



Third Taxing District

2 Second Street
East Norwalk, CT 06855

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

Memorandum

To: TTD Commissioners

From: **Kevin Barber – General Manager** 

Date: February 27, 2019

Subject: Norwalk Tree Alliance – Letter of Recommendation

Recently, TTD received a request from Mr. Andrew Strauss of the Norwalk Tree Alliance (NTA) for a letter of reference. The NTA is seeking a grant from the Westport Rotary Club. TTD has supported the NTA for the last three years, providing funding for the planting of approximately fifty trees in the Third Taxing District.

Mr. Strauss has provided the attached letter for the Commission to consider approving. This request is being brought before the Commission because the Commission has approved and provided the funding for the NTA over the past three years.

I reviewed the letter and do not have any objection or concerns with the District supporting this request. Mr. Strauss and I will be available at the Commission meeting to address any questions you may have.

District Commissioners

Johnnie Mae Weldon	203-216-2652	Chairperson	Kevin Barber	203-866-9271	General Manager
Debora Goldstein	203-252-7214	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Pamela Parkington	203-858-4261	Commissioner			

Proposed draft letter

Irwin Lebish,
Community Grants Chair
Westport Rotary Club
P.O. Box 743
Westport, CT 06881-0743

Dear Mr. Lebish:

Subject: Norwalk Tree Alliance

The Norwalk Tree Alliance (NTA) has asked us to provide a reference, relative to your deliberations to its application for a 2019 community grant.

Third Taxing District (TTD) has partnered successfully with the Norwalk Tree Alliance in planting trees in East Norwalk neighborhoods that we serve for over three years. In keeping with our mission, not only to provide quality, reliable electrical service, TTD is committed to giving back to the community by supporting local landmarks, a public library, fire department and other worthwhile programs.

In 2015, in recognition of the important need in East Norwalk to enhance a depleting tree canopy, NTA proposed a community tree planting program and asked for our financial support. We agreed and have provided annual grants to NTA ever since, including this year, to provide and plant trees in the front yard of homeowners at no expense to them. So far, approximately 50 trees have been planted in diverse neighborhoods throughout East Norwalk.

Based on our positive experience with NTA and their commitment to the Norwalk community, we would recommend that you support NTA's innovative program of Tree School, in partnership with Columbus Magnet School. While we are not able to consider funding the program, as it is located outside our mission area of East Norwalk, we heartily support it as a most valuable community service, worthy of your support.

Your sincerely,

*Give a child a tree to plant
and watch them both grow.*



Tree School at Norwalk's Tree Farm

The Norwalk Tree Alliance has initiated an innovative educational program with a unique outdoor classroom at Norwalk's Tree Farm. The Tree Farm was established in 2008, as a growing field at Fodor Farm to cultivate native trees from seedlings for introduction into Norwalk neighborhoods. Through the education program, planned as a multi-year program, classes of students embark on a hands-on learning experience about nature and science.



Norwalk Tree Alliance, in partnership with **Columbus Magnet School** of Norwalk, began Tree School in September, 2018, with field trips for 44 first-grade students. With the theme “Seasons Change and So Does Nature,” the children were taught about how trees grow and adapt, season to season. Based on school district guidelines, the curriculum and outdoor lesson plan were developed by Columbus Magnet teachers along with Tree Alliance member arborists.



First graders selected a tree at Tree Farm and placed a stake by it to chart the growth of the tree against their own growth. As they themselves grow, the students will return later in the year, and in subsequent years, for additional classes with science and nature themes and to check on trees they have selected for “adoption.”

School endorsements

The concept of Tree School at Tree Farm has been enthusiastically endorsed by Dr. Steven Adamowski, Superintendent of Schools, Medard Thomas, Principal of Columbus Middle School, and parents of the current participating students.

Upon a successful first year, the program is planned for expansion to other elementary schools in Norwalk.

Financial Support

Funds raised for the Tree Farm will support procurement of trees, as well as Tree School's curriculum development, teaching materials, field trip transportation and other school expenses. Reinforcing the class curriculum, an after-school enrichment program and a summer Tree Camp also are planned.

Norwalk Tree Alliance welcomes funding support from individuals, organizations and corporations. As the Tree Alliance is a 501c3 non-profit organization, all contributions may be tax deductible.

Support levels

All funding partners will be recognized as members of **Friends of Tree Farm**. They will receive invitations to all special events and regular reporting on Tree School and Tree Farm. As well, Friends of Tree Farm will receive a *Tree School Workbook* of various class materials prepared by Tree School students during the year.

There are three designations of funding partners:

Charter Oak, partners who donate \$2500 or more. Charter Oak partners will receive an engraved plaque in recognition of their contribution. They will be recognized on signage at the entrance to Tree Farm, on the Norwalk Tree Alliance website, and at special events of the Tree Alliance. In addition, the Tree Alliance will promote their partnership on other public and social media.

Evergreen, partners who donate \$1000 up to \$2500. Evergreen partners will receive in addition to a certificate, recognition on the Tree Alliance website and an inscribed book edition on native trees of North America.

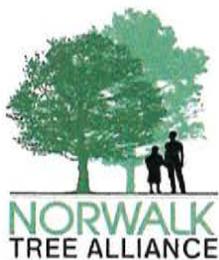
Acorn, partners who donate upto \$1000. Acorn partners will receive a special recognition certificate.

Contributions can be made payable to Norwalk Tree Alliance, 328 Flax Hill Road, Norwalk, CT 06854. For more information and/or a tour of Tree Farm at Fodor Farm, please contact Andrew Strauss, NTA President, at 917.862.4567.

Tree School at Norwalk's Tree Farm provides a unique, hands-on learning experience via its outdoor classroom for children from all Norwalk neighborhoods and from all income levels.



***Tree School at Tree Farm
Cultivating trees and young minds.***



Fodor Farm, 328 Flax Hill Road, Norwalk, CT 06854 info@thenorwalktreealliance.com

Cynthia Tenney

From: Sue Gabriele <k9fundraiservh@gmail.com>
Sent: Wednesday, January 09, 2019 10:21 PM
To: Cynthia Tenney
Subject: Norwalk/Fairfield Police K9 Units & Animal Nation Fundraiser 2019
Attachments: TTD app.pdf; K9 flyer 2019.pdf

Hello Cynthia

We are having our annual fundraiser again and I am attaching your donation request form along with our sponsorship flyer. The event this year is May 4th. Please let me know if you need anything else.

Sue Gabriele

January 9, 2019

Happy New Year

I am contacting you on behalf of Norwalk Veterinary Hospital. We are hosting our 3rd annual fundraiser on May 4, 2019 at the St. Ann Club benefiting the Norwalk and Fairfield Police K9 Units as well as Animal Nation (local non-profit animal rescue group). Last year we were able to give *each* of these groups over \$11,000!! Please help us reach our goal of \$15,000 (or more) for each of these groups this year.

The Fairfield Police K9 Unit is run solely on donations and the Norwalk K9 Unit has a small budget yet increasing their budget will allow for increasing the number of dogs in the unit and helping increase the safety of the community. Last year Fairfield was donated a new dog from the Hometown Foundation/Petitte Family in honor US Marine Core Veteran Jake Petitte who suffered from PTSD and eventually succumbed to PTSD and died by suicide. The new dog "Jake" will be used a tracking dog and therapy dog and will help bring awareness to PTSD. One of the goals is to purchase a vehicle for this officer/dog. Animal Nation is a not for profit animal rescue and rehabilitation. With your help the organization has been able to expand to include domestic and farm animal rescue, adoption and sanctuary as well as humane education and community outreach programs.

We at the hospital provide care for these service dogs as well as their family pets at discounted rates. We also provide discounted care for all the animals brought in by Animal Nation so that we can assure the animals are healthy prior to being adopted by families.

We are asking for your support to make this fundraiser successful. We are seeking local businesses to place ads in our program/ad book (this is a great way to advertise), silent auction items (there will be over 300 people viewing/bidding on these items) as well as purchasing tickets to attend the event. The attached flyer provides all the advertising and ticket pricing details. All donations (even tickets) are tax deductible and will be sending donor letters for tax purposes. *Donations to the event are tax deductible under section 170(c)(1) of the Internal Revenue Code.*

Please see attached flyer with donation/ticket information.

Please feel free to contact me with any questions at 203-984-3169 or at gabrielesue@yahoo.com with any questions.

Sincerely,

Suzanne Gabriele

Fundraising Coordinator



Third Taxing District
 2 Second Street
 East Norwalk, CT 06855
 Tel: (203) 866-9271
 Fax: (203) 866-9856

Third Taxing District Application for Contribution from District Funds

This completed application will be reviewed for eligibility by District Staff and for approval by the Third Taxing District Commission. All information will be subject to review and dissemination under the state's FOI regulations for public records.

Overview

- District funds are maintained from the proceeds (when available) of the Third Taxing District Electric Department under a budget that is approved by the electors of the District at the annual meeting.
- Distributions from the District funds are intended to primarily benefit residents, businesses and rate-payers of the Third Taxing District.
- District funds are not intended to help with individual financial hardship requests, except as administered through a designated agency funded for that purpose.
- Decisions regarding fund disbursements are dependent upon timely, properly documented requests that meet the requirements of the "Third Taxing District Policy on Contributions from District Funds" and any applicable governing documents.
- All determinations made by the Commission shall be final and binding, and shall be made by the Commission in its sole discretion.

Full Name: Sue Gabriele	Date of Application: 1/10/19
Legal Address: 4 Harvard St Norwalk 06857	Needed by: 4/1/19
Organization: Norwalk Veterinary Hosp. to benefit Norwalk K9/Fairfield K9/Animal Nation	Preferred Phone#: 203-964-3169
Amount Requested: Any sponsorship level	Preferred Email: gabrielesue@yahoo.com

Describe in detail your reason(s) for this request.
3rd Annual Norwalk Veterinary Hosp. fundraiser (TTD donated last year) Funds will be shared between Norwalk Police K9/Fairfield Police K9/Animal Nation

Attestation (check boxes)

Qualified
 I attest that my organization meets the stated requirements for a contribution from District funds and that this request is made to primarily benefit residents, businesses or rate-payers of the District.

No Conflict
 I attest that neither my organization, nor any individual associated with this request, represents a conflict of interest for any of the Commissioners, the Treasurer, the District Clerk or any of the employees of the Electric Department.

Should your request be approved, will you consent to be publicized? Y N

By signing below, I verify that I understand the purpose of the Third Taxing District Funds and the requirements for contributions from these funds. I verify that the information provided in this application is true to the best of my knowledge.

Signature of authorized representative: Sue Gabriele	Date: 1/5/19
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Norwalk Veterinary Hospital Fundraiser 2019

Benefiting Fairfield & Norwalk K-9 Units and Animal Nation

Saturday May 4, 2019 6:00PM

at St Ann Club 16 Hendricks Ave, Norwalk, CT

\$90 per person or table of 10 \$850

Appetizers • Sit Down Dinner • Beer/Wine • Dessert

DJ, 50/50 Raffle, Silent Auction, Meet the K9 Dogs

For Information Call: Sue Gabriele (203) 984-3169 or Janice Duffy (203)767-5787

Sponsorships Available:

CHIHUAHUA (Includes listing in program)	\$ 100
PET MEMORIAL (Includes small photo, name/dates)	\$125
PUG (Includes ¼ page ad in program)	\$ 200
POINTER (Includes half page ad, 2 tickets to dinner)	\$ 500
LABRADOR (Includes full page ad, 4 tickets to dinner)	\$ 1000
GOLDEN RETRIEVER (Includes, table of 10, full page ad, logo on shirts)	\$ 2500
GERMAN SHEPHERD (Includes 2 tables of 10 and inside front cover or back cover full page ad, logo on shirts)	\$ 5000
DONATION ANOTHER AMOUNT	\$ _____

Name/Company Name _____
 Address _____
 Email/Phone _____

Valued Sponsor:



Make checks payable to:
 Fairfield Police K9 Unit/NVH
 Attn: Sgt. Hector Irizarry, 100 Reef Rd, Fairfield, CT 06824

DRAFT

THIRD TAXING DISTRICT
of the City of Norwalk
Commission Meeting
February 25, 2019

ATTENDANCE: Commissioners: Johnnie Mae Weldon, Chair; Debora Goldstein;
Pamela Parkington

STAFF: Kevin Barber, General Manager; Ron Scofield, Asst. General Mgr.

