380,810	\$385,710
2012	\$2,800	\$379,050	\$381,850
2011	\$2,800	\$379,050	\$381,850

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213 EAST AVE

Location	213 EAST AVE	Assessment	\$418,540
Mblu	3/ 15/ 18/ 0/	Appraisal	\$597,900
Acct#	7017	PID	7017
Owner	THIRD TAXING DISTRICT	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$197,590	\$400,310	\$597,900

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$138,320	\$280,220	\$418,540

Owner of Record

Owner	THIRD TAXING DISTRICT	Sale Price	\$0
Co-Owner	(ELECTRIC COMPANY)	Certificate	
Address	2 2ND ST NORWALK, CT 06855-2318	Book & Page	218/495
		Sale Date	01/01/1985

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIRD TAXING DISTRICT	\$0		218/495	01/01/1985

Building Information

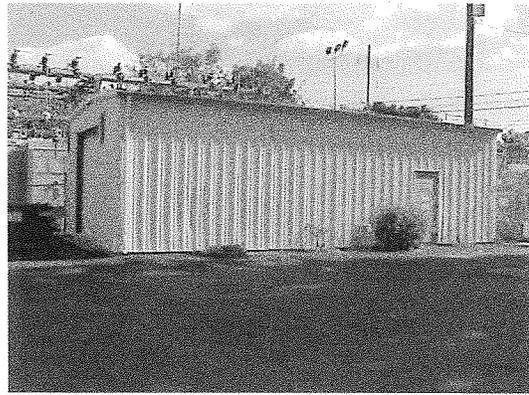
Building 1 : Section 1

Year Built: 1962
Living Area: 800
Replacement Cost: \$47,000
Building Percent: 63
Good:
Replacement Cost
Less Depreciation: \$29,610

Building Photo

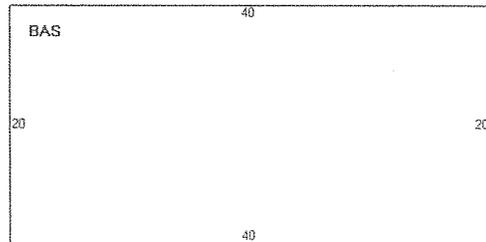
Building Attributes	
Field	Description
STYLE	Pre-Eng Garage
MODEL	Commercial
Stories:	1.00
Occupancy	1.00

Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Other
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	None
Heating Type	Forced Air
AC Percent	0
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Steel
Plumbing	Average
Foundation	Slab
Partitions	Light
Wall Height	12.00
% Sprinkler	0.00



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Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
		800	800

Building 2 : Section 1

Year Built: 1870
Living Area: 1807
Replacement Cost: \$226,884
Building Percent Good: 69
Replacement Cost Less Depreciation: \$156,550

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Conventional
MODEL	Commercial
Stories:	2.25

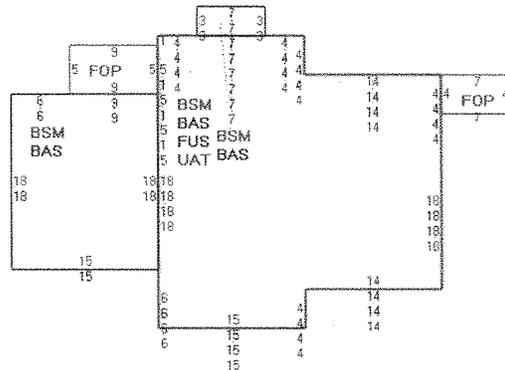
Building Photo

Occupancy	1.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	0
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	8
Bedrooms	5
FBM Area	
Heat/AC	Heat/AC Split
Frame	Wood
Plumbing	Average
Foundation	Stone
Partitions	Average
Wall Height	
% Sprinkler	0.00



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Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1049	1049
FUS	Finished Upper Story	758	758
BSM	Basement	1049	0
FOP	Framed Open Porch	73	0
UAT	Unfinished Attic	758	0
		3687	1807

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 922V
Description Mun Bldg Com
Zone NB
Neighborhood C400

Land Line Valuation

Size (Acres) 0.35
Frontage
Depth
Assessed Value \$280,220
Appraised Value \$400,310

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	624.00 S.F.	\$9,360	2
FN6	Fence 6'			240.00 L.F.	\$1,680	1
PAT1	Patio	CR	Concrete	308.00 S.F.	\$390	2

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$197,590	\$400,310	\$597,900
2012	\$223,100	\$380,300	\$603,400
2011	\$223,100	\$380,300	\$603,400

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$138,320	\$280,220	\$418,540
2012	\$156,170	\$266,210	\$422,380
2011	\$156,170	\$266,210	\$422,380

