

DRAFT

**THIRD TAXING DISTRICT**  
of the City of Norwalk  
August 4, 2014

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

**STAFF:** James Smith, General Manager; Atty. John Bove, District Counsel

**OTHERS:** Jim Keenan, Chowdafest; Justin Connell, CMEEC Portfolio Manager

**CALL TO ORDER.**

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

**PUBLIC COMMENT.**

**Chowdafest Banner Approval.**

Mr. Keenan came forward to greet the Commissioners. He displayed some designs for the potential banners for Chowdafest. (See attached) He said that there would be four or five different banner designs that will add a great deal of variety. Discussion followed about the details.

Mr. Keenan then reminded the Commission that he had offered V.I.P. passes for the TTD customers and wished to know if the Commission was interested in this.

Mr. Keenan said that there would be a story in The Hour about the Chowdafest and that the TTD would be mentioned as a sponsor.

**\*\* COMMISSIONER YOST MOVED TO APPROVE PARTICIPATION IN THE CHOWDAFEST AS DISCUSSED.**  
**\*\* COMMISSIONER BROWN SECONDED.**  
**\*\* THE MOTION PASSED WITH TWO IN FAVOR (YOST AND BROWN) AND ONE ABSTENTION (GOLDSTEIN).**

**\*\* COMMISSIONER GOLDSTEIN MOVED TO SUSPEND THE RULES TO CONSIDER THE EXECUTIVE SESSION NEXT.**  
**\*\* COMMISSIONER YOST SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

**EXECUTIVE SESSION.**

**Strategy/ Negotiations – ENIA.**

Third Taxing District  
Regular Meeting  
August 4, 2014

DRAFT

**\*\* COMMISSIONER GOLDSTEIN MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS STRATEGY AND NEGOTIATIONS REGARDING ENIA.**

**\*\* COMMISSIONER YOST SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Commissioners, Dr. Intrieri , Atty. Bove, and Mr. Smith entered into Executive Session at 8:00 p.m. to discuss ENIA negotiations. They returned to public session at 8:45 p.m.

### MINUTES OF MEETING.

#### July 7, 2014 Regular Meeting.

The following corrections were noted:

Page 3, paragraph 3, line 3: please change “the East Norwalk Library reserves the right” to “the East Norwalk Improvement Association reserves the right”

Page 3, paragraph 5, line 3: please change “of the Third Taxing District” to “of the Electric Department.”

Commissioner Goldstein asked if Mr. Smith had verified the amounts that were mentioned in the minutes with Commissioner Brown. Mr. Smith said that he had and went on to give a quick overview of that information.

Commissioner Goldstein asked if the revisiting of the Rate Study in August that was mentioned in the minutes was included on the agenda. Mr. Smith said that it was.

#### July 9, 2014 Special Meeting.

The following corrections were noted:

Page 1, under **EXECUTIVE SESSION**, paragraph 2, line 2: please change the following from: “ Michael Intrieri, Treasurer;” to “ Dr. Michael Intrieri, Treasurer;”

Page 1, under **EXECUTIVE SESSION**, paragraph 2, line 3: please change the following from: “John Bove, District Attorney.” to “John Bove, District Counsel.”

**\*\* COMMISSIONER BROWN MOVED TO APPROVE THE MINUTES OF JULY 7, 2014 REGULAR MEETING AND THE JULY 9, 2014 SPECIAL MEETING AS CORRECTED.**

**\*\* COMMISSIONER YOST SECONDED.**

DRAFT

**\*\* THE MOTION TO APPROVE THE MINUTES OF JULY 7, 2014 REGULAR MEETING AND THE JULY 9, 2014 SPECIAL MEETING AS CORRECTED PASSED UNANIMOUSLY.**

**GENERAL MANAGER'S REPORT.**

Mr. Smith said that there were two items that he wished to raise. He then updated the Commissioners on the Rowan Street construction project.

He said that Rowan Street project was completed with the exception of the building, because the building had not been approved for funding as part of the four priority Capital Budget items. Mr. Smith said that the building would be included as part of a future project when funding is available. There was one problem with the width of the gate, which should have been 10 feet, but was only 8 feet wide. The contractor will have to move the post and reposition the gate since it was originally requested to be 10 feet.

Mr. Smith then passed out a document from a SNEW customer regarding a recent generation charge increase. He then reviewed the details with the Commissioners and said that it was just for informational purposes.

Commissioner Brown asked about the CMEEC projection information.

**\*\* COMMISSIONER GOLDSTEIN MOVED TO SUSPEND THE RULES FOR THE DISCUSSION OF CMEEC – FIVE YEAR POWER SUPPLY PROJECTION.  
\*\* COMMISSIONER YOST SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**DISCUSSION OF CMEEC – FIVE YEAR POWER SUPPLY PROJECTION.**

Mr. Smith introduced Mr. Connell, a CMEEC representative, who gave an overview of the information to the Commission. Mr. Connell introduced another CMEEC employee who was present to observe the meeting. He explained that there had been some new hires at CMEEC and the new employees have six month rotations through the various parts of the organization in order to gain a full understanding and scope of CMEEC.

Since the last two months, not much has changed in term of CMEEC, other than CMEEC solidifying their wholesale power position, Mr. Connell said. He explained that when there is excess production of natural gas, the gas is stored for the wintertime when usage is higher. This has an impact on both the cost of electricity and the projections.

Mr. Connell also explained that there were some proposals to change the policies for the ISOs. He reviewed the details and added that CMEEC has a staff member who is dedicated to monitoring the situation.

DRAFT

Mr. Smith pointed out that this would be a critical issue in the next three to five years on the retail side. If the changes are not approved, it could make the Third Taxing District non-competitive with other regions in the country. This would impact businesses that might be considering moving to Connecticut because energy costs might be lower in other areas of the country. Discussion followed about the details.

Mr. Smith said that Mr. Connell and Mr. Rankin would both be coming to update the Commissioners on the status of the projections twice a year on a regular basis.

Commissioner Goldstein asked about the coupon program. She said that it does work well. However, there was nothing on the coupon that indicated that it was the Third Taxing District. Mr. Smith explained that all the systems were receiving the same materials, so everyone will have the same complaint. Discussion followed about how to have the coupon adjusted to identify the Third Taxing District.

### NARRATIVE ON RATE STUDY.

Mr. Smith said that there had been a memo sent out earlier. He reminded everyone that they had proposed doing two things. He indicated that the information to be sent to the customers was on page 11 of the information packet. Page 12 contains the proposed wording for the draft motion.

The discussion moved to the reason why the Commission had decided to wait until the fall to move this project forward. Mr. Smith said that all the previously discussed issues had been dealt with and the Commission could move forward. The billing system is now ready to accept the new rate information. He added that he had sent out an email to everyone informing them that the billing system was up and running. Mr. Smith said that he would like to know what the Commission would like to do. CL&P and SNEW have both recently increased their costs.

Commissioner Yost said that he wanted to explain to the customers why there was an increase. Mr. Smith agreed and pointed out that this was the beginning of the process. Discussion followed about information that should be included in the letter and best practices to use.

**\*\* COMMISSIONER YOST MOVED TO APPROVE THE UPDATES TO THE EXISTING RETAIL DESIGN AS PRESENTED TO THE COMMISSION BY UTILITY FINANCIAL SOLUTIONS AT THE SPECIAL MEETING OF MARCH 18, 2014 AND ALL UPDATES TO THE EXISTING RATES AND ACCOUNTS OF PURCHASED POWER SHALL BECOME EFFECTIVE AS OF OCTOBER 1, 2014.**

**\*\* COMMISSIONER BROWN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Smith then distributed copies of a customer bill and explained that this was in conjunction with the retail rate redesign and part of the study. He then reviewed the details involving the rate schedule and the recommendation of the rate study consultant with the Commissioners. Mr. Smith said that the TTD was losing about \$130,000 per year with the commercial customers because in 1985, it was decided to give the first two kilowatts away to commercial customers. Mr. Smith said that he did not know why this was done, but suggested that it might have been a promotional move at the time. He said that he had projected the discount out and it came to approximately \$11.00 a month for the average residential customer. Discussion followed about the details.

Commissioner Goldstein commented that the biggest complaint that she was aware of was that businesses that were just getting started were required to provide a security deposit of three months in advance. She suggested that adjusting the security deposit requirements would be a better incentive plan rather than a small, ongoing rate discount. Mr. Smith said that he was just bringing it to the attention of the Commissioners and added that he did not think that the commercial customers were even aware of the discount. Discussion followed.

Mr. Smith said that this discount was outside of the rate study, but he wanted to bring this to the attention of the Commissioners because it was something that needed to be resolved quickly one way or the other. If the Commission wishes to continue the discount, it will be built into the new rate structure. If not, then the discount will not be continued into the new rate structure. He explained that the consultants saw the discount and probably assumed that this was something that the District wished to continue. Since this discount started on July 1, 1985, Mr. Smith said, it cost the District approximately 2-3 million dollars in lost revenue since its inception.

Commissioner Goldstein pointed out that the goal of creating a revenue neutral structure was to place the fixed costs and the adjustable costs in the appropriate portions of the bill. She said that since no one apparently knew what the reasons for the discount were, it was time to fix it. Mr. Smith said that the bottom line would be that the District would be covering the cost.

Commissioner Brown asked what kind of impact this would have. Mr. Smith repeated that he was bringing it to the attention of the Commission so that they could decide whether or not to continue the discount when the new rate structure went into effect. When asked if the Commission needed PURA's approval for the rate change, Mr. Smith said that the Commission approves the rates, and PURA simply puts them on file.

**\*\* COMMISSIONER GOLDSTEIN MADE THE FOLLOWING MOTION:**

**“CONCURRENT WITH THE OTHER RATE ADJUSTMENTS TO BE EFFECTIVE OCTOBER 1, 2014, COMMISSIONER GOLDSTEIN MOVED THAT THE COMMISSION MAKE THE CHANGE TO THE**

**DEMAND CHARGE IN THE GENERAL SERVICES RATE #2 TO ELIMINATE THE NO CHARGE FOR THE FIRST TWO KILOWATT HOURS OF DEMAND.”**

- \*\* COMMISSIONER BROWN SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**EV – MUNICIPAL INCENTIVE PROGRAM.**

Mr. Smith said that he had spoken with Ms. Kelly from the EV Program with the State and learned about a new grant program that can provide up to \$10,000 in funding. He informed the Commission that he had already filed the necessary paperwork for this program. He suggested that the representatives come down to speak to the Board at the next meeting. Mr. Smith said that he had put a hold on the equipment that the District would like to purchase and in the meantime, he has been investigating potential locations in and around the train station. He suggested that perhaps the EV station could be located next to the house in the driveway on the left hand side of the house. Mr. Smith then gave an overview of the potential charger location, including the East Norwalk Library parking lot. Visibility, access and location are important for the grant.

Mr. Smith suggested that the Commission consider installing at least two units, which would provide four vehicle dispensers for the EVs. Discussion followed about the potential locations, the potential cost and expenses. Mr. Smith pointed out that if there is not enough funding from the grant to cover the project, the District could use some funding from the Energy Conservation Fund. Mr. Smith said that he would like to have the representative come to speak to the Commission and would move forward with contacting the Library about installing the charging stations. He reminded everyone that the District owns the parking lot.

He also explained that the grant would allow the District to charge only to recover their costs. Commissioner Goldstein pointed out that there were fines for those non-EV vehicles who park in the spots, but pointed out that there wasn't an enforcement officer to ticket the vehicles. Commissioner Brown pointed out that the terms of the application included making the EV station free to the public for at least three years. Mr. Smith said that he had asked Ms. Kelly about this and a fee to cover the cost could be charged, but a premium fee was not allowed. Commissioner Goldstein pointed out that on the application fee, there was an option to charge a fee, but that would preclude the District from receiving the full amount of the grant.

**DISCUSSION OF PARTICIPATION IN 2014 OYSTER FESTIVAL.**

Mr. Smith made his recommendation for charging the Oyster Festival, which is basically the same as last year's rate.

DRAFT

**\*\* COMMISSIONER BROWN MOVED TO APPROVE THE SAME BILLING RATE FOR THE 2014 OYSTER FESTIVAL AS 2013.**

**\*\* COMMISSIONER GOLDSTEIN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ENGAGEMENT LETTER – FYE JUNE 30, 2014 AUDITS.**

Commissioner Brown said that while he had been told that the District should routinely change auditors every set number of years, but that the auditors had done such a great job, he wished to continue employing them.