OTHERS: Peter Johnson, CMEEC Ratepayer Representative

CALL TO ORDER

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

PUBLIC COMMENT

No one from the public was in attendance to comment.

MINUTES OF MEETING

February 11, 2019

Corrections:

Page 1: Under Public Attendance: Cathy Cray should be Kathy Cray

Page 6: Motion under District Budget Presentation, Line 3 – Correct amount should be \$305,773.

**** COMMISSIONER GOLDSTEIN MOVED TO APPROVE THE MINUTES OF FEBRUARY 11, 2019 AS AMENDED.**

**** COMMISSIONER PARKINGTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ANNUAL MEETING FINAL REVIEW

Mr. Barber reviewed the Annual Meeting packet with the Commission. Minor changes were made to the General Meeting Presentation Outline. The Commission discussed what topics could be included in the Public Comment section at the end of the meeting.

Third Taxing District
of the City of Norwalk
February 25, 2019

DRAFT

STRATEGIC PLANNING SESSION

Mr. Barber recapped with the Commission the Strategic Planning session that took place on February 4, 2019.

The objective for this meeting was to work on the list of issues that the Commission would like to address and categorize them.

The Commission worked on the list, categorized the issues and assigned timing to each. The next scheduled Strategic Planning session will be Monday, April 15, 2019.

ADJOURNMENT

- ** COMMISSIONER PARKINGTON MOVED TO ADJOURN.**
- ** COMMISSIONER GOLDSTEIN SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:39 p.m.

Respectfully submitted,

Cynthia Tenney
Executive Assistant
Third Taxing District

Third Taxing District
of the City of Norwalk
February 25, 2019

MOTION FOR MINUTES

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

OR

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

**Third Taxing District - Electric
Financial Highlights
Jul-Jan-2019 vs. Jul-Jan 2018**

	Jul-Jan-19	Jul-Jan-19	\$ Change	% Change
Total Income	\$5,941,784.94	\$5,986,554.30	(\$44,769.36)	-0.75%
Total Expense	\$5,829,704.93	\$5,928,105.94	(\$98,401.01)	-1.66%
Net Ordinary Income	\$112,080.01	\$58,448.36	\$53,631.65	92%
Other Income	\$542,103.05	\$897,919.79	(\$355,816.74)	-40%
Other Expense	\$0.00	\$0.00	\$0.00	0%
Net Income before Rate Stabilization	\$654,183.06	\$956,368.15	(\$302,185.09)	-32%
Rate Stabilization	(\$106,127.20)	\$27,758.77	(\$133,885.97)	-482%
Net Income	\$548,055.86	\$984,126.92	(\$436,071.06)	-44%

Cash Balances FY 06/30/2019

	Jan-19
Accounts	
Operating Accounts	2,277,391
Savings	1,291,012
Capital Improvements Fund	2,020,631
Total Cash	<u>5,589,034</u>

TTD Outstanding Principal Balance with CMEEC

Balance as of July 1, 2018	3,161,286
Current Balance	3,106,330

Capital Additions

Current Fiscal Year	734,881
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Third Taxing District - ELECTRIC
Profit & Loss Budget vs. Actual
July 2018 through January 2019

	Current Month				Year To Date			
	Jan 19	Budget	\$ Over Budget	% of Budget	Jul '18 - Jan 19	Budget	\$ Over Budget	% of Budget
	Ordinary Income/Expense							
Income								
443-00 · Cervalis Data Center Revenues	39,011.14	26,495.54	12,515.60	47.24%	221,482.92	154,024.91	67,458.01	43.80%
440-00 · Residential Sales	380,244.14	445,174.21	(64,930.07)	-14.59%	2,363,544.19	2,249,496.09	114,048.10	5.07%
442-01 · Large Commercial Sales	98,415.18	124,069.56	(25,654.38)	-20.68%	592,172.96	622,830.18	(30,657.22)	-4.92%
442-02 · Small Commercial Sales	228,144.36	252,093.02	(23,948.66)	-9.50%	1,610,894.06	1,548,518.02	62,376.04	4.03%
445-01 · Water Pollutn Contrl Plnt Sales	109,841.19	100,575.19	9,266.00	9.21%	624,665.68	576,564.66	48,101.02	8.34%
445-02 · Flat Rate	8,381.04	8,312.58	68.46	0.82%	53,354.58	53,199.20	155.38	0.29%
451-00 · Miscellaneous Service Revenue	590.00	4,166.67	(3,576.67)	-85.84%	7,911.67	29,166.65	(21,254.98)	-72.87%
557-00 · Purchased Power Adjustment	69,752.43	83,755.27	(14,002.84)	-16.72%	467,758.88	443,967.84	23,791.04	5.36%
Total Income	934,379.48	1,044,642.04	(110,262.56)	-10.56%	5,941,784.94	5,677,767.55	264,017.39	4.65%
Cost of Goods Sold								
555-00 · Electrical Power Purchased	485,965.82	473,920.00	(12,045.82)	-2.54%	3,259,309.00	2,934,400.00	(324,909.00)	-11.07%
Total COGS	485,965.82	473,920.00	(12,045.82)	-2.54%	3,259,309.00	2,934,400.00	(324,909.00)	-11.07%
Gross Profit	448,413.66	570,722.04	(122,308.38)	-21.43%	2,682,475.94	2,743,367.55	60,891.61	2.22%
Expense								
904-00 · Substation	19,098.05	14,583.33	(4,514.72)	-30.96%	110,946.83	102,083.35	(8,863.48)	-8.68%
403-00 · Depreciation Expense	70,674.83	68,750.00	(1,924.83)	-2.80%	494,723.81	481,250.00	(13,473.81)	-2.80%
408-00 · Taxes	84,123.72	31,551.25	(52,572.47)	-166.63%	215,699.13	220,858.75	5,159.62	2.34%
540-00 · Other Power Generation Expense	1,608.26	11,500.00	9,891.74	86.02%	73,929.73	80,500.00	6,570.27	8.16%
580-00 · Distribution Expenses	12,735.05	15,500.00	2,764.95	17.84%	107,458.96	106,500.00	1,041.04	0.96%
590-00 · Maintenance Expenses	55,966.66	50,416.67	(5,549.99)	-11.01%	322,957.14	352,916.65	29,959.51	8.49%
900-00 · Customer Accounts & Service	32,725.78	28,666.67	(4,059.11)	-14.16%	199,146.76	200,666.65	1,519.89	0.76%
920-00 · Administrative Expenses	171,615.88	183,948.36	12,332.48	6.70%	1,119,006.57	1,287,638.20	168,631.63	13.10%
Total Expense	448,548.23	404,916.28	(43,631.95)	-10.78%	2,643,868.93	2,834,413.60	190,544.67	6.72%
Net Ordinary Income	(134.57)	165,805.76	(165,940.33)	-100.08%	112,080.01	(91,046.05)	203,126.06	-223.10%
Other Income/Expense								
Other Income								
418-00 · Dividends	5,541.39	4,166.67	1,374.72	32.99%	40,792.63	29,166.65	11,625.98	39.86%
419-00 · Interest Income	550.00	625.00	(75.00)	-12.00%	5,748.72	4,375.00	1,373.72	31.40%
420-00 · Gain/(Loss) on Investments	68,304.92	3,750.00	64,554.92	1721.46%	(12,271.58)	26,250.00	(38,521.58)	-146.75%
421-00 · Norden Project Income	58,506.95	39,583.33	18,923.62	47.81%	470,497.63	277,083.35	193,414.28	69.80%
423-00 · Gain/(Loss) from Sale of FA	4,415.95	583.33	3,832.62	657.02%	5,117.20	4,083.35	1,033.85	25.32%
424-00 · Energy Conservation Fund Income	13,418.18	11,844.17	1,574.01	13.29%	83,761.07	82,909.15	851.92	1.03%
425-00 · Miscellaneous Income	(1,991.47)	0.00	(1,991.47)	-100.00%	20,285.45	0.00	20,285.45	100.00%
Total Other Income	148,745.92	60,552.50	88,193.42	145.65%	613,931.12	423,867.50	190,063.62	44.84%
Other Expense								
426-30 · PERSON TO PERSON	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
426-10 · Distribution to "District Fund"	78,267.50	78,267.50	0.00	0.00%	234,750.00	234,750.00	0.00	0.00%
990-00 · Miscellaneous items	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Total Other Expense	78,267.50	78,267.50	0.00	0.00%	234,750.00	234,750.00	0.00	0.00%
Net Other Income	70,478.42	(17,715.00)	88,193.42	498.00%	491,261.13	98,071.45	393,189.68	400.92%
Net Income	70,343.85	148,090.76	(77,746.91)	-52.50%	491,261.13	98,071.45	393,189.68	400.92%

TTD District Fund
Profit & Loss Budget vs. Actual
July 2018 through January 2019

	Current Month				Year To Date			
	Jan 19	Budget	\$ Over Budget	% of Budget	Jul 18 - Jan 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
980-02 · INTEREST INCOME	23.70	27.08	(3.38)	-12.48%	150.16	189.60	(39.44)	-20.80%
980-05 · FIRE HOUSE RENT	0.00	0.00	0.00	0.00%	42,769.00	42,769.00	0.00	0.00%
980-10 · FUNDING FROM ELECTRIC	78,267.50	78,267.50	0.00	0.00%	234,750.00	234,750.00	0.00	0.00%
Total Income	78,291.20	78,294.58	(3.38)	-12.48%	277,686.66	277,761.10	(39.44)	-20.80%
Expense								
980-12 · FEES- COMISSIONERS	0.00	0.00	0.00	0.00%	11,350.00	10,500.00	(850.00)	-8.10%
980-14 · FEES-CLERKS	0.00	0.00	0.00	0.00%	1,800.00	1,800.00	0.00	0.00%
980-16 · FEES-TREASURER	0.00	0.00	0.00	0.00%	1,800.00	1,800.00	0.00	0.00%
980-17 · Fees - Rate Payer Rep	0.00	0.00	0.00	0.00%	1,800.00	1,800.00	0.00	0.00%
980-19 · PAYROLL EXPENSES	0.00	0.00	0.00	0.00%	1,385.00	1,300.00	(85.00)	-6.54%
980-20 · PARKS MAINTENANCE	3,111.37	2,666.67	(444.70)	-16.68%	13,516.85	18,666.65	5,149.80	27.59%
980-30 · EAST NORWALK CEMETERY ASS'N								
980-31 · E. Norwalk Cemetery - Major Cap	0.00	266.67	266.67	100.00%	0.00	1,866.65	1,866.65	100.00%
980-30 · EAST NORWALK CEMETERY ASS'N - Other	2,088.68	1,666.67	(422.01)	-25.32%	14,104.74	11,666.65	(2,438.09)	-20.90%
Total 980-30 · EAST NORWALK CEMETERY ASS'N	2,088.68	1,933.34	(155.34)	-8.03%	14,104.74	13,533.30	(571.44)	-4.22%
980-35 · EAST NORWALK IMP ASSOC LIBRARY								
980-36 · Electric Funding-Library Match	0.00	2,875.00	2,875.00	100.00%	1,753.25	8,625.00	6,871.75	79.67%
980-38 · LIBRARY PROPERTY MAINTENANCE	733.40	666.67	(66.73)	-10.01%	3,970.56	4,666.65	696.09	14.92%
980-35 · EAST NORWALK IMP ASSOC LIBRARY - Other	40,725.00	40,725.00	0.00	0.00%	122,175.00	122,175.00	0.00	0.00%
Total 980-35 · EAST NORWALK IMP ASSOC LIBRARY	41,458.40	44,266.67	2,808.27	6.34%	127,898.81	135,466.65	7,567.84	5.59%
980-40 · CHRISTMAS TREE LIGHTING	0.00	0.00	0.00	0.00%	7,297.12	6,500.00	(797.12)	-12.26%
980-45 · FIREHOUSE EXPENSES	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
980-45 · FIREHOUSE EXPENSES - Other	0.00	166.67	166.67	100.00%	0.00	1,166.65	1,166.65	100.00%
Total 980-45 · FIREHOUSE EXPENSES	0.00	166.67	166.67	100.00%	0.00	1,166.65	1,166.65	100.00%
980-55 · CONCERTS IN THE PARK	0.00	0.00	0.00	0.00%	29,578.00	30,360.00	782.00	2.58%
980-90 · CONTINGENCY EXPENSES	0.00	2,500.00	2,500.00	100.00%	4,605.00	17,500.00	12,895.00	73.69%
980-95 · Other District Services	0.00	666.67	666.67	100.00%	8,400.00	4,666.65	(3,733.35)	-80.00%
Total Expense	46,658.45	52,200.02	5,541.57	10.62%	205,400.52	245,059.90	39,659.38	16.18%
Net Ordinary Income	31,632.75	26,094.56	5,538.19	21.22%	72,286.14	32,701.20	39,584.94	121.05%
Net Income	31,632.75	26,094.56	5,538.19	21.22%	72,286.14	32,701.20	39,584.94	121.05%