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16 ROWAN ST

Location 16 ROWAN ST **Assessment** \$187,130
Mblu 3/ 34/ 22/ 0/ **Appraisal** \$267,320
Acct# 7893 **PID** 7893
Owner THIRD TAXING DISTRICT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$20,570	\$246,750	\$267,320

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$14,400	\$172,730	\$187,130

Owner of Record

Owner THIRD TAXING DISTRICT **Sale Price** \$0
Co-Owner (ELECTRIC CO - SUB STATION) **Certificate**
Address 2 2ND ST **Book & Page** 710/550
 NORWALK, CT 06855-2318 **Sale Date** 01/31/1969

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THIRD TAXING DISTRICT	\$0		710/550	01/31/1969

Building Information

Building 1 : Section 1

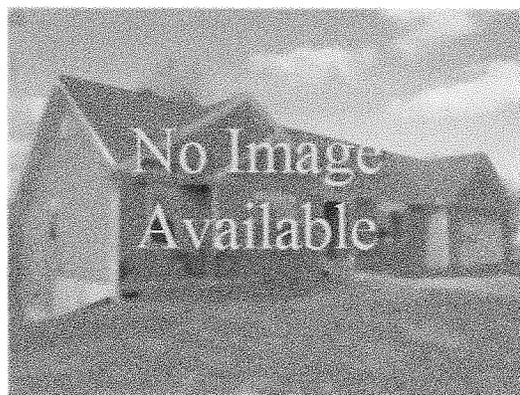
Year Built: 1962
Living Area: 800
Replacement Cost: \$71,488
Building Percent 13
Good:
Replacement Cost
Less Depreciation: \$9,290

Building Photo

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Commercial
Stories:	1.00
Occupancy	1.00

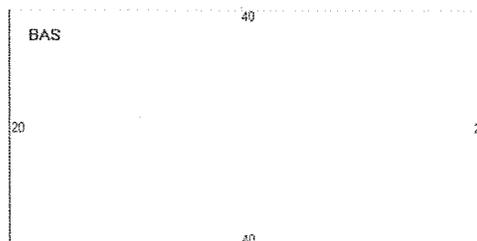
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Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Percent	0
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	None
Frame	Steel
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	12.00
% Sprinkler	0.00



(<http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
		800	800

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 922V
 Description Mun Bldg Com
 Zone NB
 Neighborhood C450

Land Line Valuation

Size (Acres) 0.32
 Frontage
 Depth
 Assessed Value \$172,730
 Appraised Value \$246,750

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Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	CB	CindBk/Frame	117.00 S.F.	\$1,050	1
GAR1	Garage	CB	CindBk/Frame	462.00 S.F.	\$6,930	1
FN6	Fence 6'			472.00 L.F.	\$3,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$20,570	\$246,750	\$267,320
2012	\$48,400	\$227,200	\$275,600
2011	\$48,400	\$227,200	\$275,600

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$14,400	\$172,730	\$187,130
2012	\$33,880	\$159,040	\$192,920
2011	\$33,880	\$159,040	\$192,920

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18 ROWAN ST

Location 18 ROWAN ST **Assessment** \$188,340
Mblu 3/ 34/ 21/ 0/ **Appraisal** \$269,050
Acct# 7892 **PID** 7892
Owner THE THIRD TAXING DISTRICT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$15,410	\$253,640	\$269,050

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$10,790	\$177,550	\$188,340

Owner of Record

Owner THE THIRD TAXING DISTRICT **Sale Price** \$275,000
Co-Owner **Certificate**
Address 2 2ND ST **Book & Page** 7930/67
NORWALK, CT 06855-2318 **Sale Date** 11/25/2013
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE THIRD TAXING DISTRICT	\$275,000		7930/67		11/25/2013
BENTO LINDA A & SCOTT D	\$0	7611-131	7611/131	4	06/06/2012
WISNIEWSKI THEODORE A +	\$0		3217/321		06/07/1996
WISNIEWSKI ROCHELLE L	\$0		3217/321	25	06/07/1996
C J T ASSOCIATES	\$0		357/656	25	02/18/1952

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

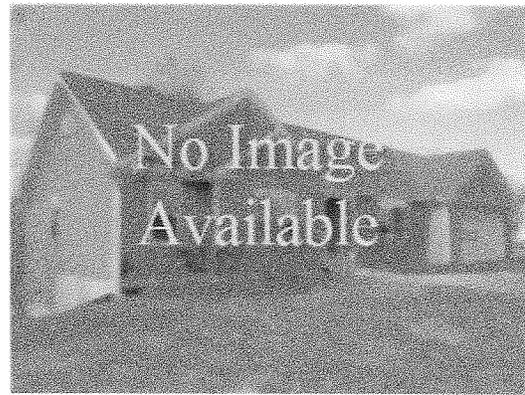
Building Photo

Building Attributes	
Field	Description

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8/12/2015

Style	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Extra Kitchens	
Frame	
Insulation	
Bsmt Garage	
Foundation	
FBM Area	
Fireplaces	
# of Heat Systems	
Solar HW	
Electrical	