**\*\* COMMISSIONER BROWN MOVED TO ACCEPT THE ENGAGEMENT LETTER FOR THE FYE JUNE 30, 2014 AUDIT FOR HOPE AND HERNANDEZ FOR AN AMOUNT NOT TO EXCEED \$20,145.00.**

**\*\* COMMISSIONER GOLDSTEIN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**DISCUSSION/ANALYSIS OF FINANCIAL STATEMENTS/KEY PERFORMANCE INDICATORS.**

Mr. Smith indicated that the full fiscal year analysis for 2013-2014 was located on page 40 of the information packets. He informed the Commissioners that the District was within \$10,000 of net income of last year's figure. He pointed out the total expenses for both 2012-2013 and 2013-2014 and there was a difference of \$830,000. He then reviewed the various details associated and added that the assets had increased dramatically.

He explained that the Norden units were being started up once a month to prevent the motors from freezing up. He reported that the units have been running better since they have started exercising the units on a regular basis.

The Capital Improvements Fund has remained steady.

The July Statement from CMEEC has arrived. There was \$82,000 deposited into the Rate Stabilization Fund during July.

There had not been an outage since August 1<sup>st</sup>. Mr. Smith said that there had been some internal testing for some of the equipment associated with the Outage Management System, but it had not been utilized to any great degree.

Mr. Smith updated the Commissioners on the Maplewood situation. Discussion followed about the details. Atty. Bove has contacted the management with no success thus far.

DRAFT

**EXECUTIVE SESSION.**

**Personnel Matters.**

Commissioner Brown had some questions about the job description of Executive Assistant. Commissioner Goldstein pointed out that the candidate had the legal right to have the discussion held in open session.

**\*\* COMMISSIONER BROWN MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL ISSUES.**

**\*\* COMMISSIONER GOLDSTEIN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Commissioners, Dr. Intrieri, and Mr. Smith entered into Executive Session to discuss Personnel issues at 9:50 p.m. The Commission returned to public session at 10:33 p.m.

**ADJOURNMENT.**

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

**\*\* COMMISSIONER GOLDSTEIN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:34 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services



DRAFT

**THIRD TAXING DISTRICT**  
of the City of Norwalk  
Special Meeting  
August 21, 2014

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

**STAFF:** James Smith, General Manager

**OTHERS:** Atty. John Bove, District Counsel; Amy Livolsi, FOIA Attorney

**CALL TO ORDER.**

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

**PUBLIC COMMENT.**

No members of the public were present.

**EXECUTIVE SESSION**

The Commissioners went into Executive Session at 7:00 p.m. to discuss Planning & Strategy of a potential claim with ENIA.

Present were: Charlie Yost, Commission Chairman; David Brown, Commissioner; Debora Goldstein, Commissioner; Dr. Michael Intrieri, Treasurer; Jim Smith, General Manager; Atty. John Bove, District Counsel; Amy Livolsi, FOIA Attorney

Out of Executive Session at 8:54 p.m.

**\*\* COMMISSIONER GOLDSTEIN MOVED TO APPOINT THE COMMISSION CHAIRMAN, CHARLIE YOST, THE LIAISON TO THE FOIA ATTORNEY, AMY LIVOLSI, FOR THE PURPOSE OF DIRECTING ALL FUTURE COMMUNICATION ACTIVITIES WITH REGARD TO THE ENIA LIBRARY MATTER.**

**\*\* COMMISSIONER BROWN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

**\*\* COMMISSIONER GOLDSTEIN MOVED TO ADJOURN.**

**\*\* COMMISSIONER BROWN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

City of Norwalk  
Third Taxing District  
Special Meeting  
August 21, 2014

DRAFT

The meeting adjourned at 8:55 p.m.

Respectfully submitted,  
Jim Smith  
General Manager

City of Norwalk  
Third Taxing District  
Special Meeting  
August 21, 2014

~~Page 2~~

Pg. 10

# Memorandum Third Taxing District Electric Department

**To:** TTD Commissioners

**From:** Jim Smith – General Manager

**Date:** September 3, 2014

**Subject:** Presentation on EV Charging Units - EVSE



---

As a follow up to our on-going discussion on EV's at the August 4, 2014 Commission meeting, attached please find an advanced copy of a PowerPoint presentation prepared by Dan Shanahan of EVSE that will be shared with the Commission at Monday night's meeting.

This presentation has been developed at my request to bring the Commission up-to-date on a variety of issues regarding EV's, specifically in Connecticut, and Dan will be available to answer any questions the Commission may have with regard to our specific project, etc.

As an update, we have submitted all necessary information required for the "EV Incentive Municipal Program" being managed by the state, and are in the process of "fine tuning" our #'s with EVSE on both equipment and installation costs.

Also, during the month of August, a site visit was conducted by Dan and a representative from Electrical Services Group of New Haven, Ct., who does the majority of EVSE's EV installation work. We toured both the East Norwalk train station and East Norwalk Library sites to determine location of power supply, location of units, etc., and both sites were deemed to be adequate for future development.

Since this process is now moving along rapidly, I will provide the Commission with any updated information regarding the project since the creation of this memo at Monday night's meeting.

EVSE LLC

For

TTD

Norwalk, CT

Daniel Shanahan

[dshanahan@controlmod.com](mailto:dshanahan@controlmod.com)

860-916-7162

[www.evsellc.com](http://www.evsellc.com)

September 8, 2014

Smart Charging Solutions for Electric Vehicles  
[www.EVSELLC.com](http://www.EVSELLC.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

EVSE LLC  
Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

8.12

# *Control Module Inc & EVSE LLC*



- Control Module Inc. founded in 1969 in Enfield, CT
- EVSE LLC – a Subsidiary of CMI also in Enfield
- Electromechanical and computing innovator serving Fortune 500
- EVSE LLC founded 2009
- CT State Contract for Electric Vehicles
- Supporting CT Governor's Initiatives To Increase Use of EVs Since 2010
- Installing chargers nationwide
- First in cable management, power sharing, and Open Charger Networking
- Over 100 EV chargers in CT
- 45 Years Keeping Jobs In the Region!

**Smart Charging Solutions for Electric Vehicles**

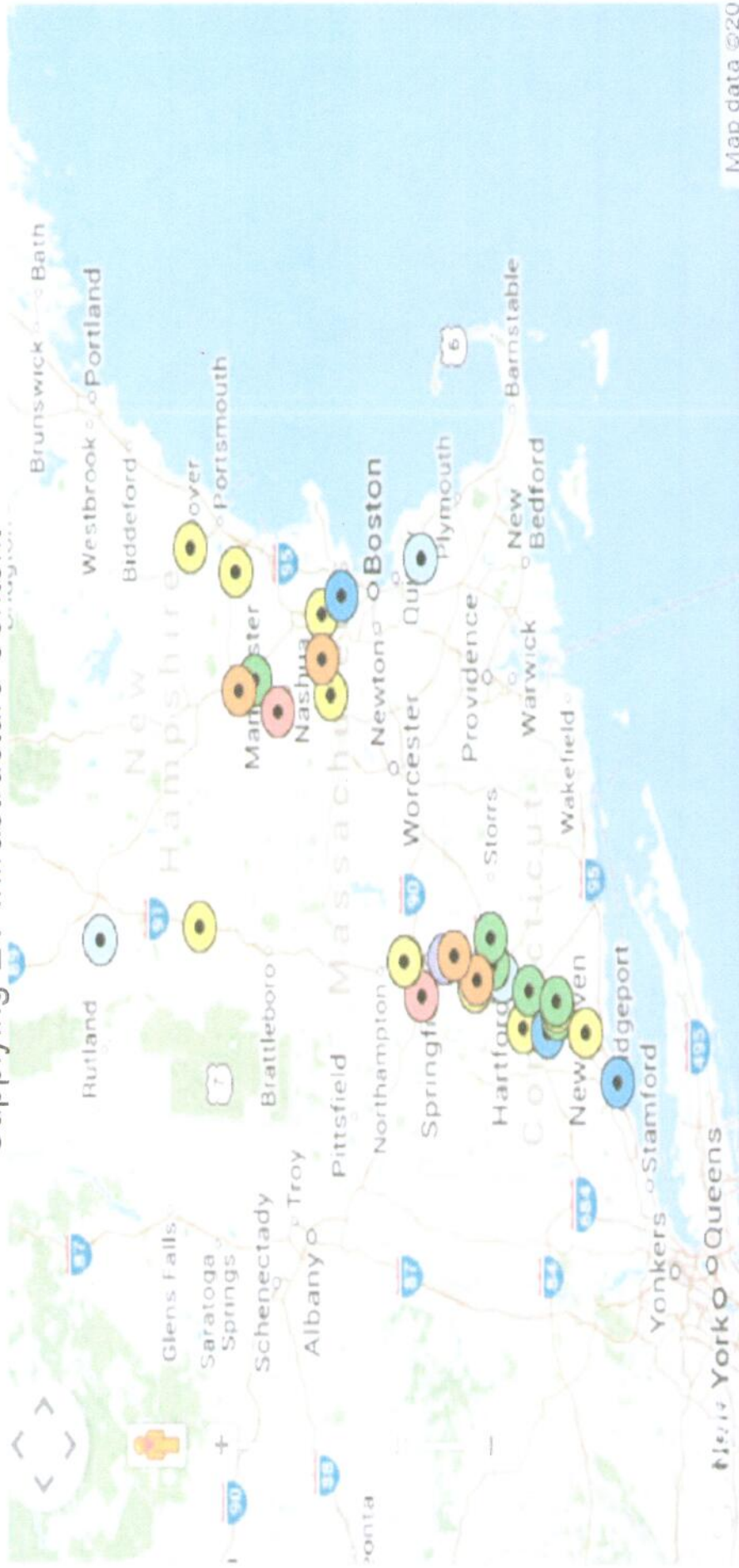
[www.EVSEllc.com](http://www.EVSEllc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**

A Subsidiary of Control Module Inc.

# 3,107 Jobs In New England Supplying EV Infrastructure Content



Map data ©20

Employees

1900 - 175

60 - 55

50 - 40

30 - 25

22 - 20

15 - 10

5

Smart Charging Solutions for Electric Vehicles  
www.EVSELLc.com

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

EVSE LLC  
Electric Vehicle Supply Equipment  
A Subsidiary of Control Module Inc.

08.14

# Sample List of Installations

## **Utilities**

- Northeast Utilities
- Norwich Public Utilities
- Detroit Energy
- Oklahoma Gas & Electric
- Pacific Gas & Electric Integration
- Southern California Edison
- Tennessee Valley Authority – EPRI

## **Government & Education**

- National Mall – DC (October – Payment Station – Cellular)
- Los Angeles Metro (Zigbee, Gateway, Greenlots)
- Argonne National Lab – Smart Grid Lab
- Minneapolis Airport
- CT DEEP (Zigbee & Gateway)
- CT Legislative Office Building
- CT DOT
- Bridgeport
- City of New Haven, Yale University, S.CT State, UCONN
- Yale New Haven Hospital
- Hartford Hospital
- Westport – Train Station – (L1 with RFID and Solar)

Smart Charging Solutions for Electric Vehicles

[www.EVSELLc.com](http://www.EVSELLc.com)

8/20/2014

**EVSE LLC**

Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

4

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

08.15

## 25 New EV Models 2015

Leases are as low as \$199 for the Nissan Leaf and Chevy Spark. Given drivers would save that much on gas --- a lease practically offers fuel free driving, plus there is no maintenance. Federal and state incentives up to \$10,000 will drive EV adoption.