THIRD TAXING DISTRICT
KEY PERFORMANCE INDICATORS (KPI'S)

			2019	January 2018	Industry Average (Bandwidth)
1)	<i>OPERATING RATIO</i>	TOTAL OPERATING EXPENSE / TOTAL OPERATING REVENUE	98.11%	99.02%	95-105%
2)	<i>POWER SUPPLY EXPENSE RATIO</i>	TOTAL POWER SUPPLY EXPENSES / TOTAL EXPENSES	56%	59%	65% - 70%
3)	<i>OUTSTANDING RECEIVABLES</i>	TOTAL DOLLAR AMOUNT OF CUSTOMER RECEIVABLES OVER 90 DAYS	\$41,352	\$36,718	
4)	<i>ACTUAL RATE OF RETURN ON RATE BASE</i>	AUTHORIZED BY STATE STATUTE	4.4%	7.9%	Varies by state
5)	<i>ELECTRIC CUSTOMERS PER EMPLOYEE</i>	TOTAL ELECTRIC CUSTOMERS / TOTAL FULL TIME EMPLOYEES	351	351	200 - 500
6)	<i>RATE STABILIZATION</i>	Rate Stabilization Fund Balance	\$ 3,899,801	\$ 3,866,923	Commission Approved Target of \$2.75MM - \$3.0MM
7)	<i>ENERGY LOSS %</i>	TOTAL ENERGY LOSSES/TOTAL SOURCES OF ENERGY	3.92%	3.65%	2.5% - 6%
8)	<i>SYSTEM LOAD FACTOR</i>	TOTAL KWH SALES + TOTAL kwh ENERGY LOSSES/8760/ HIGHEST HOURLY PEAK DEMAND	56.5%	54.8%	50% - 65%

East Norwalk - PCA Calculation

Power Cost Adjustment Calculation
6 Month Rolling Average (starting January 2014)

Yellow indicates Forecast

Orange indicates data is from the preliminary CMEEC monthly bill, numbers will change when the "true up" numbers are available from CMEEC

Green indicates the final numbers have been entered for the month.

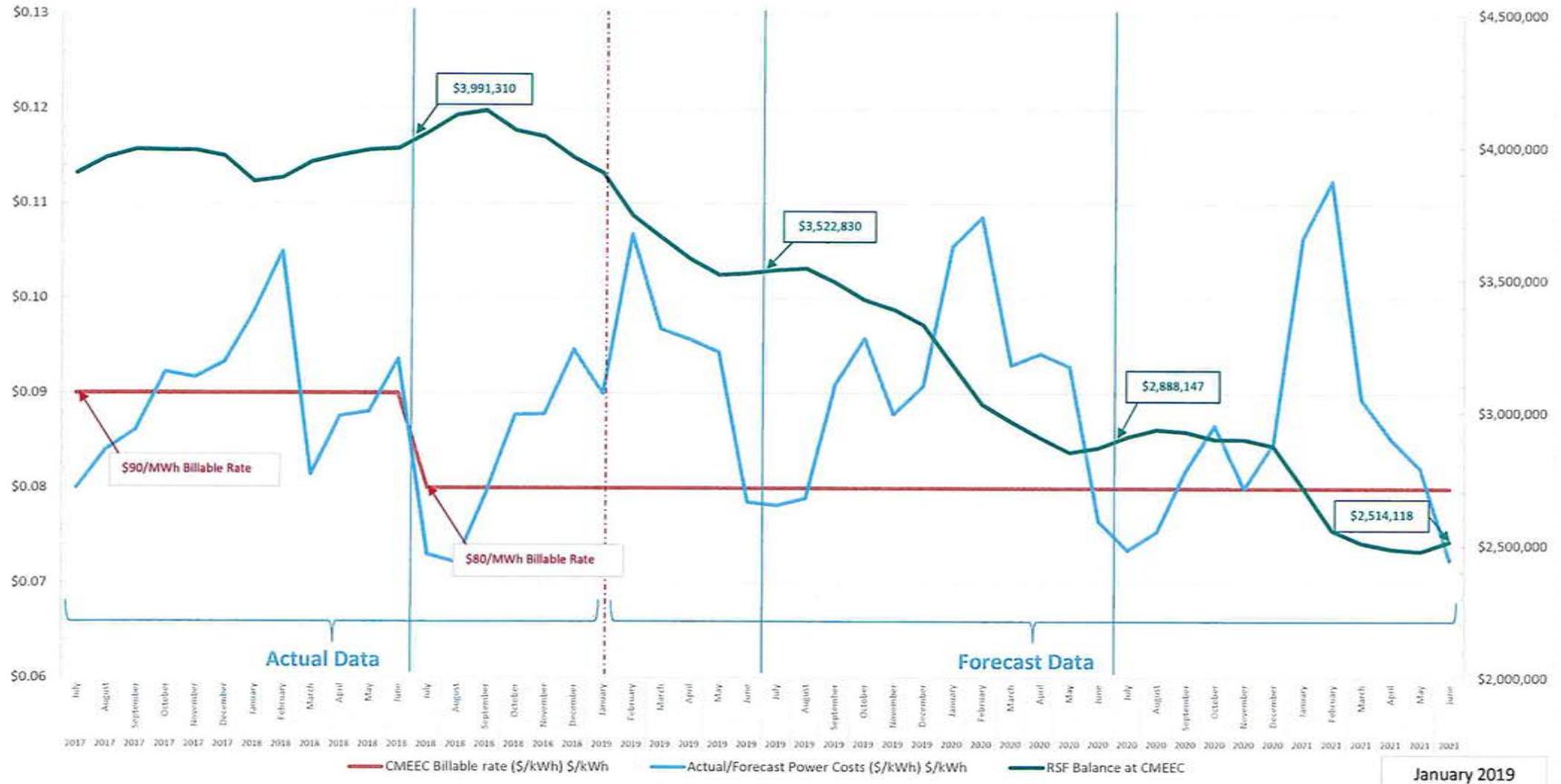
Colors will change when actual numbers are received.

		2018 July	2018 August	2018 September	2018 October	2018 November	2018 December	2019 January	2019 February	2019 March	2019 April	2019 May	2019 June
Total Energy	kWh												
CMEEC Billable rate (\$/kWh)	\$/kWh	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000
h Grand Total (Actual) Purchased Power Costs	\$	\$ 475,283	\$ 481,252	\$ 402,827	\$ 393,201	\$ 414,447	\$ 507,554	\$ 529,311	\$ 629,884	\$ 487,717	\$ 487,808	\$ 401,372	\$ 338,990
i (Sum of current and previous 5 months)	\$	2,628,785	2,608,433	2,590,790	2,597,989	2,630,123	2,674,565	2,728,593	2,877,225	2,962,115	3,056,721	3,043,646	2,875,082
j kWh's Purchased	kWh												
l Total Purchased Power kWh Units	kWh	6,515,187	6,671,090	5,077,866	4,482,969	4,721,969	5,366,968	5,885,811	5,900,003	5,041,520	5,099,927	4,256,333	4,317,789
m (Sum of current and previous 5 months)	kWh	30,166,351	32,055,239	31,966,352	32,039,885	32,417,385	32,836,049	32,206,673	31,435,586	31,399,240	32,016,197	31,550,562	30,501,383
Actual/Forecast Power Costs (\$/kWh)	\$/kWh	0.07295	0.07214	0.07933	0.08771	0.08777	0.09457	0.08993	0.10676	0.09674	0.09565	0.0943	0.07851
n Power (Actual) Supply Costs @ Retail	\$	0.0920	0.0859	0.0856	0.0856	0.0857	0.0860	0.0895	0.0967	0.0996	0.1008	0.1019	0.0995
o Base Fuel Cost	\$	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958
p Loss Factor	%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
q Calculated PCA	\$	(0.0038)	(0.0099)	(0.0102)	(0.0102)	(0.0101)	(0.0098)	(0.0063)	0.0009	0.0038	0.0050	0.0061	0.0037
r Actual PCA Implemented	\$	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130
s Total System Retail Sales (kWh's)	kWh	5,592,906	6,079,846	6,365,722	3,916,402	4,499,030	4,547,024	5,393,336	5,569,603	4,759,195	4,814,331	4,017,979	4,075,993
t Base PCA Revenue	\$	535,800	582,449	609,836	375,191	431,007	435,605	516,682	533,568	455,931	461,213	384,922	390,480
u Fuel Factor Revenue	\$	72,708	79,038	82,754	50,913	58,487	59,111	70,113	72,405	61,870	62,586	52,234	52,988
v Total Revenues through PCA	\$	608,508	661,487	692,591	426,105	489,494	494,716	586,795	605,973	517,800	523,799	437,156	443,468
w Difference of Collection vs Expense	\$	\$ 5,737,302	\$ 5,917,536	\$ 6,207,300	\$ 6,240,203	\$ 6,315,250	\$ 6,302,412	\$ 6,359,896	\$ 6,335,985	\$ 6,366,069	\$ 6,402,060	\$ 6,437,844	\$ 6,542,322
Over collect / (Under Collect) in each month		\$133,225.28	\$180,234.81	\$289,763.44	\$32,903.12	\$75,047.24	(\$12,837.96)	\$57,483.99	(\$23,911.48)	\$30,083.79	\$35,991.22	\$35,783.87	\$104,478.43
RSF Balance at CMEEC		4,050,820.00	4,117,685.00	4,134,657.00	4,059,858.00	4,035,998.00	3,957,801.28	3,899,355.17	3,741,471.10	3,657,076.06	3,577,262.21	3,516,396.64	3,522,830.14
Diff between Billed Rate and Actual Cost	\$	0.00705	0.00786	0.00067	(0.00771)	(0.00777)	(0.01457)	(0.00993)	(0.02676)	(0.01674)	(0.01565)	(0.01430)	0.00149
Affect on RSF - by Month	\$	45,932.07	52,434.77	3,402.17	(34,563.69)	(36,689.70)	(78,196.72)	(58,446.10)	(157,884.07)	(84,395.04)	(79,813.85)	(60,865.57)	6,433.51

East Norwalk - PCA Calculation
 Power Cost Adjustment Calculation
 6 Month Rolling Average (starting January 2014)