(<http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 920V
 Description Mun Land Comm
 Zone NB
 Neighborhood C450

Land Line Valuation

Size (Acres) 0.16
 Frontage
 Depth
 Assessed Value \$177,550
 Appraised Value \$253,640

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Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			6900.00 S.F.	\$10,870	1
FN6	Fence 6'			360.00 L.F.	\$4,540	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$118,200	\$253,640	\$371,840
2012	\$158,200	\$292,700	\$450,900
2011	\$158,200	\$292,700	\$450,900

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$82,740	\$177,550	\$260,290
2012	\$110,740	\$204,890	\$315,630
2011	\$110,740	\$204,890	\$315,630

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6 FITCH ST

Location 6 FITCH ST **Assessment** \$299,760
Mblu 3/ 15/ 16/ 0/ **Appraisal** \$428,230
Acct# 7014 **PID** 7014
Owner THIRD TAXING DISTRICT CITY OF NORWALK **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$0	\$428,230	\$428,230

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$0	\$299,760	\$299,760

Owner of Record

Owner THIRD TAXING DISTRICT CITY OF NORWALK **Sale Price** \$1,000,000
Co-Owner **Certificate** 7255-68
Address 2 SECOND ST **Book & Page** 7255/68
 NORWALK, CT 06855-2318 **Sale Date** 09/28/2010
Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THIRD TAXING DISTRICT CITY OF NORWALK	\$1,000,000	7255-68	7255/68	15	09/28/2010
HALAS FRANCIS J & HALAS JOANN M	\$0		3949/309	01	08/18/2000
HALAS ELIZABETH EST -	\$0		3208/284		05/17/1996
HALAS FRANCIS J,	\$0		3208/284	10	05/17/1996
HALAS ELIZABETH	\$0		2820/41	25	07/26/1993

Building Information

Building 1 : Section 1

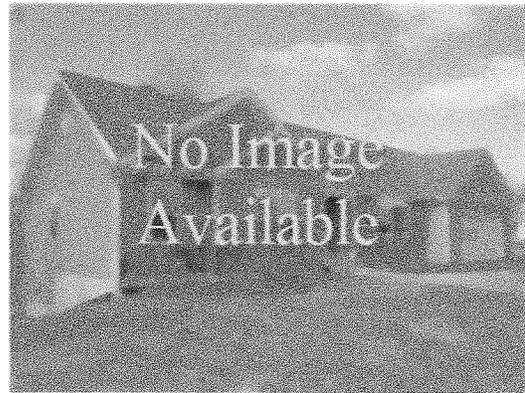
Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Photo

Building Attributes

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Field	Description
Style	Vacant Land
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Extra Kitchens	
Frame	
Insulation	
Bsmt Garage	
Foundation	
FBM Area	
Fireplaces	
# of Heat Systems	
Solar HW	
Electrical	



(http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 920V
 Description Mun Land Comm
 Zone I1
 Neighborhood C420

Land Line Valuation

Size (Acres) 0.58
 Frontage
 Depth
 Assessed Value \$299,760
 Appraised Value \$428,230

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$428,230	\$428,230
2012	\$0	\$344,700	\$344,700
2011	\$0	\$344,700	\$344,700

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$299,760	\$299,760
2012	\$0	\$241,290	\$241,290
2011	\$0	\$241,290	\$241,290

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GENERAL MANAGER'S REPORT
(Note Page)

**Third Taxing District
Financial Highlights
July-2015 vs. July-2014**

	July-2015	July-2014	\$ Change	% Change
Total Income	1,013,292	862,105	151,188	18%
Total Expense	909,790	846,032	63,758	8%
Net Ordinary Income	103,502	16,073	87,430	544%
Other Income	60,725	37,531	23,194	62%
Other Expense	141	303	-	-
Net Income before Rate Stabilization	164,087	53,300	110,787	208%
Rate Stabilization	71,123	132,719	-61,595	-46%
Net Income	235,210	186,019	49,191	26%

CASH BALANCES FY 2015

ACCTS

	Jul-15
Operating Accounts	891,162
Construction WIP	12,886
Capital Improvements Fund	905,508