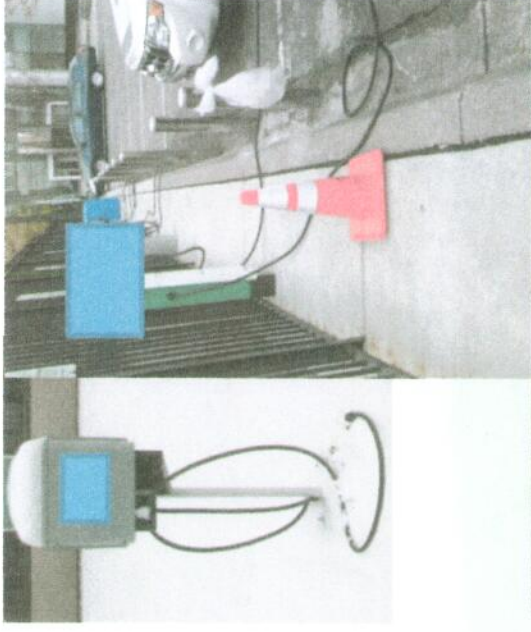




## ADA Requirements & EV Charging

### Cables

- A civil right not a building code
- All alterations and new parking facilities require EVCS
- ADA (Section 3, Commercial Facilities) – 1/4" obstacle is violation
- **“Small front wheels maneuvering over charger cables on ground can tip chair over.”**
  - Quote from person with paralysis disability in the photo
- ADA – “force to pull” cannot be more than 5lbs
  - Pulling the cable can connector to the EV inlet
- Most J1772 connectors are 5+lbs
- DC Fast Charger and cables weight 19+lbs.
- Cables on ground cause “change in level” or “obstruction of the pathway.”
- Snow especially conceals the connectors when connected to a vehicle and when not connected.
- 



Smart Charging Solutions for Electric Vehicles

[www.EVSELLc.com](http://www.EVSELLc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

EVSE LLC  
Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

08.17

## EV Chargers and Weather



Smart Charging Solutions for Electric Vehicles  
[www.EVSEllc.com](http://www.EVSEllc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**

A Subsidiary of Control Module Inc.

7

# EVSE LLC Solutions

- Reduce liability and false claims
- Overhead Storage away from pedestrians, vehicles
- Out of sight of vandals
- Wall, Curbside, Ceiling models
- No “pull weight” - Cables lowers to ADA level
- Cable comes to customer VS picking up off ground
  - Or off a hook
  - Cables designed to stay flexible even @ -50C
- No re-winding – cable retracts automatically
- Cables always off the ground
- Adapts to Control Access Systems
- Flexible Payment Methods
- No Fee Charger Monitoring
- Open Charger Network – universal access
- Selectable Level 1 & 2 & Demand Response



Smart Charging Solutions for Electric Vehicles  
[www.EVSEllc.com](http://www.EVSEllc.com)

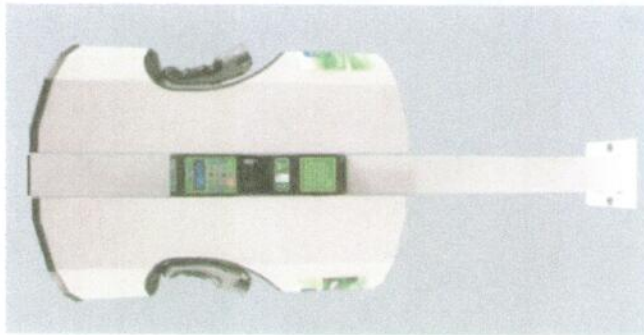
**EVSE llc**  
Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

# Proposed Model 3704



- Level 2, 30A-s08-240VAC
- A Dual chargers two cars at same time
- Charges a Chevy Volt in 4 hours
- Charges a Nissan Leaf in 6-7 hours
- Motorized Cable Retraction
- Intelligent J1772 EVSE
- Power Measurements
- Wireless or Direct Communication
- Compatible with Payment Stations
- Pole or Wall Mounted



Smart Charging Solutions for Electric Vehicles  
[www.EVSEllc.com](http://www.EVSEllc.com)

8/20/2014

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

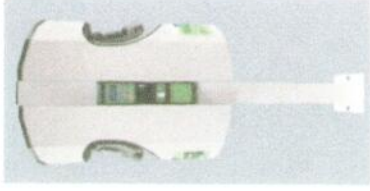
**EVSE LLC**  
Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

pg. 20

## 3704 Model - Cost for Four Dual Chargers and One Single With Installation at Three Sites

<p><b>TTD Office</b> - Single Wall Level 2 With Cable  <sup>1</sup> Management</p> <p style="text-align: right;">3704-1000</p> <p><b>TDD</b> - Installation - Costs from ESG</p> <p><b>Train - Station</b> Dual Level 2 With Cable  <sup>2</sup> Management</p> <p style="text-align: right;">3704-1000-D</p> <p>Installation - Costs from ESG</p> <p><b>Library Lot</b> - Station Dual Level 2 With Cable  <sup>2</sup> Management</p> <p style="text-align: right;">3704-1000-D</p> <p>Installation - Costs from ESG</p>	<p>\$2,683</p> <p>\$3,576</p> <p><b>\$6,259</b></p> <p>\$11,986.0</p> <p>\$7,658.00</p> <p><b>\$19,644</b></p> <p>\$11,986</p> <p>\$11,756</p> <p><b>\$23,742</b></p>
--	---



**Grand Total     \$49,675**

**EVSE LLC**  
**Electric Vehicle Supply Equipment**  
A Subsidiary of Control Module Inc.

**Smart Charging Solutions for Electric Vehicles**  
[www.EVSELLc.com](http://www.EVSELLc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

08.21

# Alternative Charger - DUAL CURBSIDE

Model 3722-  
1000-D-05-  
xx-xx

- Mounts on the Dual Curbside
- Web Based Product
- OCPP Protocol removes obstacles for EV drivers
- Wireless Zigbee Communication
- Ethernet or Cellular
- Credit/Debit/Chip Card Reader
- Proximity Card Reader
- Compatible
  - Greenlots (OCPP)
  - CMI EVSE LLC
  - Saber
- Intelligence Power Share
- Supports up to 32 EVSE's
- Embedded Gateway records usage/kilowatts
- No Fee Charger Network



Smart Charging Solutions for Electric Vehicles  
[www.EVSEllc.com](http://www.EVSEllc.com)

8/20/2014

**EVSE LLC**  
Electric Vehicle Supply Equipment

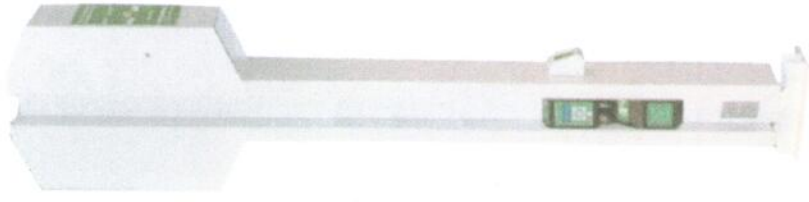
A Subsidiary of Control Module Inc.

11

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

09.22

## 3722-1000 Model - Cost for Four Dual Chargers (8) and One Single for a Total of 9 Chargers With Installation at Three Sites



1	TDD - Outdoor Single Wall Level 2 With Cable Management	3722-105	\$2,897.00
	TDD - Installation - Costs from ESG		\$3,576.00
			<b>\$6,473.00</b>
	Train - Station Dual Level 2 With Cable Management Surface		\$13,430.00
2	Mount	3722-1000-D-C	\$7,658.00
	Installation - Costs from ESG		<b>\$21,088.00</b>
	Library Lot - Dual Level 2 With Cable Management Surface Mount	3722-1000-D-C	\$13,430.00
	Installation - Costs from ESG		\$11,756.00
			\$25,186.00
<b>Grand Total</b>			<b>\$52,747.00</b>

**Smart Charging Solutions for Electric Vehicles**  
[www.EVSELLc.com](http://www.EVSELLc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**  
A Subsidiary of Control Module Inc.

*29.23*

# Siting For Vehicle Inlets

## Nissan Leaf- Hood Nose Center





Northeast Utilities – Hartford Headquarters - Cable Comes to the Customer  
No Need to Pick Cable Up Off the Floor & No Rewinding



Smart Charging Solutions for Electric Vehicles  
[www.EVSELLc.com](http://www.EVSELLc.com)

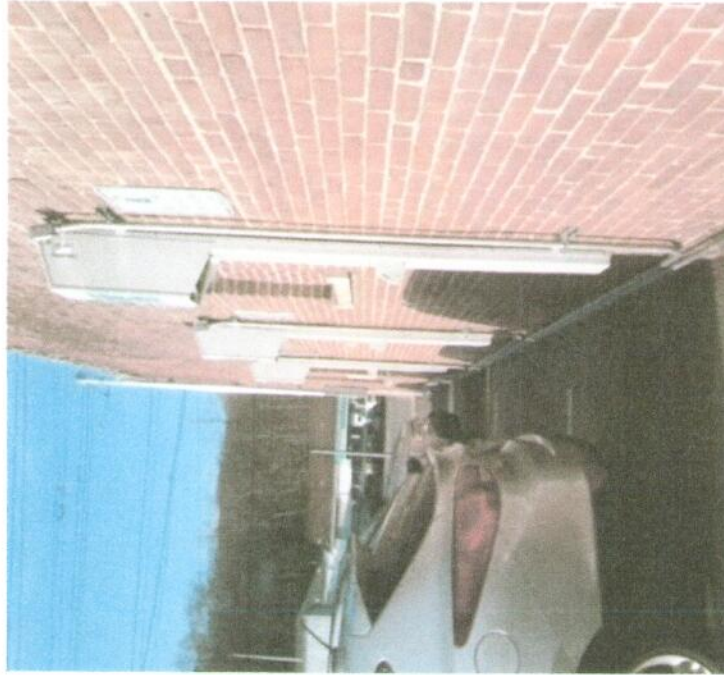
Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
Electric Vehicle Supply Equipment

A Subsidiary of Control Module Inc.

Norwich Public Utilities (CT) 8 Wall Mounts with Cable Management  
Four for Workplace Charging & Four for Customer Billing Parking Lot  
Data Collection using DOE Funded Saber Engineering Alt Fuel Monitoring (MODBUS)

The Plan Is To Add Credit Card Readers



Smart Charging Solutions for Electric Vehicles

[www.EVSELLc.com](http://www.EVSELLc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**

A Subsidiary of Control Module Inc.

20.26

Tennessee Valley Authority - Knoxville, TN  
2 Level 2 Marquee EV Chargers with RFID Activation



Smart Charging Solutions for Electric Vehicles

[www.EVSEllc.com](http://www.EVSEllc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**

A Subsidiary of Control Module Inc.

## Summary

EVSE LLC ([www.evsellc.com](http://www.evsellc.com)) is a New England company developing and deploying advanced EV charger technology that addresses the evolving safety and business operational concerns in both public and workplace charging. No other provider to date has taken on the complex issues facing EV adoption as EVSE has in the past four years.

Our manufacturing, technical and customer support, EV and EV Charger Test Lab are close by, not on the west coast.

We are a resource for Reading and look forward to working with you more closely to assist you in meeting to your goals.

**Smart Charging Solutions for Electric Vehicles**

[www.EVSELLc.com](http://www.EVSELLc.com)

Copyright Control Module Inc. - EVSE LLC  
All Rights Reserved. Patents Pending.

**EVSE LLC**  
**Electric Vehicle Supply Equipment**

A Subsidiary of Control Module Inc.

# Memorandum

## Third Taxing District

### Electric Department

**To:** TTD Commissioners

**From:** Jim Smith – General Manager



**Date:** September 3, 2014

**Subject:** Presentation on EV Charging Units - EVSE

---

As a follow up to our on-going discussion on EV's at the August 4, 2014 Commission meeting, attached please find an advance copy of a PowerPoint presentation prepared by Dan Shanahan of EVSE that will be shared with the Commission at Monday night's meeting.

This presentation has been developed at my request to bring the Commission up to date on a variety of issues regarding EV's, specifically in Connecticut, and Dan will be available to answer any questions the Commission may have with regards to our specific project, etc.

As an update, we have submitted all necessary information required for the "EV Incentive Municipal Program" being managed by the state, and are in the process of "fine tuning" our #'s with EVSE on both equipment and installation costs.

Also, during the month of August, a site visit was conducted by Dan and a representative from Electrical Services Group of New Haven, Ct., who does the majority of EVSE's EV installation work. We toured both the East Norwalk train station and East Norwalk Library sites to determine location of power supply, location of units, etc., and both sites were deemed to adequate for development.

Since this process is now moving along rapidly, I will provide the Commission with any updated information regarding the project at Monday night's meeting.

# Memorandum Third Taxing District Electric Department

**To:** TTD Commissioners

**From:** Jim Smith – General Manager

**Date:** September 2, 2014

**Subject:** East Avenue Substation Transformer 102E-T1 Replacement Bid



---

Attached please find a copy of an evaluation matrix and technical bid specifications prepared by Cristino Associates outlining the results of the bid process for replacing the existing T1 Power Transformer at the East Avenue Substation.