		2019 July	2019 August	2019 September	2019 October	2019 November	2019 December	2020 January	2020 February	2020 March	2020 April	2020 May	2020 June
Total Energy	kWh												
CMEEC Billable rate (\$/kWh)	\$/kWh	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000	0.08000
h Grand Total (Actual) Purchased Power Costs	\$	\$ 497,014	\$ 476,584	\$ 435,814	\$ 401,513	\$ 400,593	\$ 486,906	\$ 620,672	\$ 564,338	\$ 472,619	\$ 399,699	\$ 399,620	\$ 380,184
i (Sum of current and previous 5 months)	\$	2,842,784	2,689,484	2,637,582	2,551,287	2,550,507	2,698,424	2,822,083	2,909,837	2,946,642	2,944,827	2,943,854	2,837,132
j kWh's Purchased	kWh												
l Total Purchased Power kWh Units	kWh	6,358,111	6,038,821	4,792,330	4,192,471	4,562,563	5,364,765	5,881,477	5,196,006	5,083,564	4,243,536	4,305,787	4,966,474
m (Sum of current and previous 5 months)	kWh	30,973,683	31,112,501	30,863,311	29,955,855	30,262,085	31,309,060	30,832,427	29,989,612	30,280,846	30,331,911	30,075,136	29,676,846
Actual/Forecast Power Costs (\$/kWh)	\$/kWh	0.07817	0.07892	0.09094	0.09577	0.0878	0.09076	0.10553	0.10861	0.09297	0.09419	0.09281	0.07655
n Power (Actual) Supply Costs @ Retail	\$	0.0969	0.0913	0.0902	0.0899	0.0890	0.0910	0.0967	0.1025	0.1028	0.1025	0.1034	0.1010
o Base Fuel Cost	\$	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958
p Loss Factor	%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
q Calculated PCA	\$	0.0011	(0.0045)	(0.0056)	(0.0059)	(0.0068)	(0.0048)	0.0009	0.0067	0.0070	0.0067	0.0076	0.0052
r Actual PCA Implemented	\$	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130	\$ 0.0130
s Total System Retail Sales (kWh's)	kWh	6,002,057	5,700,647	4,523,960	3,957,693	4,307,059	5,064,338	5,552,115	4,905,030	4,798,885	4,005,898	4,064,663	4,688,352
t Base PCA Revenue	\$	574,997	546,122	433,395	379,147	412,616	485,164	531,893	469,902	459,733	383,765	389,395	449,144
u Fuel Factor Revenue	\$	78,027	74,108	58,811	51,450	55,992	65,836	72,177	63,765	62,386	52,077	52,841	60,949
v Total Revenues through PCA	\$	653,024	620,230	492,207	430,597	468,608	551,000	604,070	533,667	522,119	435,842	442,235	510,093
w Difference of Collection vs Expense	\$	\$ 6,698,332	\$ 6,841,979	\$ 6,898,371	\$ 6,927,455	\$ 6,995,470	\$ 7,059,564	\$ 7,042,962	\$ 7,012,291	\$ 7,061,791	\$ 7,097,934	\$ 7,140,549	\$ 7,270,458
Over collect / (Under Collect) in each month		\$156,010.26	\$143,646.67	\$56,392.35	\$29,084.04	\$68,015.01	\$64,093.93	(\$16,602.20)	(\$30,670.98)	\$49,499.73	\$36,143.03	\$42,615.21	\$129,909.09
RSF Balance at CMEEC		3,534,465.49	3,540,987.41	3,488,559.32	3,422,444.05	3,386,856.06	3,329,131.19	3,178,977.08	3,030,319.34	2,964,385.51	2,904,169.73	2,849,012.60	2,866,146.93
Diff between Billed Rate and Actual Cost	\$	0.00183	0.00108	(0.01094)	(0.01577)	(0.00780)	(0.01076)	(0.02553)	(0.02861)	(0.01297)	(0.01419)	(0.01281)	0.00345
Affect on RSF - by Month	\$	11,635.34	6,521.93	(52,428.09)	(66,115.27)	(35,587.99)	(57,724.87)	(150,154.12)	(148,657.74)	(65,933.83)	(60,215.78)	(55,157.14)	17,134.34

Rate Stabilization Balance Forecast





Third Taxing District

2 Second Street
East Norwalk, CT 06855

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

Memorandum

To: TTD Commissioners

From: **Kevin Barber – General Manager** 

Date: February 26, 2019

Subject: TTD Pension Committee Report – February 2019

The TTD Pension Committee met on February 20, 2019, to perform the Bi-Annual review of the pension fund with Hooker and Holcombe, TTD’s Pension Fund Managers.

Please see the attached minutes from the meeting.

The pension committee is scheduled to meet in August for the next review of the pension fund.

Ron Scofield and I will address any questions you have at the Commission Meeting.

District Commissioners

Johnnie Mae Weldon	203-216-2652	Chairperson	Kevin Barber	203-866-9271	General Manager
Debora Goldstein	203-252-7214	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Pamela Parkington	203-858-4261	Commissioner			

Third Taxing District
Pension Committee
February 20, 2019

Attendance: Kevin Barber, Chairman; Ron Scofield, Secretary;
Tricia Dennison, Committee Member

Others: Art Meisner, Hooker & Holcombe
Stuart Herskowitz, Hooker & Holcombe

Chairman Barber called the meeting to order at 10:00 a.m.

Art Meisner of Hooker & Holcombe gave an overview of the fourth quarter of 2018 and gave us an update on the market for the first month of 2019. The balance of our account on December 31, 2018 was \$2,304,299.82. The market in January and so far in February has turned favorable and the outlook for 2019 is bright.

There being no further business, a motion was made to adjourn by Tricia Dennison and seconded by Ron Scofield. The motion was unanimously approved and the meeting adjourned at 11:45 a.m.

Respectfully submitted,

Ron Scofield
Secretary



SPECIAL MEETING NOTICE

The East Ave TOD Oversight Committee will hold

a Special Meeting on

Tuesday, February 5, 2019

****5:15 PM****

City Hall

125 East Avenue

P&Z Conference Rm. – Rm. 221

Norwalk, CT

AGENDA

- I. CALL TO ORDER**
- II. DISCUSSION OF STUDY PARAMETERS**
- III. TOD BOUNDARIES**
- IV. PROJECT SCHEDULING**
- V. PUBLIC VISIONING EVENT**
- VI. ADJOURNMENT**



East Avenue TOD Planning Study - Norwalk
 Kick – Off Meeting Draft Agenda – February 5th

Bus Tour of the East Norwalk Study Area	3.30 PM – 5.00 PM
<ul style="list-style-type: none"> • <i>Participants – Oversight Committee Members</i> • <i>Consultant Team –</i> <ul style="list-style-type: none"> ○ <i>Harriman – Lead Consultant</i> <ul style="list-style-type: none"> ▪ <i>Steve Cecil – Project Director</i> ▪ <i>Kartik Shah – Project Manager</i> ○ <i>NV5-Transportation and Infrastructure</i> <ul style="list-style-type: none"> ▪ <i>Victor Minerva</i> 	
Break	5.00 PM – 5.15 PM
Oversight Committee Kick Off Meeting	5.15 PM – 7.00 PM
<ol style="list-style-type: none"> 1. <i>Planning Process (15 Mins)</i> <ol style="list-style-type: none"> a. Introduction b. Project Roles c. Available Planning Data and Resources d. Project Schedule e. Sequence of Tasks and Meetings f. Products and Deliverables g. Communications and Public Outreach h. Communications Protocol 2. <i>Project Goals (30 Mins)</i> <ol style="list-style-type: none"> a. What would the City and Community like to achieve with the Planning Process? 3. <i>Planning Area Boundary (15 Mins)</i> <ol style="list-style-type: none"> a. What areas should be included in the TOD Planning Area? b. What are the boundaries of the Study Area? 4. <i>Opportunities and Challenges (30 Mins)</i> <ol style="list-style-type: none"> a. Current Challenges within the Study Area b. Current Opportunities within the Study Area 5. <i>Stakeholder Engagement (10 Mins)</i> <ol style="list-style-type: none"> a. Which stakeholders should we engage within the Study Area? 6. <i>Next Steps (5 Mins)</i> <ol style="list-style-type: none"> a. <i>Activities and Meetings</i> 	

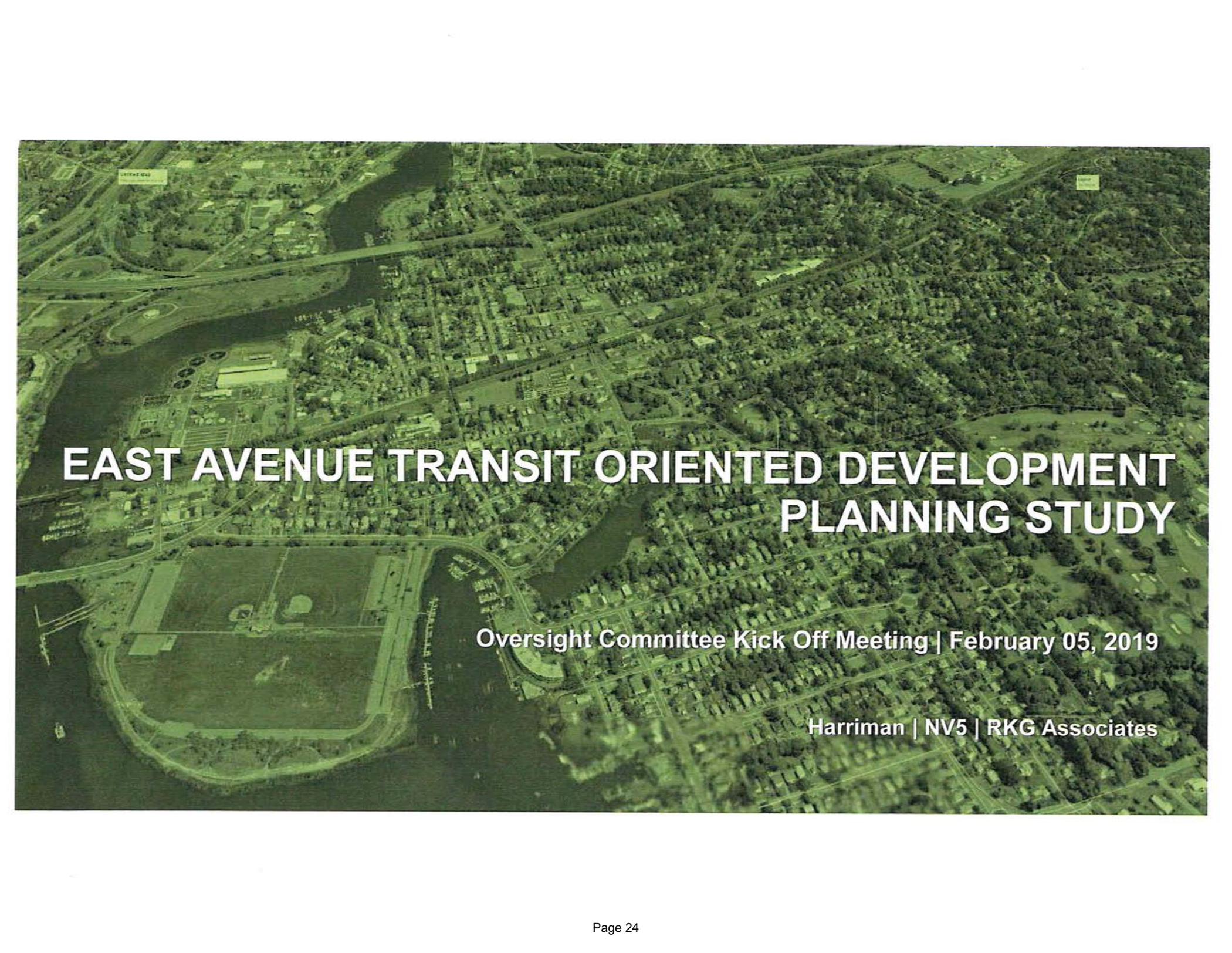
46 HARRIMAN DRIVE
 AUBURN, ME 04210
 207.784.5100

123 MIDDLE STREET
 PORTLAND, ME 04101
 207.775.0053

33 JEWELL COURT, SUITE 101
 PORTSMOUTH, NH 03801
 603.626.1242

170 MILK STREET, SUITE 5
 BOSTON, MA 02109-3438
 617.426.5050

www.harriman.com



EAST AVENUE TRANSIT ORIENTED DEVELOPMENT PLANNING STUDY

Oversight Committee Kick Off Meeting | February 05, 2019

Harriman | NV5 | RKG Associates

Agenda

- *Planning Process*
- *Project Goals*
 - What would the City and Community like to achieve with the Planning Process?
- *Planning Area Boundary*
 - *What are the boundaries of the Planning and Study Area?*
 - *What areas should be included in the TOD Planning Area?*
- *Opportunities and Challenges*
 - Current Challenges within the Study Area
 - Current Opportunities within the Study Area
- *Stakeholder Engagement*
 - Which stakeholders should we engage within the Study Area?
- *Upcoming Visioning Workshop*
- *Next Steps*

Project Team

Harriman

Steve Cecil – Project Director, Principal

Kartik Shah – Project Manager, Senior Urban Designer

- Planning, urban design, landscape architecture
- Neighborhood planning, urban design
- Historic preservation planning, landscape and open space, zoning and design guidelines