TTD Outstanding Principal Balance with CMEEC

Balance as of July 1, 2014	5,146,271
Current Balance	4,880,397
Current Fiscal Year Capital Additions to date	116,641.12

Power Supply

	<u>Current Fiscal Year-to-Date</u>	<u>Last Fiscal Year-to-Date</u>	\$ Change	% Change
Energy Cost	\$ 545,400	\$ 547,725	\$ (2,325)	0%
Budget Energy Cost	\$ 501,768	\$ 520,338	\$ (18,571)	-4%
Energy Cost Cents/KWH	10.380	10.800	\$ (0.42)	-4%

**Third Taxing District
Profit & Loss
July 2015**

	Jul 15	Jul 14	\$ Change	% Change	
Ordinary Income/Expense					
Income					
443-00 · Cervalis Data Center Revenues	13,180.65	20,056.27	-6,875.62	-34.28%	
440-00 · Residential Sales	387,071.51	219,200.98	167,870.53	76.58%	
442-01 · Large Commercial Sales	94,383.69	55,097.17	39,286.52	71.3%	
442-02 · Small Commercial Sales	272,971.23	167,533.81	105,437.42	62.94%	
445-01 · Water Pollutn Contrl Pnt Sales	93,093.69	61,220.04	31,873.65	52.06%	
445-02 · Flat Rate	8,655.54	7,243.06	1,412.48	19.5%	
451-00 · Miscellaneous Service Revenue	424.10	5,773.12	-5,349.02	-92.65%	
557-00 · Purchased Power Adjustment	143,511.86	325,980.09	-182,468.23	-55.98%	Footnote 1
Total Income	1,013,292.27	862,104.54	151,187.73	17.54%	
Cost of Goods Sold					
555-00 · Electrical Power Purchased	545,399.61	547,724.66	-2,325.05	-0.42%	
Total COGS	545,399.61	547,724.66	-2,325.05	-0.42%	
Gross Profit	467,892.66	314,379.88	153,512.78	48.83%	
Expense					
904-00 · Substation	20,801.76	19,946.68	855.08	4.29%	
403-00 · Depreciation Expense	46,636.06	34,684.46	11,951.60	34.46%	Footnote 2
408-00 · Taxes	2,272.86	4,236.27	-1,963.41	-46.35%	
540-00 · Other Power Generation Expense	3,250.67	1,937.88	1,312.79	67.74%	
580-00 · Distribution Expenses	17,734.20	7,988.77	9,745.43	121.99%	Footnote 3
590-00 · Maintenance Expenses	57,533.75	48,461.10	9,072.65	18.72%	Footnote 4
900-00 · Customer Accounts & Service	20,735.92	25,009.25	-4,273.33	-17.09%	
920-00 · Administrative Expenses	194,406.00	156,042.76	38,363.24	24.59%	Footnote 5
980-00 · General Community Expenses	1,018.96	0.00	1,018.96	100.0%	
Total Expense	364,390.18	298,307.17	66,083.01	22.15%	
Net Ordinary Income	103,502.48	16,072.71	87,429.77	543.96%	
Other Income/Expense					
Other Income					
418-00 · Dividends	0.00	1,727.98	-1,727.98	-100.0%	
419-00 · Interest Income	0.00	27.58	-27.58	-100.0%	
421-00 · Norden Project Income	45,389.55	26,033.01	19,356.54	74.35%	
423-00 · Gain/(Loss) from Sale of FA	8,724.65	0.00	8,724.65	100.0%	Footnote 6
424-00 · Energy Conservation Fund Income	6,611.07	9,741.98	-3,130.91	-32.14%	
425-00 · Miscellaneous Income	0.00	0.00	0.00	0.0%	
Total Other Income	60,725.27	37,530.55	23,194.72	61.8%	
Other Expense					
942-00 · Interest Expense	140.89	303.39	-162.50	-53.56%	
Total Other Expense	140.89	303.39	-162.50	-53.56%	
Net Other Income	60,584.38	37,227.16	23,357.22	62.74%	
Net Income before rate stabilization	164,086.86	53,299.87	110,786.99	207.86%	
Rate Stabilization	71,123.45	132,718.84	-61,595.39	-46.41%	
Net Income	235,210.31	186,018.71	49,191.60	26.44%	

Third Taxing District
Profit & Loss Statement
Explanation of Major Variances
Jul-2015 vs. Jul- 2014

1. The decrease in the fuel adjustment is due to the fact that the District moved to a revenue neutral rate adjustment in accordance with the results of the independent rate study. The Fuel Adjustment rate was decreased and the adjustments were spread proportionally to the revenues throughout the system. This can be seen by reviewing the July 2015 financial statements versus the July 2014 financial statements.
2. Increase in depreciation expense is up due primarily to the depreciation of substation which came on line in January of 2014. The substation will be depreciated over 20 years and will have an annual depreciation of \$251,328 or monthly depreciation of \$20,944.
3. The \$9K increase in Distribution Expense is due to the timing of supplies ordered from Graybar for our overhead lines.
4. The \$9K increase in Maintenance Expense is due primarily to overhead line maintenance with WESCO and some engineering work done by Cristino Associates.
5. The \$38K increase in Administrative expenses is due primarily to the roof repairs that were contracted with Ricks Main Roofing.
6. The increase in Gain/(Loss) on Sale of FA is due to the sale of scrap at Lajoies.