Replacement of this transformer was discussed in detail with the Commission as part of our overall Five-Year Capital Budget process (one of the four items in the “worse case” scenario) and is a key piece of equipment located in our oldest substation. It is scheduled to replace an existing transformer which is 55 years old (nameplate shows date of 1959), is currently inoperable, and is beyond its useful life expectancy.

Three companies were sent copies of the bid specifications and two companies responded. All bidders were requested to submit a “turnkey” bid proposal as part of the original bid specifications.

As can be seen, ABB Corporation submitted the lowest qualified (turnkey) bid based on the bidders who responded. This includes removing and disposal of the old transformer, along with installation and testing of the new transformer on our existing concrete pad, which we have determined to be structurally sound.

Therefore, we are recommending that ABB Corporation be awarded the bid for replacing the T1 transformer at the East Avenue substation in the amount of \$487,760.00.

I will be happy to answer any questions on the bid proposal at the meeting.

Third Taxing District - 2 Second Street - Norwalk, CT  
 East Avenue Substation Transformer "102E-T1" Replacement Proposal Evaluation - 19 August 2014

Proposal Evaluation Summary: The East Avenue Substation Transformer "102E-T1" replacement project narrative and associated addendum was issued to three companies for competitive bid. Pacific Crest Transformer's submitted pricing for manufacturing the specified transformer and freight. Given Pacific Crest Transformer's approach a third-party general contractor and electrical testing company is required to complete a turn-key installation.

Bidder	Scope of Services		Pricing Totals
	Factory Services	Field Services	
Eaton Corporation	Transformer Manufacturing and Factory Testing	Turn-Key Removal, Installation, Start-Up, Field Testing and Commissioning (Concrete Pad Modifications Included) (Transformer Disposal Included)	
Pricing	\$733,442.00		\$733,442.00
ABB Corporation	Transformer Manufacturing and Factory Testing	Turn-Key Removal, Installation and Field Testing (Existing Concrete Pad Structural Integrity Is Assumed Adequate For New Transformer)	
Pricing	\$360,310.00	\$137,450.00	\$467,760.00
Pacific Crest Transformer	Transformer Manufacturing, Factory Testing and Freight:	(Turn-Key Services Not Offered)	
Pricing	\$399,255.00	N/A	\$399,255.00

Issued By Cristino Associates Inc.: 19 August 2014

# Third Taxing District Capital Budget Worksheet

DEPARTMENT: TTD	CATEGORY: Substation	PROJECT TITLE: T1 Replacement					
USEFUL LIFE: 25 yr	SCHEDULED START:	SCHEDULED COMPLETION:					
RANKING:	<u>  </u> NEW CONSTRUCTION/EQUIPMENT	<u>  X  </u> REPLACEMENT/REFURBISHMENT					
<p><b>DESCRIPTION:</b>                  A. This project replaces the T1 Main Power Transformer located within East Avenue Substation.</p> <p><b>JUSTIFICATION:</b>                  A. The T1 Transformer was manufactured in 1963 and has been operating beyond its planned life expectancy for five over five years. In that time, the transformer has undergone extensive repair work to its Load Tap Changer assembly and controls. Starting in 2012, the T1 Transformer has experienced additional problems including a run-away condition that has resulted in high voltage conditions on the circuit supplied from East Avenue Substation. In the 1980's, the T1 and T2 Transformers at East Avenue Substation were subjected to a PCB destruction process that created elevated temperatures and caused degradation to the transformer insulation system. The T2 Transformer failed in 2009 and was replaced. That failure resulted in an interruption of service to District customers until load could be transferred. This project would remove an aged piece of equipment that is beyond its useful life and eliminate an undesired power interruption that would accompany the eventual failure.</p>							
<b>EXPENDITURE SCHEDULE</b>	Account	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	TOTAL
Engineering/Design	362-00	68,182					68,182
Site Costs & Acquisition							
Construction	362-00	136,364					136,364
Equipment/Furnishings	362-00	477,273					477,273
Other/Contingency	362-00	68,182					68,182
<b>TOTAL EXPENDITURES</b>		<b>750,000</b>					<b>750,000</b>



Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

The Third Taxing District Electric Department is requesting bids from qualified manufacturers for a replacement transformer to be sited within their East Avenue Substation, 215 East Avenue, East Norwalk, Connecticut. The transformer shall be liquid filled with FR-3 fluid and have a 3-phase rating of 10 MVA at 65° Celsius with a 6% nominal Impedance and a top rating of 12.5 MVA at 65° Celsius. Audible sound shall be 61 dbA or less at top rated output. Overall dimensions shall be based upon available substation space and manufacturer's standard packaging practices.

The primary winding shall be copper in a Delta configuration, nominally rated for 27,600 volts with a manual Non-Load Tap Changer with two taps at 2½% above nominal and 2½% below nominal. The primary winding shall have a BIL rating of 200kV. The primary winding bushings shall be ceramic, be located atop the transformer tank, have a full load current rating of 600 amps and include high-creepage ceramic insulator skirts and be light gray in color. Heavy duty, Substation Class MOV-type surge arrestors and mounting brackets shall be provided with grounding and phase attachment conductors and fittings. MOV arrestors shall have a Maximum Continuous Overvoltage Rating of at least 18kV.

The secondary winding shall be copper in a Wye configuration, nominally rated for 4,160 volts with a Load Tap Changer. The LTC shall be located in a segregated compartment and have 33 taps of 5/8 % incremental voltage with the 4,160-volt tap at the middle tap location and identified as "Neutral". The LTC shall be FR-3 liquid filled and be of extended-maintenance design, utilizing roller-type moveable contacts on the main dial assembly. The LTC shall be mounted to allow access for inspection and maintenance from ground

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

level (without the use of ladders or scaffolding). The secondary winding shall have a BIL rating of 75kV. The secondary winding bushings shall be ceramic, be located atop the transformer tank, have a full load rating of 2000 amps, include high-creepage ceramic skirts and be gray in color. The secondary Neutral bushing shall be identical to the phase bushings.

The transformer tank shall be fully rated for 1 Torr of vacuum and up to 15 PSI pressure and be fitted with a cabinet to house one 3000 pound "bottle" of Nitrogen, regulators, valves and piping for continuous tank pressurization. The transformer's main tank shall be fitted with a pressure relief device that will vent at 8 PSI and a rate-of-rise pressure sensing device that will be wired to a terminal block within the on-board transformer control cabinet. The tank shall be fabricated with a base skid, jacking plates and lifting hooks; the jacking plates and lifting hooks shall be rated to support the full weight of the transformer, including liquid, bushings, core and coil as well as any and all accessories and auxiliary/ancillary devices. A 2-inch brass gate valve, nipple, brass sampling port and plug shall be located at the lowest point of the main tank. A 1 ½ inch brass valve, nipple and plug shall be located within the main tank Nitrogen space above the main core and coil assembly. A Hottest Spot Temperature gage and Liquid Temperature gage shall be mounted on the exterior of the main tank at a level to allow resetting of the gage temperature drag hands without the use of a ladder or other extraordinary means.

The LTC compartment shall be segregated from the Main Tank with a dielectric barrier assembly capable of withstanding full vacuum. The LTC shall have hinged door assemblies to allow for maintenance and inspection without removing panels; the height of the access door assemblies shall allow for

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

maintenance and inspection activities without scaffolding or ladders. The LTC compartment shall be fitted with Level Gage calibrated to 25° Celsius, a pressure relief device and a rate of rise sensing device that will be wired to a terminal block within the on-board transformer control cabinet. The LTC drive motor and associated relays, controls and wiring shall be located within the on-board transformer control cabinet.

The On-board Control Cabinet shall have a NEMA 3R rating and be located to afford access from the ground level without the need for a ladder or other extraordinary means. The control cabinet shall contain the Load Tap Changer microprocessor-based controller (a Beckwith M2001C or approved equal), LTC drive motor, heaters, a heater ammeter, heater selector switch, thermostat, terminal blocks, circuit breakers, fuses, selector switches, interior lighting, a GFCI duplex outlet and wiring. The interior lighting shall turn "ON" by opening the external doors and shall turn "OFF" when the doors are closed. The interior surfaces for the control cabinet shall be painted with a White, High-Gloss epoxy-based paint or powder coating. Terminal blocks shall be Buchanan Heavy Duty with Brass Screw and Strap Terminals. All Current Transformer (CT) wiring shall terminate on Buchanan Heavy Duty Shorting Terminal Blocks with Brass Screw and Strap Terminals.

All wiring within the On-board Control Cabinet shall be Copper and have Type SIS (Cross Linked Polyethylene) insulation. All CT wiring shall be #12 AWG Copper; all 120/240-volt wiring shall be #12 AWG Copper; all wiring interconnecting stationary components or devices located on the same surface or panel shall have a minimum of 7 conductor strands; all wiring passing from any stationary component or point to any moveable component or panel shall

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

be #12 AWG Copper with 65 conductor strands. All terminal blocks shall be labeled and numbered; all wiring shall have wrap-around labels identifying the wire number.

The On-board Control Cabinet shall have provisions for the application of a padlock on its door assembly. The Nitrogen Cabinet shall have provisions for the application of a padlock on its door assembly. The NLTC Selector Switch shall have provisions for the application of a padlock.

All exterior surfaces of the transformer tank, LTC compartment, the on-board control cabinet, Nitrogen cabinet, jacking plates, hooks and bottom surface shall be chemically cleaned, primed and painted with two coats of epoxy-based or power coating paint; the color shall be ANSI 61 Gray.

The transformer shall undergo electrical testing before leaving the factory. Tests shall include:

1. Resistance measurements of all windings on the rated tap and the tap extremes.
2. Winding insulation resistance test.
3. Core insulation resistance test.
4. Ratio of all NLTC taps to LTC Neutral tap.
5. Ratio of all LTC taps to NLTC rated tap.
6. Polarity and phase relation tests on the rated voltage connection.
7. Insulation power factor test.

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

8. No load loss and excitation current at 90%, 100% and 110% rated voltage.
9. Impedance voltage and load loss at rated current and rated frequency on the rated voltage connection and the NLTC extremes.
10. Impedance voltage and load loss at rated current and rated frequency on the rated voltage connection and the highest, middle and lowest NLTC taps to the LTC taps 16R, Neutral and 16L.
11. Lightning Impulse Test.
12. No Load Losses and excitation current at 100% rated voltage after the impulse test.
13. Applied voltage test.
14. Low frequency dielectric test on auxiliary devices, controls and current transformer circuits.
15. Single phase excitation test at 10kV on rated NLTC voltage tap.
16. Induced voltage test for 7200 cycles at 1.5 times line-to-line voltage with partial discharge measurement.
17. Operation of all electrical and electromechanical devices for proper sequence and/or staging and function.
18. Auxiliary control cooling losses.
19. CT Ratio and Polarity tests.

July 10, 2014

Third Taxing District Electric Department  
East Norwalk, Connecticut  
Substation Transformer Installation Addendum

20. Switching Impulse test.
21. Audible Sound Level test.
22. Zero phase sequence impedance voltage.
23. Front of Wave Impulse test.
24. Sweep Frequency Response Analysis test.
25. Dissolved Gas in Oil Analysis prior to and following all tests.
26. Dew point measurement prior to leaving the factory if shipped dry.
27. Pressure/Leak Test (10 PSI for 10 hours).

The submitted quote shall include shipping to the final destination at the East Avenue Substation, East Norwalk, Connecticut, rigging onto the transformer pad, assembly, filling and on-site testing.

For site access contact:

Mr. Michael Adams–General Foreman  
Third Taxing District Electric Department  
2 Second Street POB 451  
East Norwalk, Connecticut 06855  
[madams@ttd.gov](mailto:madams@ttd.gov)  
203.866.9271 or 203.943.2948

July 10, 2014

Third Taxing District Electric Department  
East Norwalk, Connecticut  
Substation Transformer Installation Addendum

Address quotations to:

Mr. James W. Smith—General Manager  
Third Taxing District Electric Department  
2 Second Street POB 451  
East Norwalk, Connecticut 06855  
[jsmith@ttd.gov](mailto:jsmith@ttd.gov)

Address technical questions to:

Mr. Joseph A. Cristino, P.E.  
Cristino Associates Inc.  
Lois Lane POB 1238  
Redding, Connecticut 06875  
[joec@cristino.com](mailto:joec@cristino.com)  
203.938.0500

Quotations are requested to be received by 3:00 PM, August 1, 2014

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

This installation narrative is provided as an addendum to the transformer specification for the Third Taxing District Electric Department as a request for a turnkey installation of the transformer within the East Avenue Substation in East Norwalk, Connecticut. The following includes a description of the existing transformer installation, including controls and protective relaying that will remain in place. Qualified bidders will be required to post a performance bond for the duration of the project and warranty the installation for three years.