RKG Associates

Eric Halverson – Principal

Ryan Kiracofe – Urban Planner/Market Analyst

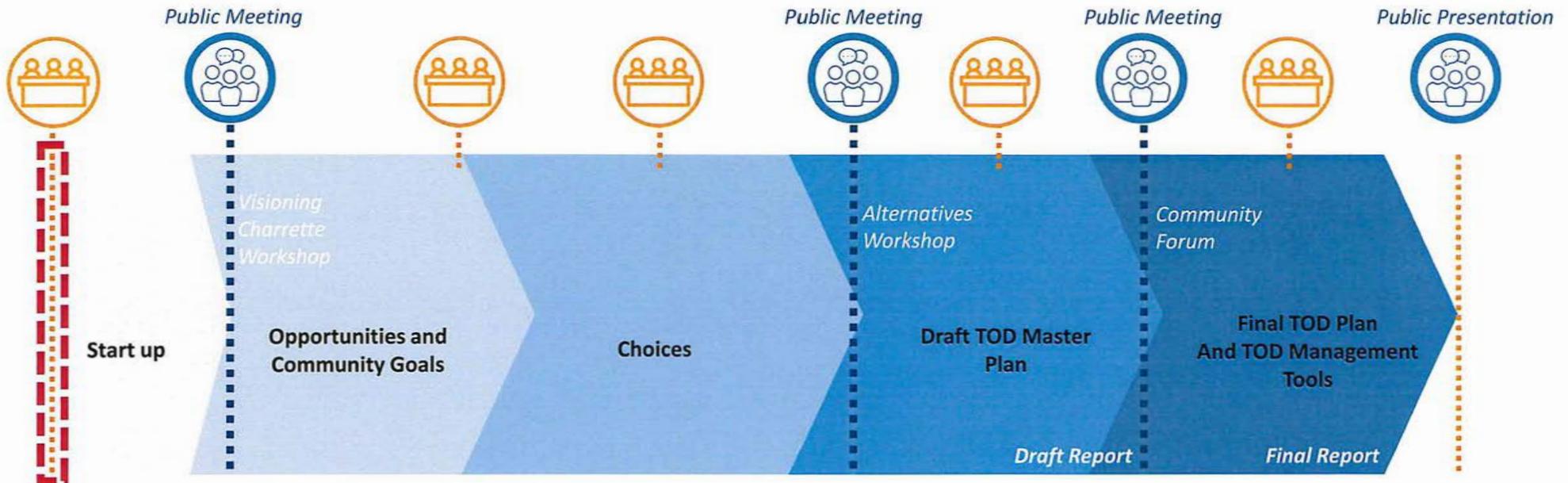
- Market studies, real estate economics
- Specialized market evaluations and redevelopment economic planning

NV5

Victor Minerva – Director of Planning

- Transportation, infrastructure planning
- Transportation, pedestrian and bicycle infrastructure, infrastructure and utilities assessment

Process



- Kick off meeting
- Previous planning studies
- Communication plan

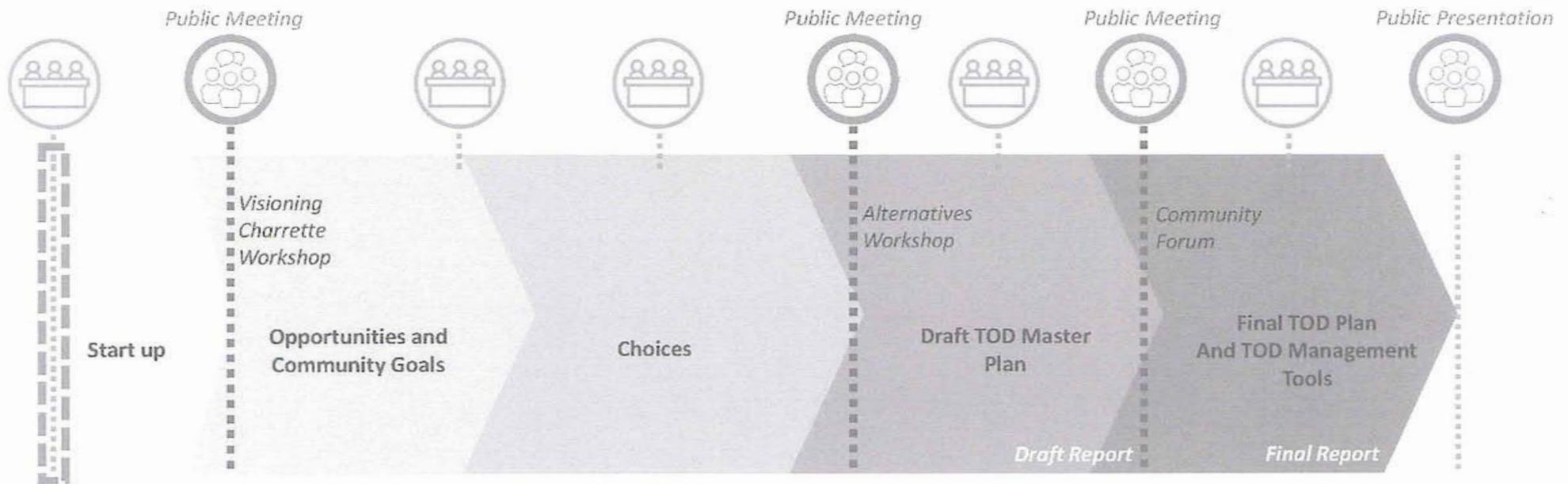
- Stakeholder interviews
- Assess and identify existing conditions
- Opportunities and constraints
- Market analysis

- TOD scenario alternatives
- Cost benefit analysis

- Confirmation of choices
- Redevelopment and preservation potential
- Documentation

- Final TOD Master Plan
- Implementation tool kit
- Draft zoning changes
- Design guidelines

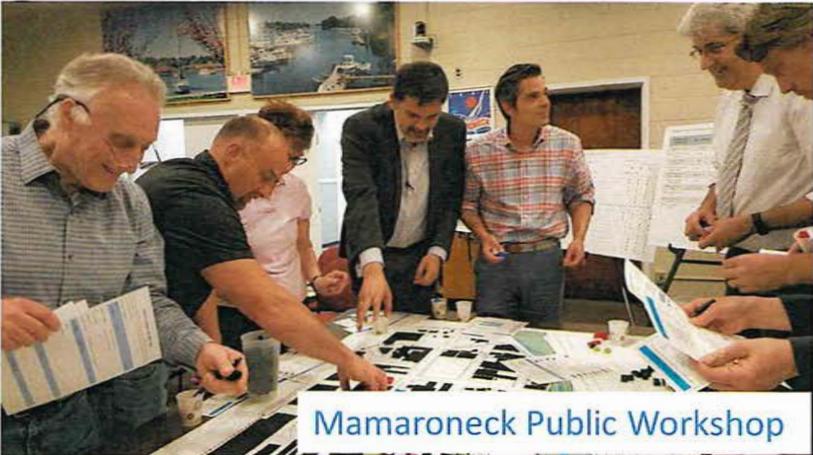
Project Deliverables



- **Communication Plan**
- **Market Analysis**
- **Opportunities and Trends Summary Report**
- **Alternatives Scenario Evaluation Summary**
- **Draft TOD Master Plan Report**
- **Final TOD Master Plan Report with Implementation Tool Kit**

Communication and Public Outreach

- Engagement Opportunities
 - Stakeholder interviews
 - City of Norwalk websites
 - Oversight committee meetings
 - Public workshops
 - Online web-based survey
 - Email lists
 - Informal open houses



**STATIONARY COMPACTOR REDEVELOPMENT PLAN
STATIONARY TOWN SQUARE TRAFFIC IMPROVEMENTS PROJECT** Wednesday
October 23

It's time to join us at the first Public Forum

Wednesday, October 23, 2014
5:30 PM (Light Refreshments) 6:00 PM (Dinner)
Cappuccino for the Mayor
100 Academy Street, 10th Floor
Norwalk, CT 06855

The Stationary Compactor Redevelopment Authority is pleased to announce the first of a series of public forums for the Stationary Compactor Redevelopment Plan. The plan is a comprehensive plan for the Stationary Compactor Redevelopment Authority. The plan is a comprehensive plan for the Stationary Compactor Redevelopment Authority. The plan is a comprehensive plan for the Stationary Compactor Redevelopment Authority.

LAWRENCE TBD

In 2025, Lawrence's economy will be vibrant, growing, better, booming, prosperous, the same as other struggling cities, growing, the place to invest your money and to live in harmony (people and nature), existing consumers and destinations, the community, commercial industry, the youth, immigrants, its residents and federal government, immigrants, its cultural value, housing / mills, educated younger residents, and location.

artists' row SALEM

Thank you for participating in the 2013 public workshop for the future of Artist Row. Your input is invaluable and will be used to guide the future of Artist Row.

CHARACTER AND IDENTITY

- Artist Row should be a unique destination in Salem distinct from its surroundings.
- Artist Row should be an extension of the downtown shopping district.

OPERATING SEASON

- Keep the season open year-round.
- Lengthen the season to include December.
- Make Artist Row a year-round destination.

TYPE OF STRUCTURES

- Transform the existing existing space with well designed temporary structures.
- Design or improve existing structures for permanent year-round use with a distinctive quality and character of design.
- Design the space to accommodate a mix of permanent and temporary structures, including booths.

OCCUPANTS

The spaces in Artist Row should be primarily intended for Artists. Other people to:

- Sell their wares
- Make their wares
- Make and sell their wares

RENTS

Artist Row spaces are currently free for artists applicants. I would support charging rent in exchange for better maintenance of the grounds and buildings.

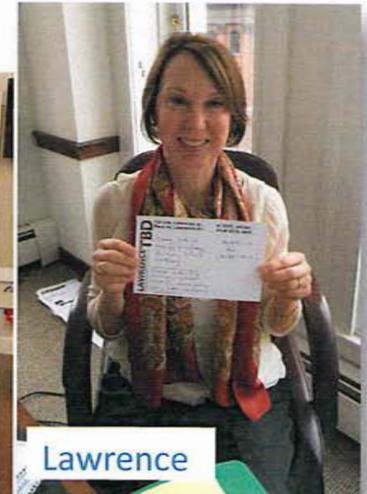
- Agree
- Disagree
- Depends on the rent cost

ARTISTS' ROW ADDS VALUE TO SALEM

- Agree
- Disagree

Communication and Public Outreach

- **City Platforms**
 - Norwalk Tomorrow
 - City of Norwalk Website
 - City of Norwalk Facebook Page
- **Neighborhood and Interest Groups**
 - Neighborhood interest group email lists
- **Online Media and News Outlets**
 - Nancy on Norwalk
 - The Hour
 - Connecticut Post
 - Stamford Advocate
- **Physical Locations**
 - Flyers/Posters at the City Hall, Public Library, Train Station and other Neighborhood locations
- **What other outreach avenues can we pursue?**
 - Radio
 - Churches
 - Events for informal open houses



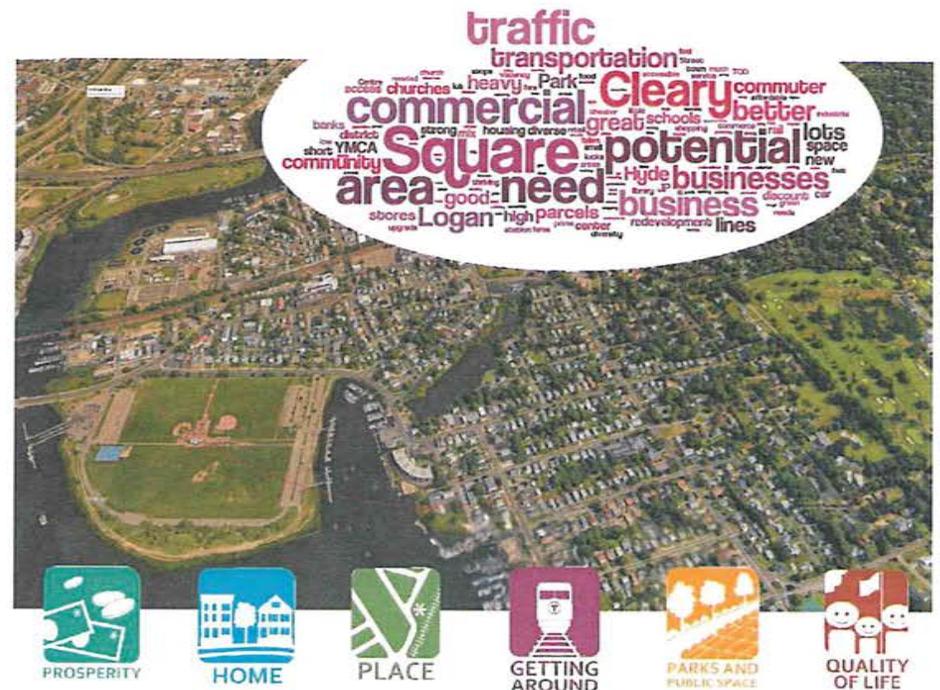
Communication Protocol

- Principal communications between the city and the consultant team
 - Steven Kleppin – Director of Planning and Zoning, (City Staff)
 - Harriman’s Project Director – Steve Cecil
 - Harriman’s Project Manager – Kartik Shah
- The City’s contact will be
 - Steven Kleppin – Director of Planning and Zoning
 - Email: skleppin@norwalkct.org
- Harriman’s project manager will help organize meetings and distribute project materials
- Biweekly coordination calls between the consultant team and the city staff
- Oversight Committee questions conduit through Steve Kleppin
- Oversight Committee meeting presentation preview – 1- 2 days prior to scheduled meeting