THIRD TAXING DISTRICT
KEY PERFORMANCE INDICATORS (KPI'S)

		2015	July 2014	Industry Average (Bandwidth)	
1)	<i>OPERATING RATIO</i>	TOTAL OPERATING EXPENSE / TOTAL OPERATING REVENUE	89.79%	98.14%	87% - 92%
2)	<i>POWER SUPPLY EXPENSE RATIO</i>	TOTAL POWER SUPPLY EXPENSES / TOTAL EXPENSES	60%	65%	65% - 70%
3)	<i>BAD DEBT RATIO</i>	TOTAL CUSTOMER ACCOUNTS OVER 90 DAY / TOTAL ACCOUNTS RECEIVABLE	6.00%	4.80%	3% - 10%
4)	<i>ACTUAL RATE OF RETURN ON RATE BASE</i>	AUTHORIZED BY STATE STATUTE	N/A	N/A	Varies by state
5)	<i>ELECTRIC CUSTOMERS PER EMPLOYEE</i>	TOTAL ELECTRIC CUSTOMERS / TOTAL FULL TIME EMPLOYEES	351	387	200 - 500

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THIRD TAXING DISTRICT
PROJECT SUMMARY REPORT
FY 2015-2016

PREPARED BY:
JIM SMITH
GENERAL MANAGER

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2	3	SUCCESSION PLANNING PROCESS
2	4	RADIO-READ METER UPGRADE
2	5	UPGRADE FLEET VEHICLES
3	6	UPDATE EMERGENCY PLAN FOR DEPARTMENT
3	7	I/T UPGRADE/UPDATES
4	8	COST OF SERVICE/RATE STUDY
4	9	STRATEGIC PLANNING PROCESS
5	10	MAPLEWOOD
5	11	WEBSITE/MARKETING/BRANDING PROJECT
6	12	CATV/POLE ATTACHMENTS/AMPLIFIERS
6	13	UPGRADE/ENHANCE FUEL TANKS @ 2 SECOND STREET
6	14	SUBSTATION UPGRADES AND IMPROVEMENTS
7	15	18 ROWAN STREET RENOVATION
7	16	CONSTRUCTION OF ELECTRIC VEHICLE CHARGING STATION
8-11	17	MISCELLANEOUS



THIRD TAXING DISTRICT – PROJECT SUMMARY

UPDATED: AUGUST 31, 2015

<u>#</u>	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
1)	A-BASE METER REPLACEMENT PROGRAM	<ul style="list-style-type: none"> IN PROCESS WITH METER DEPT. 	COMPLETE 3 RD QUARTER 2015	<ul style="list-style-type: none"> AUGUST 2015 – WORK CONTINUES ON REPLACING A-BASED METERS. WE ARE WORKING WITH RESIDENTIAL CUSTOMERS ON AN INDIVIDUAL BASIS THROUGH A NOTICE/FOLLOW-UP PROCESS WHICH TAKES ADDITIONAL TIME.
2)	CUSTOMER SERVICE TRAINING PROGRAM	<ul style="list-style-type: none"> TRAINING THROUGHOUT THE YEAR BASED ON TRAINING OPPORTUNITIES AND EMPLOYEE SCHEDULES. 	ON-GOING	<ul style="list-style-type: none"> AUGUST 2015 – RON AND TWO CSR's ATTENDED A COLLECTION SEMINAR IN FARMINGTON, CT WHICH FOCUSED ON CT STATE LAWS REGARDING COLLECTIONS, MUNICIPAL LIENS, ETC. THE TRAINING WAS PARTICULARLY BENEFICIAL TO OUR NEWEST CSR, KRISTEN MALONE.