The primary bushings of the existing T1 Transformer within the East Avenue Substation is connected to a 27.6kV Motor Operated Disconnect switch (MOD) by means of copper tap conductors. The secondary bushings are connected to copper bus tubing by means of copper tap conductors. The transformer is fitted with internal Current Transformers on its, 27kV, 4kV and Neutral bushings. Dedicated multi-conductor cables interconnect the CT terminal blocks to the protective relays located within the East Avenue Substation Switchgear/Control House. [Some or all of the multi-conductor cables may require replacement in order to facilitate the installation of the replacement transformer.]

NOTE: Prior to the start of this project, the Third Taxing District Electric Department personnel will perform switching to de-energize and electrically isolate the existing T1 Transformer and place TTD grounds at the 27kV MOD and 4kV cable terminations within the 4kV switchgear. AC and DC Control Circuits will be de-energized by TTD personnel and a walk-thru will be conducted to describe and explain the switching, work zone and required safety procedures and protocols. The contractor shall provide workmen's grounds

July 10, 2014

Pg. 39



Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

and perform Lock-out/Tag-out procedures in compliance with OSHA requirements.

The requested quotation for this project shall include all costs for tools, manpower, equipment, devices, components, material and vehicles required for and associated with:

- The disconnection, rigging and removal of the existing T1 Transformer from the East Avenue Substation onto an awaiting trailer to be provided by a third party vendor. Note that the contractor shall be included in the coordination process with the third party vendor and TTD staff.
- Modifications to the existing concrete transformer pad to meet the requirements and dimensions of the replacement transformer, including conduit and conduit alignment needs.
- Rigging of the replacement transformer onto its housekeeping pad.
- Conduit installations and extensions, as needed, at the replacement transformer.
- Liquid filling or topping-up as needed per manufacturer's instructions.
- Nitrogen system activation and set-up.
- Performance of all required testing prior to the connection of primary and secondary taps and control wiring.
- Connection of primary and secondary tap conductors.

July 10, 2014

Third Taxing District Electric Department

East Norwalk, Connecticut

Substation Transformer Installation Addendum

- Connection of all CT, power and control conductors within the replacement transformer control cabinet.
- Application of stenciling or signage for the "102E-T1".
- Point-to-point control and CT wiring verification testing.
- Set-up of on-board voltage regulator.
- Electrical operation of Load Tap Changer.
- Coordination with TTD staff to energize the new T1 Transformer.
- Removal of workmen's grounds and Lock-out/Tag-out tags and devices.
- Energization of the T1 Transformer.
- Operation of the Load Tap Changer from the Neutral tap to 16L to 16R to Neutral tap recording three-phase voltages from the T1 SATEC meter within the Switchgear/Control House.
- Standby while TTD personnel apply load to T1 Transformer.
- Provide corrective action to remedy any relaying or control problem.
- Upon successful loading of T1 Transformer, review punch list items with TTD staff.
- Schedule and complete punch list items.
- Submit test reports and installation documents to TTD; sign-off.

July 10, 2014

Third Taxing District Electric Department  
East Norwalk, Connecticut  
Substation Transformer Installation Addendum

July 10, 2014

Pg. 42

---

**GENERAL MANAGER'S REPORT**  
(Note Page)

# Memorandum

## Third Taxing District

### Electric Department

**To:** TTD Commissioners

**From:** Jim Smith – General Manager

**Date:** September 2, 2014

**Subject:** Review of TTD's Real Property



---

At the suggestion of Commission Goldstein, a review was conducted of all real estate owned by the Department as part of the Commission's overall Planning Calendar during each fiscal year.

We have chosen to include it as an agenda item for discussion each September.

To our knowledge, this is the first time a comprehensive review of this type of information has been conducted by TTD.

We have developed a "Summary Real Estate Property Schedule" ( see attached ) 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.

In conducting the review, it was determined that no records existed regarding ownership of the three " pocket " parks listed on the schedule that we believe that we currently own and maintain.

We are pursuing this issue further with John Bove's office and will disseminate additional information to the Commission when it becomes available.

My tentative recommendation, at a minimum, is to have these properties appraised and record ownership with the City Assessor's office.

In addition, we are cross referencing all current property records with our property insurance carrier to verify and update values, etc.

I'd be interested in any additional thoughts you may have concerning this information once you have reviewed it.

Third Taxing District  
Real Estate Property Schedule  
Tax Year 2013

Location	Purchase Date	Assessment	Appraisal	Replacement Cost
2 Second Street (Office)	12/31/1940	\$ 1,128,520	\$ 1,612,180	\$ 753,408
56 Van Zant Street (Firehouse)	12/31/1940	\$ 613,280	\$ 876,110	\$ 702,684
51 Van Zant Street (Library)	1/21/1960	\$ 1,053,290	\$ 1,504,690	\$ 1,133,868
237 East Avenue (Cemetery)	11/30/1966	\$ 385,710	\$ 551,010	\$ -
16 Rowan Street (Substation)	1/31/1969	\$ 187,130	\$ 267,320	\$ 71,488
213 East Avenue (House)	1/1/1985	\$ 418,540	\$ 597,900	\$ 47,000
6 Fitch Street (Substation)	9/28/2010	\$ 299,760	\$ 428,230	\$ -
18 Rowan Street (Substation)	11/25/2013	\$ 260,290	\$ 371,840	\$ 185,077
TOTALS		\$ 4,346,520	\$ 6,209,280	\$ 2,893,525

Parks  
Constitution Park  
Edgewater Park  
Roger Ludlow Triangle

Note: All property records are per information pulled from City of Norwalk's Tax Assessor's office.

09.46

**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
2013	\$556,330	\$1,055,850	\$1,612,180

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$389,420	\$739,100	\$1,128,520

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

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

**Building Photo**

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

*Pg. 47*

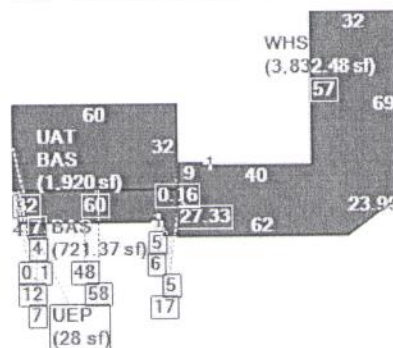


Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Floor 1	Carpet
Interior Floor 2	Concrete
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	50
Heat Percent	100
Bldg Use	Mun Bldg Com
Total Rooms	0
Bedrooms	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**

*pg. 48*

**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
2012	\$660,100	\$816,700	\$1,476,800
2011	\$660,100	\$816,700	\$1,476,800
2010	\$660,100	\$816,700	\$1,476,800

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$462,070	\$571,690	\$1,033,760
2011	\$462,070	\$571,690	\$1,033,760
2010	\$462,070	\$571,690	\$1,033,760

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

pg. 49

**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
2013	\$548,830	\$327,280	\$876,110

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$384,180	\$229,100	\$613,280

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**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

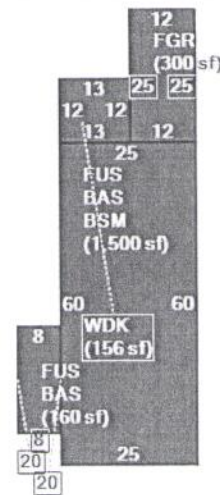
*Pg. 50*

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



(http://images.vgsi.com/photos/NorwalkCTPhotos//00\00\22\83.jpg)

**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
2012	\$579,500	\$292,700	\$872,200
2011	\$332,000	\$292,700	\$624,700
2010	\$332,000	\$292,700	\$624,700

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$405,650	\$204,890	\$610,540
2011	\$232,400	\$204,890	\$437,290
2010	\$232,400	\$204,890	\$437,290

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Pg. 52*

**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
2013	\$817,340	\$687,350	\$1,504,690

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$572,140	\$481,150	\$1,053,290

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

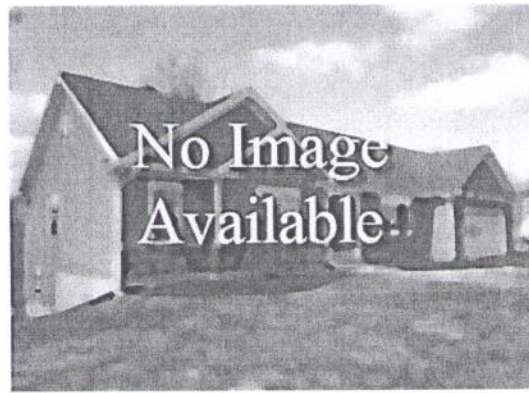
**Year Built:** 1917  
**Living Area:** 3200  
**Replacement Cost:** \$1,133,868  
**Building Percent** 71  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$805,050

**Building Photo**

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

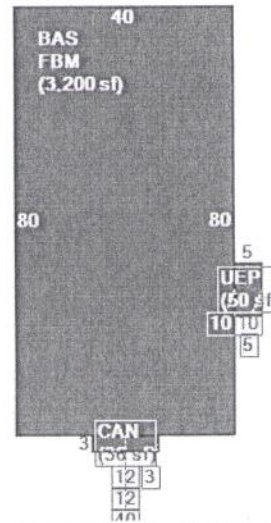
*pg. 53*

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



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

**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

Pg. 54

**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
2012	\$745,300	\$618,300	\$1,363,600
2011	\$745,300	\$618,300	\$1,363,600
2010	\$745,300	\$618,300	\$1,363,600

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$521,710	\$432,810	\$954,520
2011	\$521,710	\$432,810	\$954,520
2010	\$521,710	\$432,810	\$954,520

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Fig. 55*



**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
2013	\$7,000	\$544,010	\$551,010

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$4,900	\$380,810	\$385,710

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

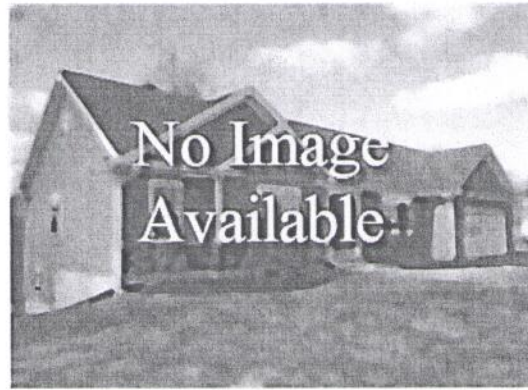
**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings
Stories	
Occupancy	
Exterior Wall 1	

*pg. 56*

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 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**

Pg. 57

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

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$4,000	\$541,500	\$545,500
2011	\$4,000	\$541,500	\$545,500
2010	\$4,000	\$541,500	\$545,500

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$2,800	\$379,050	\$381,850
2011	\$2,800	\$379,050	\$381,850
2010	\$2,800	\$379,050	\$381,850

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Pg. 58*

**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
2013	\$20,570	\$246,750	\$267,320
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$14,400	\$172,730	\$187,130

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

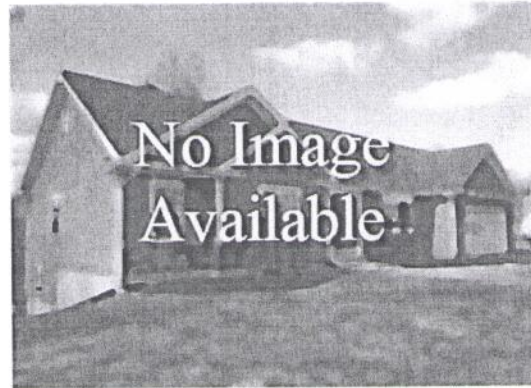
**Year Built:** 1962  
**Living Area:** 800  
**Replacement Cost:** \$71,488  
**Building Percent** 13  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$9,290

**Building Photo**

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

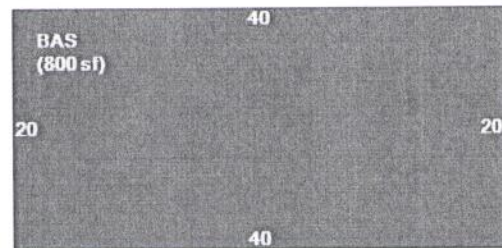
Pg. 59

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**

<b>Use Code</b>	922V
<b>Description</b>	Mun Bldg Com
<b>Zone</b>	NB
<b>Neighborhood</b>	C450