Project Goals

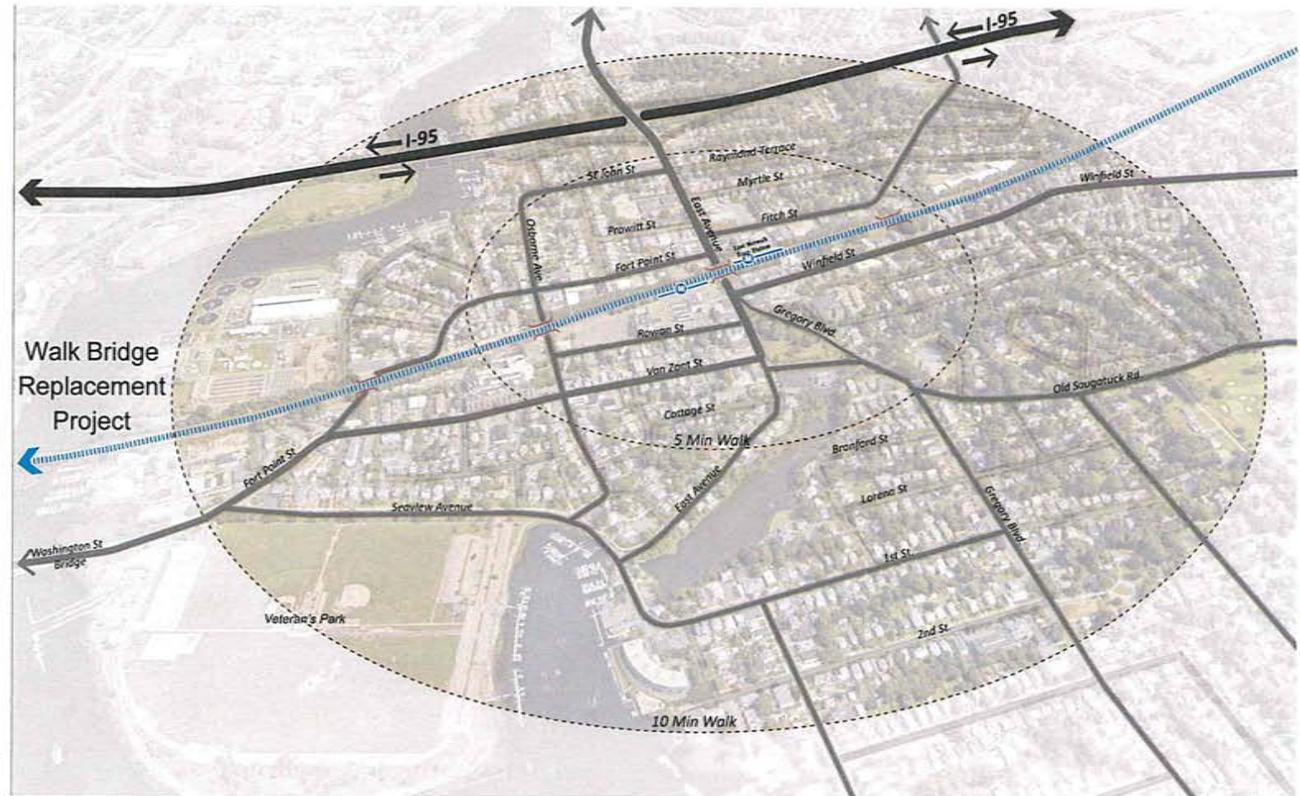
- What would the city and the community like to achieve with the east avenue TOD planning process?

- Predictable Vision for the Neighborhood
- Economic Development
- Improved Transit Connections
- Managed Parking
- Streetscape Improvements
- Pedestrian and Bicycle Infrastructure Improvements
- Vibrant Urban Environment (*Walkable streets with mix of uses and active storefronts*)
- Connected Open Space Networks
- Enhanced Community and Safety
- Community Amenities and Services



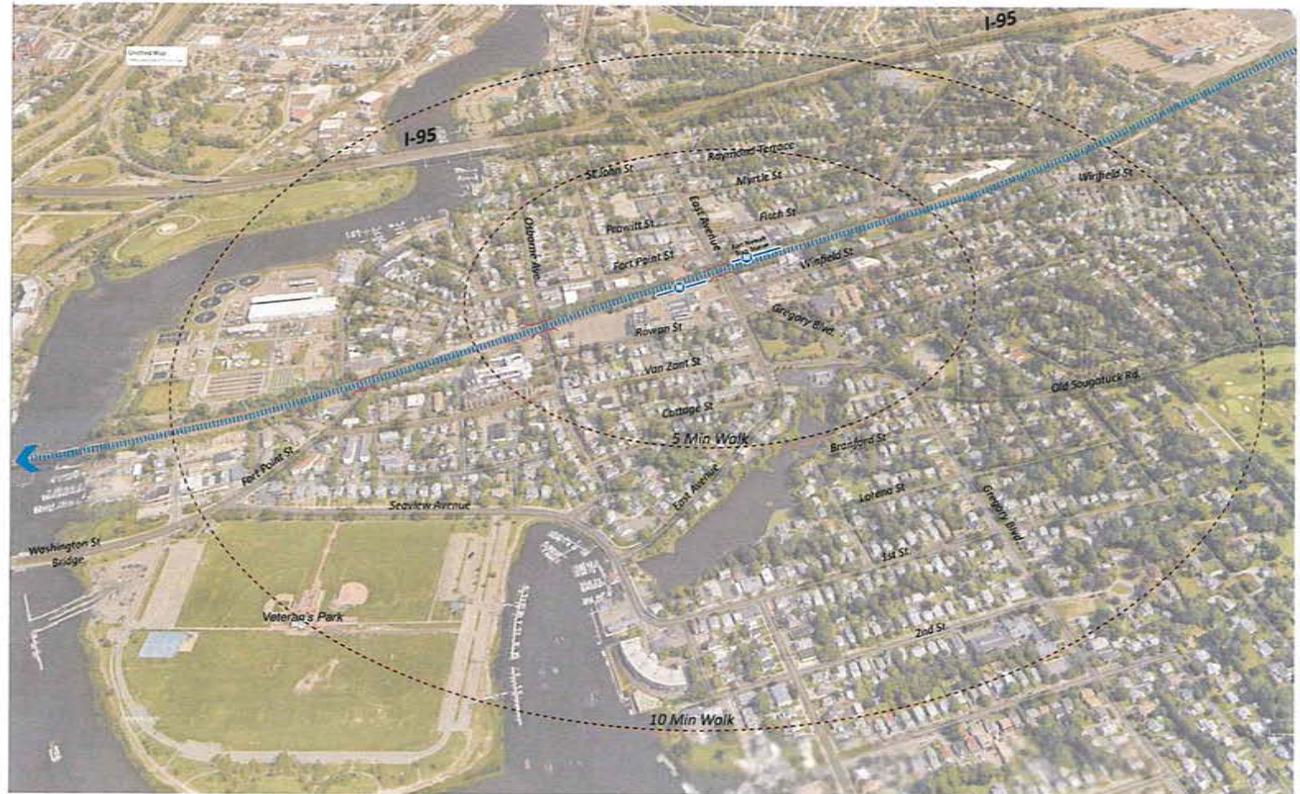
East Avenue TOD Planning and Study Area

- Planning Area and the Study Area
- Planning Area –
 - *Bounded geographic area subject to development changes associated with TOD*
- Study Area –
 - *Secondary study area for which the benefits or impacts of TOD will be considered but the area may not undergo TOD development, zoning change or infrastructure recommendations*



Potential Opportunities and Challenges

- Quality of Life
- Preserving the Fabric
- Empowering Community Engagement
- Understanding and Managing Real Estate Forces
- Complete Neighborhood Streets
- Transit as a Neighborhood Asset
- Zoning and Managing Change



Stakeholder Engagement

- Stakeholder interviews
- Individual and group interviews
- Potential stakeholders
 - Property owners
 - Business owners
 - City departments
 - Neighborhood and interest groups
 - *East Norwalk Neighborhood Association (ENNA)*
 - *East Norwalk Business Association (ENBA)*
 - Real estate developers as part of market analysis

Which other stakeholders should we engage within the Study Area?

Upcoming Visioning Workshop

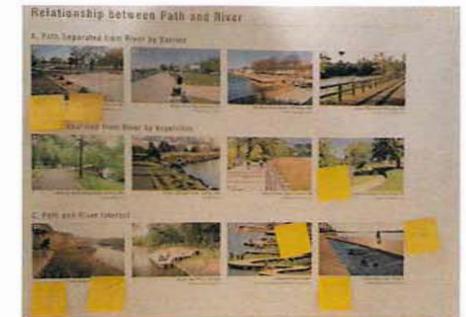
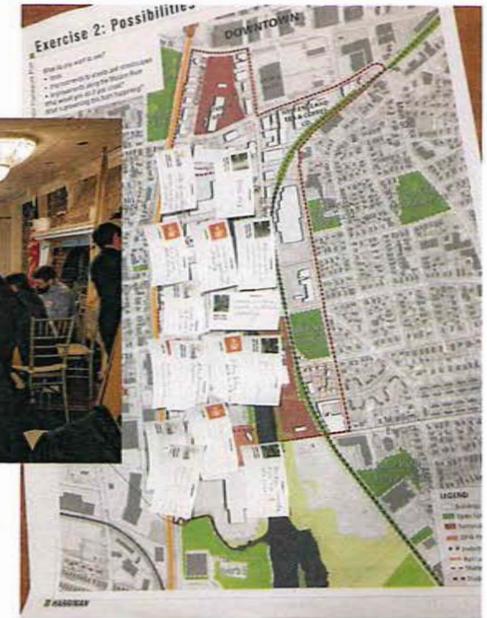
- 4-6 weeks from the kick-off meeting
- Goals
 - Communicate initial findings
 - Seek feedback on community's vision
- Potential Agenda
 - Existing Conditions Presentation
 - Interactive Exercise 1
 - Interactive Exercise 2
 - Wrap up and Summarize



LAWRENCE TOD

For me, Lawrence is...
Para mí, Lawrence es...
*My home, my hope,
a place I can always
come back to, what my
povosidad reflects. A
place where opportunities
are endless and people
are respectful.*

in 2025, will be...
en el 2025, será...
*It will continue
to be these things
but with more
opportunities and
more places
that draw people
from the greater law
region.*



Upcoming Visioning Workshop

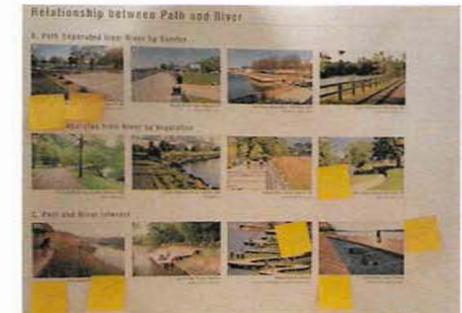
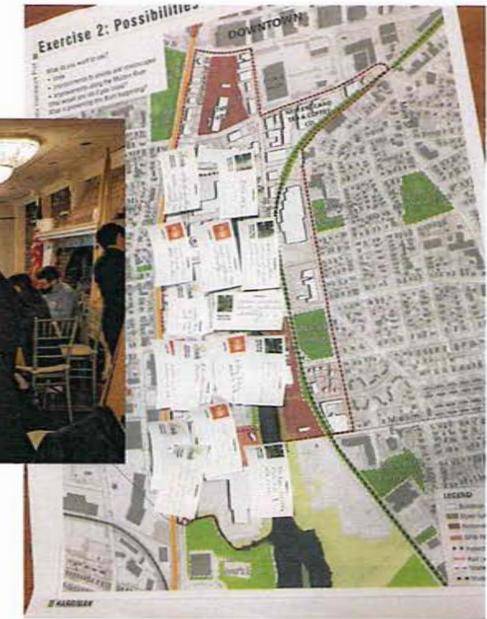
Potential Interactive Exercises

- **Visual Preference Survey** – *To understand community's preference for density, scale, land uses, parking, sidewalks etc.*
- **Table exercises** – *To seek feedback on specific areas that need to be preserved, enhanced and redeveloped*
- **Open ended question postcards** - *To understand community priorities*
 - “What amenities would be most desirable near the East Avenue Station?”
 - “If you were given an opportunity to improve the Station Area what would you improve?”