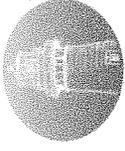
COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
3)	SUCCESSION PLANNING PROCESS	<ul style="list-style-type: none"> COMPLETE WITH PERIODIC REVIEW 	ON-GOING	
4)	RADIO-READ METER UPGRADE	<ul style="list-style-type: none"> APPROXIMATELY 1/3RD OF SYSTEM COMPLETED. 	ON-GOING THROUGH 2015	<ul style="list-style-type: none"> AUGUST 2015 – INSTALLED APPROXIMATELY 160 ADDITIONAL RADIO-READ METERS DURING THE MONTH OF AUGUST BASED ON ADDITIONAL AVAILABLE TIME IN THE DAILY SCHEDULE AND INVENTORY AND TESTING OF METERS. WE HAVE INSTALLED 1,285 METERS THROUGH THE END OF AUGUST, OR 32% OF THE TOTAL METERS IN THE SYSTEM.
5)	UPGRADE FLEET VEHICLES	<ul style="list-style-type: none"> PURCHASING/LEASING VEHICLES IN ACCORDANCE WITH FIVE-YEAR FLEET VEHICLE REPLACEMENT SCHEDULE. 	ON-GOING WITH PERIODIC UPDATES	<ul style="list-style-type: none"> AUGUST 2015 – PURCHASED 2015 VEHICLE TO REPLACE THE 2003 UTILITY BODY VEHICLE AS DETAILED IN THE FIVE-YEAR CAPITAL BUDGET. THIS TRUCK WAS DELIVERED DURING THE THIRD WEEK OF AUGUST AND WAS PUT INTO SERVICE IMMEDIATELY. THE OLD TRUCK WILL BE DESIGNATED AS A SPARE AND USED FOR EMERGENCIES, ETC.



COMMENTS/MONTHLY UPDATE

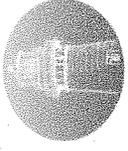
TIMELINE

STATUS

PROJECT

#

#	PROJECT	STATUS	TIMELINE	COMMENTS/MONTHLY UPDATE
6)	UPDATE EMERGENCY PLAN FOR DEPARTMENT	• IMPLEMENTED AS NEEDED DEPENDING ON WEATHER CONDITIONS, OR AS SPECIAL CIRCUMSTANCES DICTATE.	ON-GOING	
7)	I/T UPDATE/ UPGRADES	• TRANSITION PROCESS COMPLETED WITH PERIODIC UPDATES TO HARDWARE/ SOFTWARE, IT SYSTEM, ETC. AS NEEDED.	ON-GOING	•
8)	CONDUCT COST OF SERVICE/RATE STUDY	• COMPLETE WITH PERIODIC UPDATES.		• AUGUST 2015 – DISCUSSED UFS COST OF SERVICE PROPOSAL WITH COMMISSION AT THE AUGUST 3, 2015 MEETING. IT WAS AGREED TO MOVE FORWARD WITH THE UPDATED COST STUDY IN THE NEAR FUTURE AT A COST NOT TO EXCEED \$6,000.



COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	PROJECT	STATUS	TIMELINE	COMMENTS/MONTHLY UPDATE
9)	STRATEGIC PLANNING PROCESS	<ul style="list-style-type: none">• TO BE ADDRESSED WITH THE COMMISSION AT A FUTURE DATE.	BEGIN IN FALL OF 2015.	<ul style="list-style-type: none">• AUGUST 2015 – BEGAN THE PROCESS OF GATHERING DOCUMENTS FROM CONSULTANTS IN PREPARATION FOR MAKING A RECOMMENDATION TO THE COMMISSION FOR CONDUCTING AN ORGANIZATIONAL ASSESSMENT/STRATEGIC PLAN IN THE FALL OF 2015. I ALSO HAD A FOLLOW-UP DISCUSSION WITH ASHLEY MILES, CMEEC'S STRATEGIC CONSULTANT TO THE BOARD OF DIRECTORS TO DETERMINE HIS LEVEL OF INTEREST.



COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	PROJECT	STATUS	TIMELINE	COMMENTS/MONTHLY UPDATE
10)	MAPLEWOOD		ON-GOING	<ul style="list-style-type: none"> AUGUST 2015 – CONTINUED LEGAL ACTIVITIES DURING THE MONTH. SETTLEMENT DISCUSSIONS WERE CONDUCTED EARLY IN AUGUST AND A POSTPONEMENT OF A HEARING OF THE CASE BY PURA WAS GRANTED UNTIL THE END OF SEPTEMBER. MAPLEWOOD HAS BROUGHT THEIR ACCOUNT CURRENT IN THE MEANTIME, BUT HAS YET TO PAY THE REMAINING \$14,800 OF THEIR SECURITY DEPOSIT.
11)	WEBSITE/BRANDING PROJECT	COMMISSION GRANTED EXTENSION OF JUMAR CONTRACT THROUGH FIRST QUARTER OF 2016.	ON-GOING THROUGH FIRST QTR 2016.	<ul style="list-style-type: none"> AUGUST 2015 – IMPLEMENTATION OF MODIFICATIONS TO THE TTD WEBSITE BY JUMAR CONTINUED DURING THE MONTH. UPGRADES WILL BE MADE TO BOTH COMMERCIAL AND RESIDENTIAL CUSTOMERS.



COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	PROJECT	STATUS	TIMELINE	COMMENTS/MONTHLY UPDATE
12)	CATV POLE ATTACHMENTS/AMPLIFIERS	CURRENTLY IN ACTIVE NEGOTIATIONS WITH CABLEVISION.	ON-GOING	<ul style="list-style-type: none"> AUGUST 2015 – THIS PROCESS HAS COME TO A HALT AS WE ARE WAITING ON CABLEVISION FOR FINAL “SIGN OFF” ON THE AGREEMENT. BOTH STAFF AND OUR ATTORNEYS ARE PRESSING THEM FOR FINAL APPROVAL.
13)	UPGRADE/ENHANCE FUEL TANKS @ 2 SECOND STREET	CURRENTLY IN COMPLIANCE WITH ALL STATE CODES THROUGH MONTHLY INSPECTIONS. HOWEVER, TANKS ARE AT THE END OF USEFUL LIFE.	ON-GOING	<ul style="list-style-type: none"> AUGUST 2015 – INITIAL DISCUSSIONS HAVE BEEN HELD WITH SEVERAL VENDORS DURING THE MONTH TO INSTALL NEW U/G FUEL TANKS AT SECOND STREET AS APPROVED IN THE 2015-16 CAPITAL BUDGET.
14)	SUBSTATION UPGRADES AND IMPROVEMENTS	PROJECTS ON-GOING IN ALL SUBSTATIONS IN ORDER TO UPGRADE/ MAINTAIN COMPLIANCE WITH CONVEX/NERC/ FERC REQUIREMENTS.	ON-GOING THROUGHOUT 2015-16 FISCAL YEAR.	



COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	PROJECT	STATUS	TIMELINE	COMMENTS/MONTHLY UPDATE
15)	18 ROWAN STREET RENOVATION	<ul style="list-style-type: none"> PROPERTY ACQUIRED, HOUSE DEMOLISHED AND LOT REPAVED. FINAL STEP IS TO SITE A MATERIALS STORAGE FACILITY ON THE SITE. 	ON-GOING THROUGH 3 RD QUARTER 2015	
16)	CONSTRUCTION OF ELECTRIC VEHICLE CHARGING STATION	<ul style="list-style-type: none"> COMPLETED JANUARY 2015. NEED TO BUILD UP CUSTOMER BASE BASED ON PR/MARKETING INITIATIVES. 		



COMMENTS/MONTHLY UPDATE

TIMELINE

STATUS

PROJECT

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
17)	<p><u>MISCELLANEOUS</u></p> <ul style="list-style-type: none"> ANNUAL REVENUE/ EXPENSE BUDGET/FIVE-YEAR CAPITAL BUDGET 	<p>BUDGET PREPERATION COMPLETED, PRESENTED AND APPROVED BY COMMISSION AT THE JUNE 23, 2015 SPECIAL MEETING.</p>	<p>SECOND QTR 2015, PRESENT TO COMMISSION FOR JULY 1, 2015 IMPLEMENTATION</p>	<ul style="list-style-type: none"> AUGUST 2015 – WE HAVE ESTABLISHED INTERNAL REVIEW PROCEDURES, INCLUDING MONTHLY/QUARATERLY UPDATE MEETINGS WITH STAFF AND MATT ALLRED, TO TRACK LINE ITEM EXPENSES VS. BUDGET. THESE MEETINGS WILL CONTINUE THROUGHOUT THE FISCAL YEAR AS WE SHARPEN OUR FOCUS ON “MANAGING TO BUDGET.”
	<ul style="list-style-type: none"> SOLAR P/V PROJECT ROOFTOP AT SECOND STREET OFFICE 	<p>NO ACTIVITY AT THIS TIME. WE WILL RE-EVALUATE ONCE ALL OTHER ENERGY CONSERVATION IMPROVEMENTS/PROJECTS (LED S/L's, ETC.) ARE COMPLETED.</p>	<p>END OF 4TH QTR 2015</p>	
	<ul style="list-style-type: none"> LEASE NEGOTIATION – NORDEN GENERATORS 	<p>ON HOLD PENDING NEGOTIATION.</p>		
	<ul style="list-style-type: none"> SOLAR PROJECTS 	<p>DISCUSSION STAGE/ POTENTIAL PROJECTS DISCUSSED WITH RESIDENTIAL CUSTOMERS AS PRESENTED.</p>	<p>ON-GOING</p>	