**Land Line Valuation**

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

*Pg. 60*

**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
2012	\$48,400	\$227,200	\$275,600
2011	\$48,400	\$227,200	\$275,600
2010	\$48,400	\$227,200	\$275,600

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$33,880	\$159,040	\$192,920
2011	\$33,880	\$159,040	\$192,920
2010	\$33,880	\$159,040	\$192,920

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Pg. 61*

**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
2013	\$197,590	\$400,310	\$597,900
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$138,320	\$280,220	\$418,540

**Owner of Record**

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

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

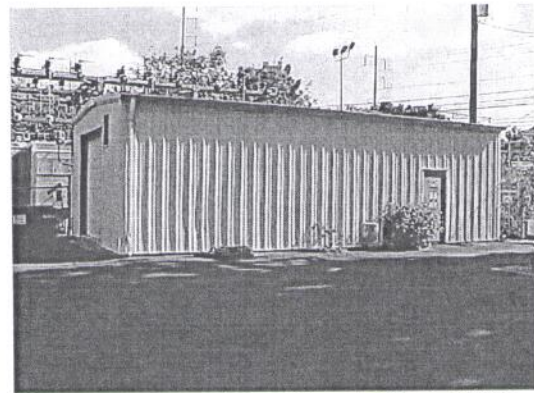
**Building 1 : Section 1**

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

**Building Photo**

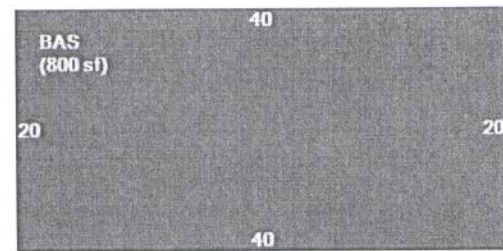
Building Attributes	
Field	Description
STYLE	Pre-Eng Garage
MODEL	Commercial
Stories:	1.00
Occupancy	1.00

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



(http://images.vgsi.com/photos/NorwalkCTPhotos//00\00\19\90.jpg)

**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

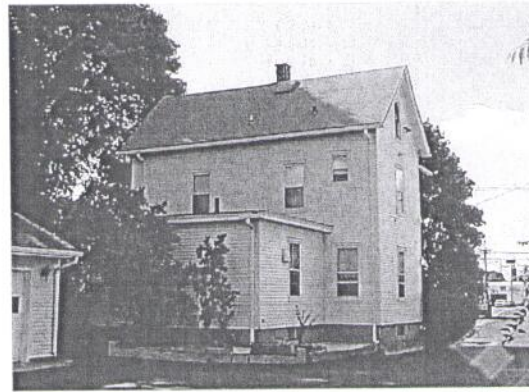
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Conventional
MODEL	Commercial
Stories:	2.25

**Building Photo**

*Pg. 63*

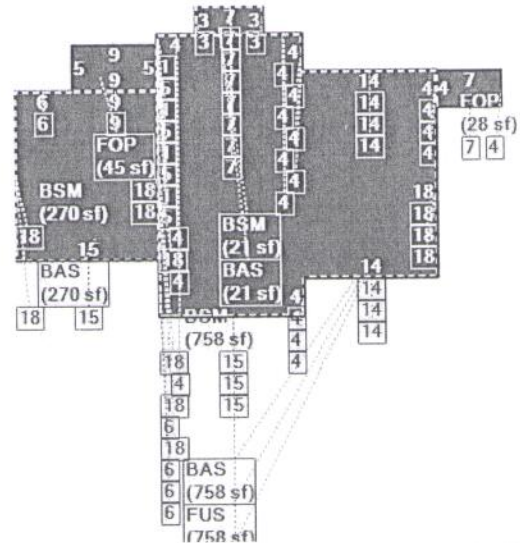


Occupancy	1.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	0
Heat Percent	100
Bldg Use	Mun Bldg Com
Total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



(http://images.vgsi.com/photos/NorwalkCTPhotos//00/00 \88/46.jpg)

**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**

*Pg. 64*

**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
2012	\$223,100	\$380,300	\$603,400
2011	\$223,100	\$380,300	\$603,400
2010	\$223,100	\$380,300	\$603,400

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$156,170	\$266,210	\$422,380
2011	\$156,170	\$266,210	\$422,380
2010	\$156,170	\$266,210	\$422,380

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

Pg. 65

**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
2013	\$0	\$428,230	\$428,230

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$299,760	\$299,760

**Owner of Record**

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

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
HALAS FRANCIS J & HALAS JOANN M	\$0	3949/ 309	08/18/2000
HALAS ELIZABETH EST -	\$0	3208/ 284	05/17/1996
HALAS FRANCIS J,	\$0	3208/ 284	05/17/1996
HALAS ELIZABETH	\$0	2820/ 41	07/26/1993

**Building Information**

**Building 1 : Section 1**

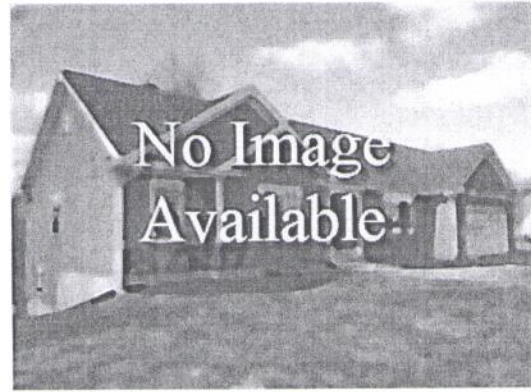
**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land

*Pg. 66*

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 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**

*Pg. 67*

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$0	\$344,700	\$344,700
2011	\$0	\$344,700	\$344,700
2010	\$212,600	\$344,700	\$557,300

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$0	\$241,290	\$241,290
2011	\$0	\$241,290	\$241,290
2010	\$148,820	\$241,290	\$390,110

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Pg. 68*

**18 ROWAN ST**

**Location** 18 ROWAN ST **Assessment** \$260,290  
**Mblu** 3/ 34/ 21/ 0/ **Appraisal** \$371,840  
**Acct#** 7892 **PID** 7892  
**Owner** THE THIRD TAXING DISTRICT **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$118,200	\$253,640	\$371,840
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$82,740	\$177,550	\$260,290

**Owner of Record**

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

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BENTO LINDA A & SCOTT D	\$0	7611/ 131	06/06/2012
WISNIEWSKI ROCHELLE L	\$0	3217/ 321	06/07/1996
WISNIEWSKI THEODORE A +	\$0	3217/ 321	06/07/1996
C J T ASSOCIATES	\$0	357/ 656	02/18/1952

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1890  
**Living Area:** 1580  
**Replacement Cost:** \$185,077  
**Building Percent** 61  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$112,900

**Building Photo**

Building Attributes	
Field	Description
STYLE	Off/Ret/Apt

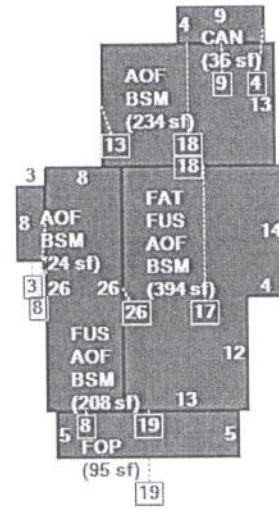
*Pg. 69*

MODEL	Commercial
Stories:	2.00
Occupancy	2.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	8.00
% Sprinkler	0.00



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

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
AOF	Office Area	860	860
FUS	Finished Upper Story	602	602
FAT	Finished Attic	394	118
BSM	Basement	860	0
CAN	Canopy	36	0
FOP	Framed Open Porch	95	0
		2847	1580

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 201V  
**Description** Commercial Improved  
**Zone** NB  
**Neighborhood** C450

**Land Line Valuation**

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

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			2000.00 S.F.	\$2,100	1
GAR1	Garage	FR	Frame	427.00 S.F.	\$3,200	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$158,200	\$292,700	\$450,900
2011	\$158,200	\$292,700	\$450,900
2010	\$158,200	\$292,700	\$450,900

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$110,740	\$204,890	\$315,630
2011	\$110,740	\$204,890	\$315,630
2010	\$110,740	\$204,890	\$315,630

(c) 2013 Vision Government Solutions, Inc. All rights reserved.

*Pg. 71*



**Third Taxing District  
Financial Highlights  
July-2014 vs. July-2013**

	July-2014	July-2013	\$ Change	% Change
Total Income	862,105	1,061,030	-198,925	-19%
Total Expense	871,718	791,134	80,584	10%
Net Ordinary Income	(9,613)	269,896	-279,509	-104%
Other Income	42,798	34,215	8,583	25%
Other Expense	303	-	-	-
Net Income before Rate Stabilization	32,881	304,111	-271,230	-89%
Rate Stabilization	82,177	87,546	-5,369	-6%
Net Income	115,058	391,658	-276,599	-71%

**CASH BALANCES FY 2014**

	Jul-14
<b>ACCTS</b>	
Operating Accounts	639,537
Capital Improvements Fund	932,316

	Current Fiscal Year-to-Date	Last Fiscal Year-to-Date	\$ Change	% Change
<b>Power Supply</b>				
Energy Cost	\$ 547,725	\$ 576,280	\$(28,555)	-5%
Budget Energy Cost	\$ 576,296	\$ 674,651	\$(98,355)	-15%
Energy Cost Cents/KWH	10.650	10.500	\$ 0	1%

**Third Taxing District**  
**Profit & Loss Prev Year Comparison**  
 July 2014

	Jul 14	Jul 13	\$ Change	% Change	
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
443-00 · Cervalis Data Center Revenues	20,056.27	0.00	20,056.27	100.0%	
440-00 · Residential Sales	219,200.98	272,370.90	-53,169.92	-19.52%	
442-01 · Large Commercial Sales	55,097.17	65,768.14	-10,670.97	-16.23%	
442-02 · Small Commercial Sales	167,533.81	196,558.23	-29,024.42	-14.77%	
445-01 · Water Pollutn Contrl Plnt Sales	61,220.04	62,319.18	-1,099.14	-1.76%	
445-02 · Flat Rate	7,243.06	7,202.56	40.50	0.56%	
451-00 · Miscellaneous Service Revenue	5,773.12	60,165.62	-54,392.50	-90.41%	
557-00 · Purchased Power Adjustment	325,980.09	396,645.40	-70,665.31	-17.82%	
<b>Total Income</b>	<b>862,104.54</b>	<b>1,061,030.03</b>	<b>-198,925.49</b>	<b>-18.75%</b>	
<b>Cost of Goods Sold</b>					
555-00 · Electrical Power Purchased	547,724.66	576,279.90	-28,555.24	-4.96%	
<b>Total COGS</b>	<b>547,724.66</b>	<b>576,279.90</b>	<b>-28,555.24</b>	<b>-4.96%</b>	
<b>Gross Profit</b>	<b>314,379.88</b>	<b>484,750.13</b>	<b>-170,370.25</b>	<b>-35.15%</b>	
<b>Expense</b>					
904-00 · Substation	19,946.68	0.00	19,946.68	100.0%	Footnote 1
930-43 · TTD 100th Anniversary	0.00	4,783.20	-4,783.20	-100.0%	
403-00 · Depreciation Expense	60,370.35	39,426.31	20,944.04	53.12%	Footnote 2
408-00 · Taxes	4,236.27	969.80	3,266.47	336.82%	
540-00 · Other Power Generation Expense	1,937.88	5,009.10	-3,071.22	-61.31%	
580-00 · Distribution Expenses	7,988.77	1,757.78	6,230.99	354.48%	
590-00 · Maintenance Expenses	48,461.10	24,894.79	23,566.31	94.66%	Footnote 3
900-00 · Customer Accounts & Service	25,009.25	33,683.64	-8,674.39	-25.75%	Footnote 4
920-00 · Administrative Expenses	156,042.76	104,329.42	51,713.34	49.57%	Footnote 5
<b>Total Expense</b>	<b>323,993.06</b>	<b>214,854.04</b>	<b>109,139.02</b>	<b>50.8%</b>	
<b>Net Ordinary Income</b>	<b>-9,613.18</b>	<b>269,896.09</b>	<b>-279,509.27</b>	<b>-103.56%</b>	
<b>Other Income/Expense</b>					
<b>Other Income</b>					
419-00 · Interest Income	1,727.98	39.19	1,688.79	4,309.24%	
421-00 · Norden Project Income	26,033.01	31,840.30	-5,807.29	-18.24%	
424-00 · Energy Conservation Fund Income	15,036.98	2,335.57	12,701.41	543.83%	
<b>Total Other Income</b>	<b>42,797.97</b>	<b>34,215.06</b>	<b>8,582.91</b>	<b>25.09%</b>	
<b>Other Expense</b>					
942-00 · Interest Expense	303.39	0.00	303.39	100.0%	
<b>Total Other Expense</b>	<b>303.39</b>	<b>0.00</b>	<b>303.39</b>	<b>100.0%</b>	
<b>Net Other Income</b>	<b>42,494.58</b>	<b>34,215.06</b>	<b>8,279.52</b>	<b>24.2%</b>	
<b>Net Income before rate stabilization</b>	<b>32,881.40</b>	<b>304,111.15</b>	<b>-271,229.75</b>	<b>-89.19%</b>	
<b>Rate Stabilization</b>	<b>82,176.94</b>	<b>87,546.41</b>	<b>-5,369.47</b>	<b>-6.13%</b>	
<b>Net Income</b>	<b>115,058.34</b>	<b>391,657.56</b>	<b>-276,599.22</b>	<b>-70.62%</b>	

