



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
Council Chambers, 100 Broadway, Norwich, CT
January 5, 2026
7:30 PM

The meeting will be televised on the Public Access Channel and posted on the city website, www.norwichct.gov, in real time.

PRAYER

PLEDGE OF ALLEGIANCE

“STATE OF THE CITY” ADDRESS – Mayor Singh

ADOPTION OF MINUTES: December 2, and December 15, 2025

PETITIONS AND COMMUNICATIONS

1. Acknowledgement of Communication received regarding 132-176 Franklin St.

CITY MANAGER’S REPORT

CITIZENS COMMENT ON RESOLUTIONS (on agenda items only)

NEW BUSINESS RESOLUTIONS

1. Relative to the reappointment of a regular member to the Harbor Management Commission.
2. Relative to authorizing the City Manager to merge 11 City-owned parcels in the Mohegan Park area.
3. Relative to authorizing the City Manager to enter into a real estate listing agreements for two City-owned parcels.
4. Relative to authorizing the Tax Collector to offer properties to abutting property owners.


City Clerk



ESTABLISHED 1659

CITY OF NORWICH

CONNECTICUT

Swarnjit Singh
Mayor of Norwich

100 Broadway
Norwich, CT 06360

Date: 12/25/2025

Subject: Acknowledgement Of Communication Received regarding 132-176 Franklin Street.

Background: Mayor Swarnjit Singh Requested City Historian to provide historic significance of this Chestnut Street Mill building.

History of Hopkins & Allen factory - Chestnut Street Mill

Submitted by: Dale Plummer (Norwich City Historian)

The former Hopkins & Allen Arms Company factory at 132-176 Franklin Street in Norwich has great potential for reuse. Although not presently listed on either the National Register of Historic Places or the State Register of Historic Places, it is clearly eligible for such designation. Listing on these registers would enable a developer to qualify for both federal and state tax credits for certified rehabilitation of historic buildings. This represents an important opportunity for economic development in our community.

Hopkins & Allen was a major manufacturer of revolvers and other firearms in the late 19th century and the beginning of the twentieth century. The company produced a variety of guns under contract with other firms, as well as for sale under its own name.

The original plant was destroyed by fire in 1900 and replaced by a new one in a simplified Romanesque Revival style on the same footprint in 1901. It features a square tower with an arched corbel table above the main entrance on Franklin Street. The main portion of the building has a shallow pitch gable roof facing the street. The four-story brick building extends to Chestnut Street. Shallow arched window openings are covered and set within brick pilasters. An addition to the factory was constructed on Chestnut Street about 1915 to accommodate increased production for contracts during the First World War. An additional floor was added to a lower section of the building on Franklin Street, making the facade of equal height throughout.

The building is architecturally significant as a late example of the Romanesque Revival style applied to an industrial building. Factories constructed in Norwich after Hopkins & Allen, such as Thermos or American Woolen, are more utilitarian, with even less external detail. Quality of

PETITION AND COMMUNICATION #1

design, construction and workmanship of Hopkins & Allen, together with its dominance in the streetscape, make this a very significant building.

Historically, Hopkins & Allen was a major firearms producer in the post-Civil War era. It produced a wide variety of handguns for the domestic market ranging in quality from cheap revolvers to expensive models with high-quality engraving. Major contracts with the British and Belgium governments during World War I proved the company's undoing. Undercapitalized, expensive additions and high production costs led to bankruptcy in 1916. Marlin Rockwell ended up acquiring the plant and completing contractual orders. Marlin Rockwell also produced Browning Automatic Rifles and machine guns for airplanes at the facility. The post-World War I closing of the plant marked the end of the firearms industry in Norwich.

Later occupancy was by textile manufacturers. The last textile firm at the location, active in the 1990s, Norwich Textiles, used dry process dyeing with heated, pressurized carbon dioxide to color synthetic fabric for swimsuit and lingerie use. This process minimized use of water and hence environmental impact. Fabric was inspected for thickness and consistency using a sealed beta radiation source.

Firearms production involved a number of industrial processes. A thorough environmental review will have to be conducted. Nickel plating of guns was most likely done offsite in the adjacent Norwich Nickel works, no longer extant and owned by the City of Norwich.

Comments by Mayor Singh:

Bricks falling bring a lot of bad publicity to the City of Norwich and it is shame that this building has been here for decades.

This is a very good project for mixed-use workforce housing development as we work together as a city with our economic partners to bring more manufacturing and commercial entities to our Occum Industrial Center and with General Dynamics Electric Boat having over 1,900 job openings.

We must stay committed to going to any extent and work with this blighted property owner to transform this historical gem into something more purposeful that the community can be proud of.