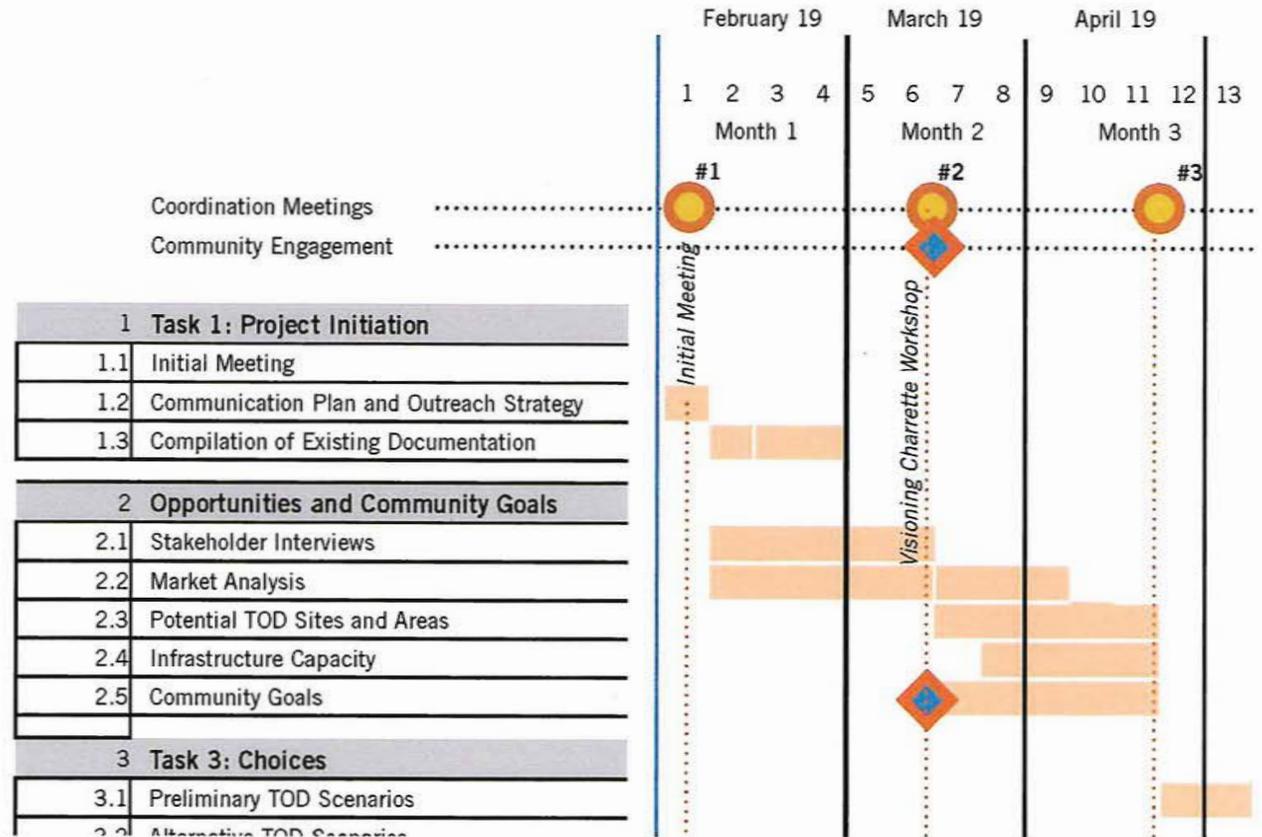
LAWRENCE TOD

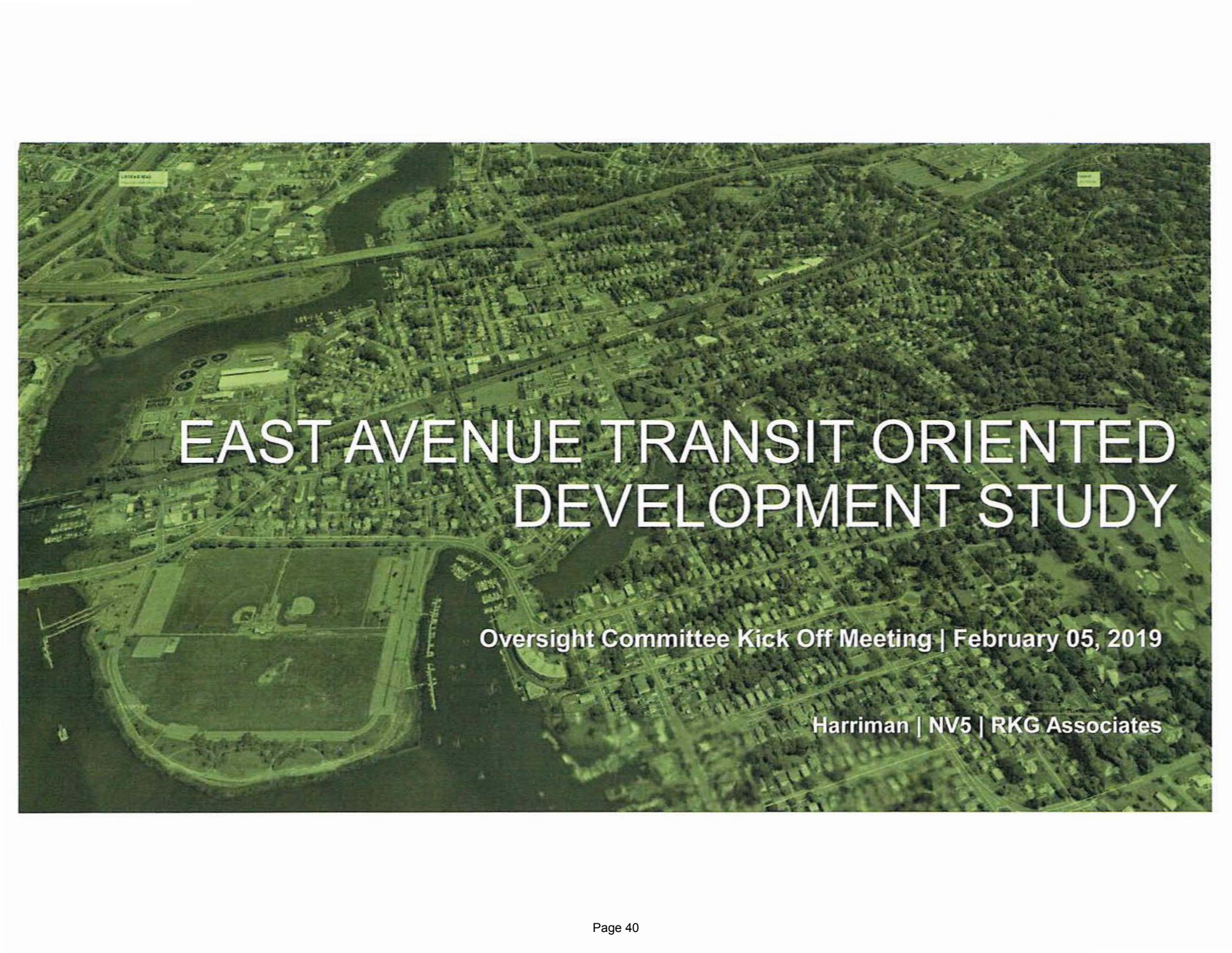
For me, Lawrence is... Para mi, Lawrence es...	in 2025, will be... en el 2025, será...
My home, my hopes, open here I can always come back to what my community reflects. A place where opportunities are endless and people are resilient.	It will continue to be these things but with more opportunities and more places that draw people from the greater law. region.



Next Steps

- Communication Plan
- Stakeholder Interviews
- Market Analysis
- Community outreach and communication for Visioning Charrette Workshop
- Existing Conditions Documentation



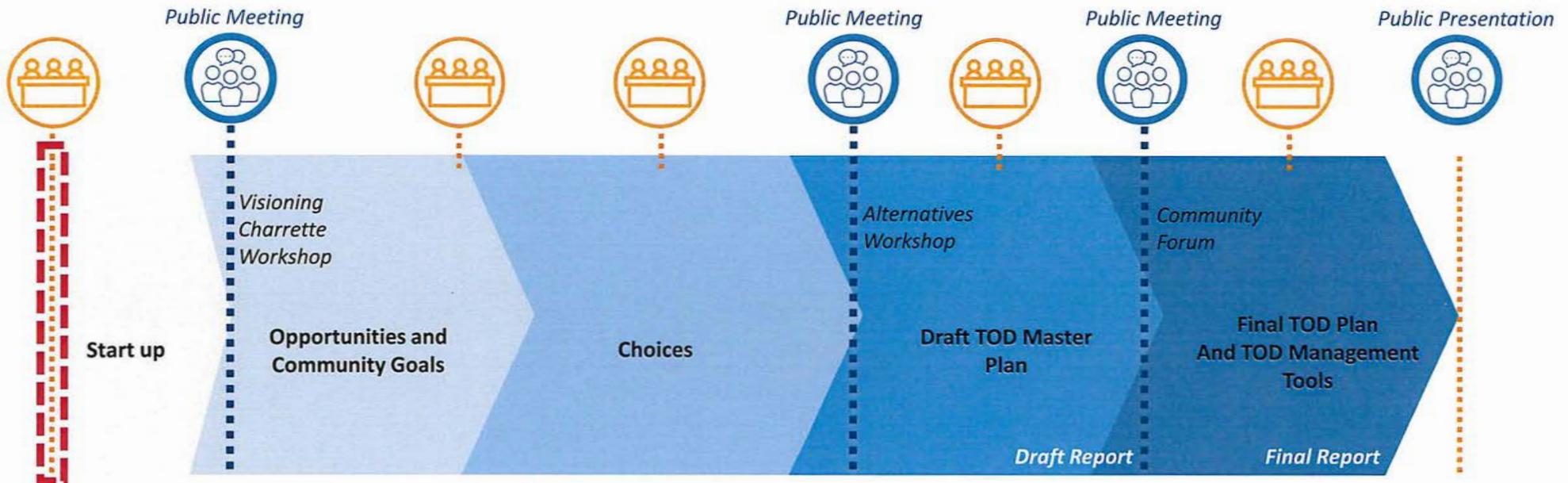
An aerial photograph of a city area, likely in the Washington D.C. region, showing a river, a large stadium (likely Nationals Park), and surrounding urban development. The image is overlaid with a semi-transparent green filter.