Third Taxing District  
Profit & Loss Statement  
Explanation of Major Variances  
Jul-2014 vs. Jul- 2013

1. The increase in substation expense of \$19K is due to the fact that a separate payroll expense category was setup for Pete Johnson and Scott Tracey who will be working on the substation.
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 year and will have annual depreciation of \$251,328 or monthly depreciation of \$20,944.
3. The \$23K increase in Maintenance Expense is due to approximately \$9K in substation maintenance from Eleck & Salvato, Oman's Garden, and Effective Plumbing for issues related to the Fitch Street Substation. All of these expenses are in the process of being recovered from both Eaton Corporation and ABB. The \$4K in overhead lines maintenance with WESCO is for material stock and the remainder is an increase in payroll and call time due to customer-related calls during the month.
4. The approximate \$8K decrease in Customer Accounts & Service is mainly due to the retirement of Ana Aguilar.
5. The increase of \$51K in Administrative Expenses is due to the following:
  - a. \$20K in engineering fees paid to Cristino Associates.
  - b. \$3K paid to Cynthia Tenney for temporary staffing services
  - c. \$5K increase over prior year in timing of health insurance premiums/expenses.
  - d. The remainder is due to increases in Admin payroll, payroll taxes and call time.

**THIRD TAXING DISTRICT**  
**KEY PERFORMANCE INDICATORS (KPI'S)**

		2014	July 2013	Industry Average (Bandwidth)
1)	<b>OPERATING RATIO</b> TOTAL OPERATING EXPENSE / TOTAL OPERATING REVENUE	101.12%	74.56%	87% - 92%
2)	<b>POWER SUPPLY EXPENSE RATIO</b> TOTAL POWER SUPPLY EXPENSES / TOTAL EXPENSES	63%	73%	65% - 70%
3)	<b>BAD DEBT RATIO</b> TOTAL CUSTOMER ACCOUNTS OVER 90 DAY / TOTAL ACCOUNTS RECEIVABLE	4.50%	3.50%	3% - 10%
4)	<b>ACTUAL RATE OF RETURN ON RATE BASE</b> AUTHORIZED BY STATE STATUTE	N/A	N/A	Varies by state
5)	<b>ELECTRIC CUSTOMERS PER EMPLOYEE</b> TOTAL ELECTRIC CUSTOMERS / TOTAL FULL TIME EMPLOYEES	386	429	200 - 500

THIRD TAXING DISTRICT  
PROJECT SUMMARY REPORT  
FY 2014-2015

PREPARED BY:  
JIM SMITH  
GENERAL MANAGER

TABLE OF CONTENTS

PAGE #	PROJECT #	PROJECT
1	1	A-BASE METER REPLACEMENT PROGRAM
1	2	CUSTOMER SERVICE TRAINING PROGRAM
2	3	SUCCESSION PLANNING PROCESS
3	4	HANDHELD METER READING UPGRADE
3	5	UPGRADE FLEET VEHICLES
4	6	UPDATE EMERGENCY PLAN FOR DEPARTMENT
4	7	UPDATE TERMS/CONDITIONS OF SERVICE/FEE
5	8	I/TUPGRADE/UPDATE
6-7	9	COST OF SERVICE/RATE STUDY
7	10	STRATEGIC PLANNINGPROCESS
8	11	MAPLEWOOD
9	12	WEBSITE/MARKETING/BRANDING PROJECT
10	13	CATV/POLE ATTACHMENTS/AMPLIFIERS
11	14	UPGRADE/ENHANCE FUEL TANKS @ 2 SECOND STREET
11	15	SUBSTATION UPGRADES AND IMPROVEMENTS
12	16	PURCHASE OF HOUSE – 18 ROWAN STREET
13	17	CONSTRUCTION OF ELECTRIC VEHICLE CHARGING STATION
14	18	MISCELLANEOUS

# THIRD TAXING DISTRICT – PROJECT SUMMARY

UPDATED: AUGUST 29, 2014

<u>#</u>	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
1)	A-BASE METER REPLACEMENT PROGRAM	<ul style="list-style-type: none"> <li>• IN PROCESS WITH METER DEPT.</li> </ul>	LAST QUARTER 2014 START TO CUTOVER	
2)	CUSTOMER SERVICE TRAINING PROGRAM	<ul style="list-style-type: none"> <li>• SOLICITED QUOTES THROUGH NEPPA, LEARNING DYNAMICS INC., VARIOUS WEBINARS – NEED TO SELECT FROM VENDORS LISTED</li> </ul>	THIRD QTR 2013 – FOURTH QTR 2014	





#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
4)	HANDHELD METER READING UPGRADE	<ul style="list-style-type: none"> <li>• EXPLORED ALTERNATIVES TO EXISTING VENDOR</li> <li>• MET WITH JEWETT CITY TO INVESTIGATE ITRON SYSTEM THEY DON'T UTILIZE</li> <li>• AWAITING RECOMMENDATION FROM STAFF</li> <li>• ALSO EVALUATING OTHER OPTIONS</li> </ul>	BEGINNING THIRD QTR 2013 THRU ALL OF 2014 FOR FULL IMPLEMENTATION	<ul style="list-style-type: none"> <li>• AUGUST 2014 – METER READING DEPARTMENT TESTED 200 RADIO READ METERS AND INSTALLED 90 RADIO READ METERS DURING THE MONTH OF AUGUST. A MORE AGGRESSIVE PLAN OF TESTING AND INSTALLATION HAS BEEN FOLLOWED UNDER THE DIRECTION OF THE NEW GENERAL FOREMAN.</li> </ul>
5)	UPGRADE FLEET VEHICLES	<ul style="list-style-type: none"> <li>• AUCTIONING OFF 1991 BUCKET TRUCK</li> <li>• PURCHASED NEW PICKUP</li> <li>• LEASED NEW BUCKET TRUCK</li> <li>• EVALUATING BODYWORK/ REPAINTING EXISTING VEHICLES TO EXTEND LIFE</li> <li>• DEVELOP FIVE-YEAR FLEET VEHICLE REPLACEMENT SCHEDULE</li> </ul>	ON-GOING WITH PERIODIC UPDATES	<ul style="list-style-type: none"> <li>• AUGUST 2014 – EXPERIENCING NUMEROUS PROBLEMS WITH THE DEPARTMENT'S METER READING VEHICLE DURING THE MONTH. HAVE REQUESTED THAT THE GENERAL FOREMAN ITEMIZE REPAIRS WITH AN EYE TOWARDS EVENTUAL REPLACEMENT BASED ON REPAIR COSTS OUTWEIGHING VALUE OF VEHICLE. WILL BRING TO COMMISSION AT FUTURE MEETING.</li> </ul>

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
6)	UPDATE EMERGENCY PLAN FOR DEPARTMENT	<ul style="list-style-type: none"> <li>• LAST PLAN FILED WITH PURA – OCT. 2012</li> <li>• UPDATED PLAN PARTIALLY COMPLETE</li> <li>• INCORPORATING CITY EMS INTO PLAN</li> </ul>	THIRD QTR 2014	<ul style="list-style-type: none"> <li>• AUGUST 2014 – RECEIVED ACKNOWLEDGEMENT BACK FROM PURA THAT THE COMPLETED PLAN WAS RECEIVED. IT WILL BE REVIEWED TO DETERMINE COMPLIANCE.</li> </ul>
7)	UPDATE TERMS/ CONDITIONS OF SERVICE/FEEES	<ul style="list-style-type: none"> <li>• REVIEWING EXISTING DOCUMENTS</li> <li>• NEED TO RE-WRITE POLICIES</li> <li>• SOME FEES ADJUSTED- NEED TO UPDATE ALL OTHER FEES THROUGH DISCUSSION WITH COMMISSION ON IMPLEMENTATION STRATEGY. FORMALIZE ALL FEES IN BOOKLET FORM/ WEBSITE.</li> </ul>	FIRST QTR 2014 – FOURTH QTR 2014	<ul style="list-style-type: none"> <li>• AUGUST 2014 – EXISTING FEES ON THE DEPARTMENT'S WEBSITE HAVE BEEN REVIEWED DURING THE MONTH TO DETERMINE ACCURACY PRIOR TO BEING BROUGHT OVER TO A PUBLISHED RATE SCHEDULE BOOKLET WHICH WILL BE AVAILABLE FOR THE DEPARTMENT'S CUSTOMERS. THIS BOOKLET IS BEING CREATED IN CONJUNCTION WITH THE RESTRUCTURING OF THE DEPARTMENT'S RATES WHICH WILL BECOME EFFECTIVE OCTOBER 1, 2014.</li> </ul>

COMMENTS

TIMELINE

STATUS

PROJECT

#

<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
8) I/T UPDATE/ UPGRADE	<ul style="list-style-type: none"><li>• CONDUCTED SYSTEM AUDIT IN JULY 2013</li><li>• SOLICITED QUOTES FOR HARDWARE/SOFTWARE UPGRADE</li><li>• EVALUATING QUOTES</li><li>• DECISION BY OCT 1<sup>ST</sup> 2013</li><li>• TRANSITION PROCESS</li><li>• TRANSITION PROCESS, COMPLETED – NOV. 2013</li></ul>	ON-GOING	

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
9)	CONDUCT COST OF SERVICE/RATE STUDY	<ul style="list-style-type: none"> <li>• STUDY PERFORMED MAY 2013</li> <li>• STUDY COMPLETED – SEPT. 2013</li> <li>• REVIEWED WITH COMMISSION SEPT. 2013</li> <li>• IMPLEMENTATION OF STRATEGIES BASED ON THE STUDY BEING DEVELOPED</li> <li>• WILL BEGIN WITH SET-UP OF WWTP NEGOTIATIONS</li> </ul>	SECOND, THIRD QTR 2013 THRU 2014 FULL IMPLEMENTATION	<ul style="list-style-type: none"> <li>- AUGUST 2014 – COMMISSION APPROVED RATE RESTRUCTURING PLAN AT AUGUST MEETING, EFFECTIVE OCTOBER 1, 2014. THIS ACTION WILL RESULT IN STAFF PRIORITIZING THIS PROJECT DURING AUGUST AND SEPTEMBER AND INCLUDES THE FOLLOWING ACTIVITIES: <ul style="list-style-type: none"> <li>- FOLLOW-UP WITH RATE CONSULTANT TO VERIFY RATE DESIGN INFORMATION.</li> <li>- FINALIZING RATE NOTICE LETTER TO BE SENT TO CUSTOMERS IN SEPTEMBER'S BILLS.</li> <li>- FORWARD OF RATE DESIGN INFORMATION TO COGSDALE, THE DEPARTMENT'S BILLING VENDOR, FOR TESTING AND DEVELOPMENT OF RATE TABLES, RESULTING IN UPDATED CUSTOMER BILLS WITH NEW RATES.</li> <li>- REVIEW PCA CALCULATION WITH RATE CONSULTANT, FOR COMPLETENESS AND ACCURACY.</li> <li>- REVIEW PUBLIC NOTICE REQUIREMENTS FOR SUBMISSION IN LOCAL PAPER WITH ATTORNEYS. NO LEGAL REQUIREMENT TO CONDUCT</li> </ul> </li> </ul>