COMMENTS/MONTHLY UPDATE

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<ul style="list-style-type: none"> • ANNUAL FINANCIAL AUDIT (FYE 6/30/15) 	<ul style="list-style-type: none"> • AUGUST 2015 – PRESENTED AUDIT ENGAGEMENT LETTER TO COMMISSION AT THE AUGUST 3, 2015 MEETING. IT WAS AGREED TO AWARD HOPE & HERNANDEZ THE CONTRACT TO COMPLETE THE 2014-15 AUDIT IN THE AMOUNT OF \$20,548. • AUGUST 2015 – SPOKE TO STAN SIEGAL AT THE LIBRARY REGARDING THE LIBRARY AUDIT FOR THIS FISCAL YEAR. I AM LEANING ON HIM HARD TO FINISH THE AUDIT TO LATER THAN SEPTEMBER 30TH. 	<p>EXPECTED COMPLETION DATE – OCTOBER 15TH OF EACH YEAR</p>	<p>AUDIT FOR 6/30/15 UNDERWAY.</p>	
<ul style="list-style-type: none"> • LED STREET LIGHT PROJECT 		<p>ALL OF 2015</p>	<p>ON-GOING</p>	



COMMENTS/MONTHLY UPDATE

TIMELINE

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PROJECT

#	<u>MISC. (Cont.)</u>	PROJECT BEGINS JULY 2015	TIMELINE	COMMENTS/MONTHLY UPDATE
•	SCADA PROJECT	PROJECT BEGINS JULY 2015	<ul style="list-style-type: none"> • 1ST/2ND PHASE (SECOND STREET-FITCH STREET SUB-STATION) – JULY 2015 – DECEMBER 2015 • 3RD PHASE (EAST AVENUE) JANUARY 2015 – APRIL 2016 • 4TH PHASE – MAY 2016 – AUGUST 2016 • 5TH PHASE – AUGUST 2016 – NOVEMBER 2016 	<ul style="list-style-type: none"> • AUGUST 2015 – WORK HAS BEGUN ON THE FIRST PHASE OF THE SCADA PROJECT AS A RESULT OF THE KICK-OFF MEETING AT THE END OF JULY. EQUIPMENT HAS BEEN SPEC'D AND ORDERED, AND PRELIMINARY RELAY TESTING AT FITCH STREET IS UNDERWAY.
•	COMMERCIAL CUSTOMER VISITS	ON-GOING AS SCHEDULES PERMIT	THROUGHOUT 2015	<ul style="list-style-type: none"> • AUGUST 2015 – SCHEDULED SEVERAL VISITS WITH COMMERCIAL ACCOUNTS DURING THE MONTH. WE HAVE DEVELOPED A METHODOLOGY IN CONDUCTING THESE VISITS WHERE I MAKE THE INITIAL CONTACT, ESTABLISH THE OVERALL BUSINESS RELATIONSHIP, ASSESS OVERALL EXPECTATIONS AND NEEDS, AND DIRECT THE APPROPRIATE STAFF MEMBER TO FOLLOW-UP BASED ON SPECIFIC ISSUES COMMUNICATED BY THE CUSTOMER DURING MY INITIAL VISIT, WITH FOLLOW-UP AS NECESSARY.



COMMENTS/MONTHLY UPDATE

TIMELINE

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PROJECT

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	<p><u>MISC. (Cont.)</u></p> <ul style="list-style-type: none"> SYSTEM MAPPING 	<p>PROJECT BEGINS LATE AUGUST 2015.</p>	<p>ALL OF SEPTEMBER AND OCTOBER 2015.</p>	<ul style="list-style-type: none"> AUGUST 2015 – THIS PROJECT IS A NEW INITIATIVE AT TTD AND TIES DIRECTLY INTO OUR NEW LAUNCHED SCADA AND OVERHEAD LINE REPLACEMENT PROJECTS THAT WERE BUDGETED THIS FISCAL YEAR. ALL MAJOR COMPONENTS IN THE OVERHEAD AND UNDERGROUND DISTRIBUTION WILL BE IDENTIFIED AND MAPPED VIA A GIS (GEOGRAPHIC INFORMATION SYSTEM) PROCESS. THIS WILL COMPLETELY ELIMINATE THE OLD, OUTDATED PAPER MAPS THAT WERE TRANSFERRED TO CD'S AND WILL PROVIDE A CURRENT, EASILY UPDATED, INVENTORY OF ALL DISTRIBUTION EQUIPMENT IN THE FIELD.