EAST AVENUE TRANSIT ORIENTED DEVELOPMENT STUDY

Oversight Committee Kick Off Meeting | February 05, 2019

Harriman | NV5 | RKG Associates

Process



- Kick off meeting
- Previous Planning Studies
- Communication Plan
- Stakeholder interviews
- Assess and identify existing conditions
- Opportunities and constraints
- Market analysis
- TOD Scenario Alternatives
- Cost Benefit Analysis
- Confirmation of choices
- Redevelopment and preservation potential
- Documentation
- Final TOD Master Plan
- Implementation tool kit
- Draft Zoning Changes
- Design Guidelines

THIRD TAXING DISTRICT
PROJECT SUMMARY REPORT
FY 2018-2019

THIRD TAXING DISTRICT – PROJECT SUMMARY

UPDATED: February 28, 2019

<u>#</u>	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
1)	A-Base Meter Replacement Program	<ul style="list-style-type: none"> In progress – with Meter Department 	On-Going – until all A-Base meters have been replaced	<ul style="list-style-type: none"> Working with staff to understand the A-Base meter issue and develop a plan. January 2019 – One A-Base replacements during the month. February 2019 – None.
2)	Customer Service/ Management Training Program	<ul style="list-style-type: none"> Training throughout the year based on training opportunities and employee schedules. 	On-Going	<ul style="list-style-type: none"> K Barber attended APPA Annual Conference in June K Barber attended APPA Leadership Workshop
3)	Succession Planning Process	<ul style="list-style-type: none"> Complete with periodic review 	On-Going	
4)	Radio-Read Meter Upgrade	<ul style="list-style-type: none"> Approximately 95% of the system has been completed 	Multi-year program beginning in 2015. Will continue until completed	<ul style="list-style-type: none"> January 2019 – Installed 33 radio-read meters for a total of 3,570 to date or 94% of the system. February 2019 – Installed 38 radio-read meters for a total of 3,608 to date or 95% of the system.
5)	Upgrade Fleet Vehicles	<ul style="list-style-type: none"> Purchasing/Leasing Vehicles in accordance with Five-Year fleet replacement schedule. 	On-Going	<ul style="list-style-type: none"> Line truck to be refurbished in FY 2018-19 Request for approval for purchased of Digger Derrick truck included in Oct 1 meeting Chevy Equinox Lease buy out complete
6)	I/T System Modifications	<ul style="list-style-type: none"> On-going to create greater efficiencies wherever possible 	Periodic updates as necessary	<ul style="list-style-type: none"> Upgrades to Microsoft Office and email systems completed in June

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
7)	Conduct Cost of Service/Rate Study with Periodic Updates	<ul style="list-style-type: none"> • Initial rate study conducted in 2013 with results implemented in October 2014. • Update/"Tune-Up" completed in July 2016 • Cost of Service Study on security lighting began in June 2016 	2018 Cost of Service Study - Late fall 2018 – early 2019	<ul style="list-style-type: none"> • Street Lighting COS Study dated Sept. 29, 2016 has been located. Study is being reviewed by Staff to determine if it was completed. Will be forwarded to Commission. • Initial discussion held with UFS regarding cost of service study. • Reviewing proposal provided by UFS • UFS Proposal accepted and executed • Staff compiling data requested by UFS
8)	Strategic Planning Process	<ul style="list-style-type: none"> • To be presented to Commission at the Feb 1, 2016 meeting • Presented and Approved at the Feb 1, 2016 meeting • Initial sessions were conducted with the Staff and Commission on May 18 and 19 • Follow-up meetings have been scheduled with the Staff and Commission for Aug 16 and 17 • Meetings have been scheduled with the Commission and Staff on Sep 27 • Future meetings are being scheduled with Commission and Staff • A follow-up meeting has been scheduled with the Commission for Nov 15. 	<ul style="list-style-type: none"> • Begin in 1st Qtr 2016. • Work continues into 2017 as necessary • Strategic Planning process to begin again in late 2018 – early 2019 	<ul style="list-style-type: none"> • May 2017 – The following activities took place during the months April/May: <ul style="list-style-type: none"> • A special commission meeting was held on Apr 10th to work on the charter revision, by-laws and vision statements. Steve Vandermeer facilitated the meeting and additional progress as made in all these areas. It was agreed that the Commission continue to address the legal issues surrounding the charter changes and move forward once a definitive legal opinion was received • Commission has scheduled the August 20th Commission Meeting for Strategic Planning discussion. Meeting cancelled • Jan 28th meeting scheduled. Dedicated to Strategic Planning • 2nd Meeting held on Feb 25th. List of issues created and categorized. • 3rd meeting scheduled for Apr. 15th

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
9)	Public Relations/ Marketing Program	<ul style="list-style-type: none"> Greyskye is TTD's public relations / marketing firm 	On-going	<ul style="list-style-type: none"> Monthly meetings have been held with Greyskye to discuss the following: <ul style="list-style-type: none"> Upcomings Events Newsletter Website updates Press Releases
10)	Substation Upgrades and Improvements	<ul style="list-style-type: none"> Projects on-going in all substations to upgrade / maintain compliance with CONVEX / FERC requirements 	T3 Transformer Replacement – Nov 2017 – Spring 2019	<ul style="list-style-type: none"> T3 transformer replacement in progress, transformer has been ordered. Old T3 transformer has been taken out of service. Old transformer successfully removed on April 16th. Transformer manufacturer notified TTD on 4/30/18 of a manufacturing delay. TTD is working to develop an understanding of the delay and the effect on the project schedule. Witness testing scheduled for June 14-15, 2018. Witness test rescheduled for July 16-17, 2018 due to a factory delay. T3 Transformer passed the witness test. T3 Transformer delivered on July 31st T3 Transformer – Multi-Ratio CT failed test TTD in communication with ABB on resolution to the CT problem Issue resolved with ABB, repairs to CT will be scheduled Repairs made to CT on Jan 31st

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
	18 Rowan Street Renovation	<ul style="list-style-type: none"> • Property Acquired, house demolished and lot repaved • Final step is to site a material storage facility on the site 	Summer of 2018	<ul style="list-style-type: none"> • Since May 2017, the CAM Application was submitted. • Met with Gill & Gill to review project and develop bid specs • Bid packages being developed and will be available in January. • Revised project schedule being developed. • Bids received from 4 companies. Price exceeded expectations. Value engineering recommendations were requested from the bidders. • Review of bids and valued engineering taking place. • Contractor selected and approved by Commission on March 5th • Contract is being reviewed by attorneys • Contract signed • Meeting with Contractor and Gil & Gil held on June 7th • Monthly status meetings planned • Project submittals being reviewed and approved by TTD and Gil & Gil • Contractor in the process of obtaining building permit from city • Building Permit issued • Site work began on Jan 2nd • Building delivery scheduled for Feb 28th • Building of structure will occur in Mar/Apr due to winter weather

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
12)	<u>MISCELLANEOUS</u> <ul style="list-style-type: none"> • Norden Generators 	Periodic testing for “Black Start” backup to the Norden facility and run into the ISO LFR Market	On-going	<ul style="list-style-type: none"> • January 2017 - Nox stack testing was performed with State of CT – passed with no issues • November 2017 – Spot audit from CT DEEP – passed with no issues • Received revenue forecast update from CMEEC. Increase in revenues projected for the summer months (Jun – Sep) based on results of the summer LFR auction. • Received a Consent Order from CT DEEP regarding stack testing issue from 2013. Commission addressed the issue at the June 25th Commission meeting. • Consent order civil penalty has been paid and accepted by CT DEEP.

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
	<ul style="list-style-type: none"> Solar Projects 	<p>Potential projects discussed with residential and commercial customers</p>	<p>On-going</p>	<ul style="list-style-type: none"> Staff continues to work with customers interested in pursuing solar projects in TTD’s service territory. Commission approved a solar project for the East Norwalk Library. Met with Library Board to explain the project. Project expected to start within the next month. RFP created and available for an “Interactive / Smart Battery / Onsite Power Storage System” for the library Bids received for battery storage and are being reviewed. Request for approval – Oct 1st meeting Solar panels installed on library roof Installation of Solar arrays completed Installation of battery storage system on Jan 3 – 7th Witness Testing/go-live scheduled for Feb 15th Solar/Batteries went live on Feb 15th
	<ul style="list-style-type: none"> Commercial Customer Visits 	<p>On-going as schedules permit</p>	<p>Throughout 2018</p>	<ul style="list-style-type: none"> Met with owner of 25 Van Zant Street Will schedule visits with customers throughout the coming year Met with Dooney & Bourke

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
	<ul style="list-style-type: none"> Economic Development Initiatives 	<p>On-going meetings with Elizabeth Stocker, the City of Norwalk's Economic Development Director and Laoise King, City of Norwalk's Chief of Staff</p>	<p>Throughout 2018</p>	<ul style="list-style-type: none"> GGP – not proceeding with second service to mall. Elizabeth Stocker, no longer with the city. Will determine the next appropriate steps.
<p>13)</p>	<p>State (CT DOT) Bridge Projects</p>	<p>Initial letter from CT DOT to TTD issued in March 2016. Regular updates have been received from CT DOT / Parsons Brinkerhoff as information is required</p>	<p>Apr 2019- Sep 2024</p>	<ul style="list-style-type: none"> May 2017 – Continued to work with CT DOT officials on the various bridge projects through attendance at scheduled meetings, etc. Several of these projects are reaching the 30% design/development phase, which triggers additional meetings and coordination efforts. Requested and received from the State of CT the current listing of properties that are being acquired for the projects. Requested updated list of properties being acquired from the State of CT following the redesign/change to the location of the Fort Point St RR Bridge. Received information from the State that no additional full acquisitions are occurring. Re-requested a list of properties from the State. Received and forwarded to the Commission the revised listing of properties affected by the state projects. Received the 60% project submissions from the State of CT. TTD reviewing the submissions and meeting with State to review.

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
14)	LED Flood/Security Light Upgrade	On-going until completed	To be finalized in 2018	<ul style="list-style-type: none"> 99% of the security lights have been upgraded to LED.
15)	Verizon Small Cell Antenna Project/Co-Location Equipment Attachments	<ul style="list-style-type: none"> Verizon request to attach “Small Cell Antennas” on certain TTD poles. We anticipate they will attach to three to five poles in the system. CMEEC Legal is developing a “Master Lease Agreement” on behalf of the MEU’s statewide outlining the terms and conditions for attachment 	In process – finalizing in the next 30-60 days	<ul style="list-style-type: none"> May 2017 – Final comments have been received from all the Municipals on a draft of a Master Lease Agreement with Verizon. A “Lease Rate” is part of this agreement, similar to what we charge Cablevision for a pole attachment rate, and will result in some small incremental revenue to TTD on an annual basis (less than \$1,000/year) Master Lease Agreement has been finalized by CMEEC Attorney and Verizon. Other MEUs have executed the agreement with Verizon Verizon interested in attaching to multiple TTD poles Attachment rate needs to be developed Received comments back from vendor on attachment agreement. Reviewing comments
16)	Commercial Lighting Retrofits	On-going	On-going	<ul style="list-style-type: none"> Staff reviewing the forms used for the lighting projects, possible changes to be implemented. Discussions with Dooney and Bourke on possible lighting retrofit project. Lighting project completed at the Marvin Dooney & Bourke project in progress, scheduled to be complete week of Mar 1st.

#	<u>PROJECT</u>	<u>STATUS</u>	<u>TIMELINE</u>	<u>COMMENTS/MONTHLY UPDATE</u>
17)	Library Roof Projects	On-going	Roof – end of fiscal year 2018	<ul style="list-style-type: none"> • Roof project – RFP developed and due by Thursday, April 13th. Recommendation to be presented to the Commission at the April 16th Commission Meeting • Contract being reviewed • Roof scheduled to be completed by June 23rd • Roof completed by contractor. • Working through change order requests from the contractor with Gil & Gil • Change order issues have been resolved with the contractor. This will require additional allocation of funds from the Commission. • Status of roof ventilation system to be determined
18)	Veteran’s Park Ice Rink		Fall – Winter months	<ul style="list-style-type: none"> • Staff to monitor status of rink installation • Rinks will not be returning to Vet’s Park • Letter sent to rinks owner to determine status of rinks • Received reply from owner indicating business has been closed • Forwarded letter to attorney for review
19)	Tree Trimming	On-going	<p>Tree trimming will typically occur during the winter months.</p> <p>Spot trimming will occur on an as needed basis during the spring, summer and fall.</p>	<ul style="list-style-type: none"> • Streets trimmed in current fiscal year: Emmerson St, Myrtle St Ext, various other spot locations • Streets/areas planned for trimming: Roland St, Howard Ave, Triangle St, Winfield – Triangle to Duck, Strawberry @Winfield