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
10)	STRATEGIC PLANNING PROCESS	<ul style="list-style-type: none"> <li>• CONTACTED HOMETOWN CONNECTIONS TO INQUIRE ABOUT PROCESS – SEPT. 2013</li> <li>• RECEIVED PRELIMINARY INFORMATION FOR REVIEW – CURRENTLY EVALUATING</li> </ul>	THIRD QTR 2013 THRU FOURTH QTR 2014	<p>PUBLIC RATE HEARING IS REQUIRED AS COMMISSION HAS THE FINAL AUTHORITY TO ESTABLISH RATES AT THE LOCAL LEVEL DURING A REGULARLY SCHEDULED MONTHLY COMMISSION MEETING.</p> <p>– FORMALLY NOTIFY WASTEWATER TREATMENT PLANT OF RESULTS OF RATE STUDY AND PURSUE RATE NEGOTIATION PROCESS.</p>

COMMENTS

TIMELINE

STATUS

PROJECT

#	PROJECT	STATUS	TIMELINE	COMMENTS
11)	MAPLEWOOD	<ul style="list-style-type: none"><li>• COMMISSION APPROACHED BY MAPLEWOOD'S ATTORNEYS IN APRIL 2013 WITH OBJECTIVE OF CHANGING SUPPLIERS</li><li>• DISCUSSIONS/UPDATES GIVEN TO COMMISSION SINCE THEN THRU JOHN BOVE, PHIL SUSSLER, ETC. ON TTD'S LEGAL POSITION ON SERVICE TERRITORY ISSUE</li><li>• ENGAGED BROWN JACOBSON FROM NORWICH TO REPRESENT TTD IF MAPLEWOOD'S ATTORNEYS PURSUE AT STATE LEVEL (PURA)</li><li>• TTD ATTORNEYS CURRENTLY DEVELOPING STRATEGY</li><li>• NO FURTHER DISCUSSIONS WITH MAPLEWOOD'S ATTORNEYS AT THIS TIME</li></ul>	ON-GOING	<ul style="list-style-type: none"><li>• AUGUST 2014 – CONTACTED THE OWNER OF MAPLEWOOD IN AN ATTEMPT TO GET OUTSTANDING BILLS AND DEPOSIT AMOUNTS CLEARED UP PRIOR TO SHUTOFF. MAPLEWOOD IS PRESENTLY CURRENT ON THEIR MONTHLY BILL, BUT THEIR DEPOSIT AMOUNT OF \$24,500 IS STILL OUTSTANDING. WE CONTINUE TO HOLD ANY REBATE MONIES OWED THEM AS PART OF THEIR LIGHTING RETROFIT PROJECT UNTIL THEY SATISFY THEIR DEPOSIT WITH THE DEPARTMENT.</li></ul>

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
12)	WEBSITE/BRANDING PROJECT	<ul style="list-style-type: none"> <li>• SIGNED AGREEMENTS WITH JUMAR MARKETING IN APRIL 2013 FOR 12 MONTHS</li> <li>• NEW WEBSITE/ RE-BRANDING LAUNCHED JULY 2013 AT 100<sup>TH</sup> ANNIVERSARY CELEBRATION</li> <li>• WEBSITE BEING UPDATED AS NEEDED</li> <li>• RE-BRANDING COLLATERAL</li> <li>• MATERIALS BEING IMPLEMENTED AS TIME/ RESOURCES ALLOW (STATIONARY, TRUCK LETTERING, SIGNAGE, ETC.)</li> </ul>	ON-GOING THROUGH FIRST QTR 2015 BASED ON EXTENSION OF AGREEMENT BY COMMISSION.	<ul style="list-style-type: none"> <li>• AUGUST 2014 – WEBSITE/OTHER WRITTEN MATERIALS BEING TRANSLATED INTO SPANISH FOR SPANISH SPEAKING CUSTOMER BASE.</li> <li>• AUGUST 2014 – MET WITH JUMAR TO REVIEW ALL P.R./MARKETING INITIATIVES ASSOCIATED WITH THE OCTOBER 1<sup>ST</sup> LAUNCH OF OUR RATE RESTRUCTURING PROCESS. WORK IS ON-GOING.</li> </ul>

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
13)	CATV POLE ATTACHMENTS/AMPLIFIERS	<ul style="list-style-type: none"> <li>• REVIEWED HISTORICAL INFORMATION FROM FILES</li> <li>• POLE ATTACHMENTS SHOULD BE BILLED ON A SEMI-ANNUAL BASIS – HAS NOT BEEN BILLED FOR SEVERAL YEARS – LOSS OF REVENUE</li> <li>• WILL BE CONTACTING CABLE CO. FOR DISCUSSION/ NEGOTIATION OF RATE</li> <li>• HIRED CONSULTANT TO PERFORM RATE STUDY</li> </ul>	FIRST QTR 2014 – FOURTH QTR 2014 THROUGH COMPLETION	<ul style="list-style-type: none"> <li>• AUGUST 2014 – ALL AVAILABLE INFORMATION HAS BEEN FORWARDED TO THE RATE CONSULTANT BY THE GENERAL FOREMAN. THE CONSULTANT IS IN THE PROCESS OF DEVELOPING AN INITIAL POLE ATTACHMENT RATE.</li> <li>• AUGUST 2014 – SPOKE TO FRONTIER COMMUNICATIONS ON A VARIETY OF ISSUES, INCLUDING A POTENTIAL BUYOUT OF AT&amp;T POLES THEY WILL BE ACQUIRING AS A RESULT OF THE AT&amp;T BUYOUT.</li> </ul>



#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
14)	UPGRADE/ENHANCE FUEL TANKS @ 2 SECOND STREET	<ul style="list-style-type: none"> <li>• RECEIVED NOTICE OF NON-COMPLIANCE IN MAY 2013 BASED ON TANK INSPECTION</li> <li>• CONTACTED VENDORS IN JUNE 2013 FOR REMEDIATION</li> <li>• RECEIVED QUOTES IN JULY/AUGUST 2013</li> <li>• SELECTED VENDOR SEPT. 2013</li> <li>• PERFORMED WORK SEPT./OCT. 2013 TO INSURE COMPLIANCE</li> </ul>	LAST QTR 2013 – PROJECT COMPLETED	<ul style="list-style-type: none"> <li>• AUGUST 2014 – ON-GOING MAINTENANCE ACTIVITIES PERFORMED, INCLUDING PAINTING OF TANK COVERS, REPLACEMENT OF HOSES ON PUMPS, ETC. IN CONJUNCTION WITH STATE REGULATIONS.</li> </ul>
15)	SUBSTATION UPGRADES AND IMPROVEMENTS	<ul style="list-style-type: none"> <li>• UPGRADE EXISTING SUBSTATIONS – ROWAN STREET &amp; EAST AVENUE</li> <li>• BUILDING NEW FITCH STREET SUBSTATION TO COMPLY WITH NERC REQUIREMENTS</li> <li>• FOCUS ON CYBER-SECURITY/ SECURITY CONCERNS BASED ON REGIONAL/ NATIONAL INCIDENTS</li> </ul>	ON-GOING	

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
16)	PURCHASE OF HOUSE – 18 ROWAN ST.	<ul style="list-style-type: none"> <li>DISCUSSION HELD IN SPRING OF 2013 WITH COMMISSION TO CONSIDER ACQUISITION OF PROPERTY FOR SALE ADJACENT TO THE ROWAN ST. SUBSTATION FOR POSSIBLE EXPANSION.</li> <li>CONCEPT WAS DEVELOPED TO USE PROPERTY FOR OVERALL STORAGE NEEDS THROUGH CONSTRUCTIONS OF A STORAGE FACILITY AND CONSOLIDATION OF MATERIALS IN ONE LOCATION.</li> </ul>	SECOND QTR 2013 THROUGH FOURTH QTR 2014	<ul style="list-style-type: none"> <li>AUGUST 2014 – COMPLETION OF FENCING PROJECT, GATE IN REAR TOO SMALL, POSTS RESET, WIDER GATE ORDERED, AWAITING DELIVERY.</li> <li>AUGUST 2014 – REQUESTED GENERAL LINE FOREMAN TO DEVELOP SPECIFICATIONS FOR NEW BUILDING BASED ON COMPLETION OF ALL OTHER SITEWORK. WILL PRESENT RESULTS TO COMMISSION AT FUTURE MEETING DEPENDING ON AVAILABILITY OF FUNDS IN 5-YEAR CAPITAL BUDGET.</li> </ul>

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
17)	CONSTRUCTION OF ELECTRIC VEHICLE CHARGING STATION	<ul style="list-style-type: none"> <li>CONCEPT DEVELOPED THROUGH DISCUSSIONS WITH COMMISSION BASED ON POTENTIAL LOCATION AT EAST AVE. HOUSE LOCATED NEXT TO TRAIN STATION.</li> <li>A SECONDARY LOCATION (EAST NORWALK LIBRARY PARKING LOT) IS ALSO UNDER CONSIDERATION</li> </ul>	ALL OF 2014	<ul style="list-style-type: none"> <li>AUGUST 2014 – THE FOLLOWING ACTIVITIES WERE PERFORMED: <ul style="list-style-type: none"> <li>MET WITH DAN SHANAHAN FROM EVSE AND HIS INSTALLATION REPRESENTATIVE TO REVIEW SITE LOCATIONS AND DETERMINE ACCESS, POWER SUPPLY RESOURCES, ETC.</li> <li>SUBMITTED FINAL PAPERWORK TO STATE FOR MUNICIPAL GRANT FUNDING OF \$10,000.</li> <li>OBTAINED SPECIFICS FROM EVSE ON POTENTIAL E/V CHARGING STATION EQUIPMENT.</li> <li>SET UP POWERPOINT PRESENTATION BY DAN SHANAHAN FROM EVSE AT SEPTEMBER 8, 2014 COMMISSION MEETING TO ADDRESS GENERAL E/V ISSUES, REVIEW SPECIFICS OF EVSE'S PROPOSAL TO TTD, AND ANSWER ANY REMAINING QUESTIONS PRIOR TO MOVING FORWARD WITH THE PURCHASE OF E/V EQUIPMENT.</li> </ul> </li> </ul>

COMMENTS

TIMELINE

STATUS

PROJECT

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS</u>
18)	<p><u>MISCELLANEOUS</u></p> <ul style="list-style-type: none"> <li>• ANNUAL REVENUE/EXPENSE BUDGET/FIVE-YEAR CAPITAL BUDGET</li> <li>• SOLAR P/V PROJECT ROOFTOP AT SECOND STREET OFFICE</li> </ul>	<p>COMPLETED DURING MONTH OF JUNE</p> <p>DISCUSSION STAGE</p>	<p>SECOND QTR 2014, PRESENT TO COMMISSION FOR JULY 1, 2014 IMPLEMENTATION</p> <p>SECOND QTR 2014 TO FOURTH QTR 2014</p>	<ul style="list-style-type: none"> <li>• AUGUST 2014 – WORKED WITH DEPARTMENT ACCOUNTANT TO DESIGN “BUDGET VS. ACTUAL” REPORTING FORMATS FOR BOTH BUDGETS. THESE REPORTS WILL BE ISSUED TO THE COMMISSION ON A QUARTERLY BASIS FOR THE PERIOD JULY 1, 2014 THROUGH SEPTEMBER 30, 2014.</li> </ul>
	<ul style="list-style-type: none"> <li>• LOBBY RENOVATION</li> </ul>	<p>IN PROCESS</p>	<p>SECOND QTR 2014 TO THIRD QTR 2014</p>	<ul style="list-style-type: none"> <li>• AUGUST 2014 – CONSIDERABLE “TEAR OUT” WORK WAS COMPLETED DURING THE MONTH IN ANTICIPATION OF FINALIZING DURING THE MONTH OF SEPTEMBER.</li> </ul>
	<ul style="list-style-type: none"> <li>• SOLAR PROJECTS</li> </ul>	<p>DISCUSSION STAGE/ POTENTIAL PROJECTS</p>	<p>ON-GOING</p>	<ul style="list-style-type: none"> <li>• AUGUST 2014 – PREPARED “INTERCONNECTION AGREEMENT” FOR CUSTOMERS OWNING RENEWABLE GENERATION OF 10KW OR LESS TO ADDRESS INCREASED INSTALLATION OF RENEWABLES IN THE TTD SERVICE TERRITORY. THIS AGREEMENT WILL BE A COMPANION DOCUMENT TO THE DEPARTMENT’S NET METERING CLAUSE WHICH IS IN THE PROCESS OF BEING MODIFIED.</li> </ul>