I also look forward to working with the current owner and our State and Federal delegation to help us resolve this and make a Norwich partner in solving the housing crisis in Connecticut.

Sincerely,



Swarnjit Singh / ssingh@cityofnorwich.org

NEW BUSINESS RESOLUTION #1

WHEREAS, the City Manager John L. Salomone has reappointed with Councils approval as **regular member** to the Harbor Management Commission for a term to expire on 12/3/27 or until a successor is appointed;

H. Tucker Braddock Jr. (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the reappointment of the above named to the Harbor Management Commission.

City Manager John L. Salomone

NEW BUSINESS RESOLUTION #2

Relative to authorizing the City Manager to merge 11 City-owned parcels in the Mohegan Park area.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in the Mohegan Park area and forwarded recommendations for merger to the Public Works & Capital Improvements Committee; and

WHEREAS, at its October and December 2025 meetings, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to merge the following 11 parcels into 19 Park Center Road (M/B/L 77/1/26):

Location	M/B/L	Book/ Page	Date City Acquired	Approx. Acres	Zoning
Harvard Terrace Rear	61/1/41	426/239	7/11/1975	0.74	R40
Dartmouth St	70/1/62	784/199	5/19/1987	2.00	ROS
35 Dartmouth St	70/1/61	1153/2	1/19/1994	3.51	ROS
30 Dartmouth St	70/1/60	1153/2	1/19/1994	6.42	ROS
40 Dartmouth St	70/1/59	1153/2	1/19/1994	1.16	ROS
189 Mohegan Park	77/1/27	2334/28	12/14/2006	0.70	ROS
195 Mohegan Park	78/1/1	2334/28	12/14/2006	20.18	ROS
207 Mohegan Park	78/1/2	3485/129	2/23/2024	0.62	R40
49 Orton	78/1/5	1934/206	5/20/2004	19.30	ROS
Prentice Lane Rear	78/1/6	2839/48	1/23/2014	30.64	ROS
St Regis Ave	70/1/63	1185/90	9/9/1994	1.72	ROS

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to sign such documents to cause the merger of the 11 parcels listed above into 19 Park Center Road (M/B/L 77/1/26).

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Bill Nash

NEW BUSINESS RESOLUTION #3

Relative to authorizing the City Manager to enter into a real estate listing agreements for two City-owned parcels.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 85 through 95 of its land records during November and December 2025 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its December 15, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to sell the following properties through a realtor:

Location	M/B/L	Book/ Page	Date City Acquired	How Acquired	Approx. Acres	Zoning
Vine St	85/2/37	3107/17	2/5/2019	Quit claim	0.42	MF
Seventh St	86/3/19	3273/228	8/9/2021	Foreclosure	1.58	MF

; and

WHEREAS, the City of Norwich selected Executive Real Estate, Inc. to serve as the real estate agent through RFP 26-30.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to enter into an individual real estate listing agreement satisfactory to him with Executive Real Estate, Inc. offering to sell the properties listed herein at a proposed sale price recommended by Executive Real Estate, Inc.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price satisfactory to him pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to the purchaser or his/her designee for the property and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Bill Nash

NEW BUSINESS RESOLUTION #4

Relative to authorizing the Tax Collector to offer properties to abutting property owners.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 85 through 95 of its land records during November and December 2025 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its December 15, 2025 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of the following properties by offering to sell them to abutting property owners:

Location	Map/Block/Lot	Land Records Book/Page	Date City Acquired	How Acquired	Approx . Acres	Zoning	Minimum Bid	Conditions of Sale
279 North Main Street	94/3/39	2695/320	9/30/2011	Foreclosure	0.06	GC	\$500	Merge with purchaser's property
Central Avenue	94/3/41	374/164	6/26/1972	Tax Collector's Deed	0.04	MF	\$400	Merge with purchaser's property
27 Joseph Street	94/5/16	235/353	1/30/1945	Tax Sale	0.64	MF	\$3,000	Merge with purchaser's property

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Tax Collector of the City of Norwich be and hereby is authorized and directed to sell the properties listed herein, being limited to receiving bids from the owners or agents of those properties immediately abutting the properties listed herein, subject to the requirements established for such sales, the offer to take place in such manner and under such terms and at a time and place to be set by the Tax Collector, including the acceptance of bids by mail to the Tax Collector by a specified date. It shall be a specific requirement as a term of the offer that any successful bidder must agree to combine the property with that of the bidder's existing abutting property and do so within 90 days of the date of offer.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized to accept no less than the minimum bid for each property from the successful bidder and upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to the winning bidder or their designee for each property and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title and to facilitate the merger of each property into the property of the winning bidder.

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Bill Nash