



AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
Council Chambers, 100 Broadway, Norwich, CT
March 2, 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

ADOPTION OF MINUTES: February 2, February 9 and February 17, 2026

PETITIONS AND COMMUNICATIONS

1. Citizen's memo regarding Yantic Volunteer Fire Department.

CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS (on agenda items only)

NEW BUSINESS RESOLUTIONS

1. Relative to a re-appointment and an appointment of regular members to Zoning Board of Appeals.
2. Relative to authorizing the City Manager to enter into a lease of 92-94 Salem Turnpike with H&C LLC for the operation of a childcare facility.
3. Relative to authorizing the Purchasing Agent to issue a request for proposals for two parcels on Main Street.
4. Relative to authorizing the City Manager to enter into a real estate listing agreements for multiple City-owned parcels.
5. Relative to authorizing the Tax Collector to offer properties to abutting property owners.

6. Relative to resolution of the Norwich City Council amending a resolution adopted by the Council on February 17, 2026, entitled: RESOLUTION OF THE NORWICH CITY COUNCIL IN SUPPORT OF SEEKING U.S. DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FUNDING FOR THE NORWICH-OCCUM INDUSTRIAL CENTER ACCESS IMPROVEMENT PROJECT (N-OAIP), TO IMPROVE THE INTERCHANGE OF INTERSTATE 395 AND ROUTE 97, AND AFFIRMING THE CITY'S COMMITMENT OF LOCAL FUNDS NECESSARY TO COMPLETE THE PROJECT.
7. Relative to the leasing of property by the Norwich Golf Course Authority.


City Clerk

RECEIVED

February 17, 2026

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TOWN CITY CLERK
NORWICH CT

As I am unable to attend tonight's council meeting, please accept this letter as my statement of vehement opposition to the decision of the City Manager and Norwich Fire Chief to stand down Yantic Fire Engine Company No. 1.

There are a number of specific points for my objection:

Chief among them is the utter disregard for the explicit wishes of the voters of the City of Norwich, who, in a recent referendum, overwhelmingly voted to keep the volunteer fire departments in operation.

Equally insulting is the arbitrary and unreasonable manner in which the city manager and Chief Wilson acted: presentation of an ultimatum after business hours with an impossibly short deadline, suggesting they intended to ensure Yantic would be unable to meet their deadline.

In addition, Wilson continues to insist he is in sole charge of firefighting in the City of Norwich. Referring to Yantic as "insubordinate" in a *Norwich Bulletin* article is completely unacceptable. Yantic firefighters are not his employees to be ordered around. They are a separate entity, equals who happen to be unpaid.

According to the newspaper, Wilson declines to publicly identify the "problems" he identified. His response suggests we should consider "because I said so" a good enough reason for his actions. It is not; we deserve details about what metrics he used, what standards were evaluated.

Was it response time? For how many calls and how long was too long for a response?

Was Yantic unable to take calls for lack of manpower? How many times?

Unprofessionalism? In what way? How many times?

Was there a breach of firefighting protocol? Or did Yantic just not fight a fire the way Wilson would have?

If it is true Wilson "observed" Yantic's operations and found them wanting, how many times did he meet with the Yantic officers to identify his concerns and discuss his assessment so the fire company's leadership could address his issues? Was Yantic given an opportunity to improve?

I doubt any of the city's paid firefighters are summarily fired if their performance is deemed inadequate. There is a meeting, their shortcomings are identified and a plan is devised to bring their performance up to an acceptable standard. Why was Yantic never even afforded the bare minimum of good management practice?

In addition, there was complete disregard for the residents of the Yantic Fire District, whose safety has been compromised without notice or the opportunity to offer input. We deserve to know what happened and why this move was executed so suddenly.

Wilson and Mr. Salamone haven't seen fit to share with residents their plan for coverage or their estimates for the cost to the city. Why?

One truck housed at the Public Works garage isn't adequate coverage for a fire district that includes a number of high risk for loss-of-life entities, including: a hospital; two facilities that house elderly residents, some of whom have mobility issues; an elementary school; several apartment complexes; two shopping centers; an Industrial Park; two churches; a dozen restaurants; numerous doctors' offices, and many small businesses, as well as a major historic district.

Salamone, Wilson and the entire City Council are being unbelievably tone deaf to Norwich residents who have been begging for tax relief. Where exactly do they think the money for the additional cost will come from?

This move is an insult to all city taxpayers, who will now be saddled with a huge budget increase to pay for fire coverage in the form of overtime and/or additional fire department personnel. Presumably we will have the cost of constructing a new fire station, since it is unlikely the paid department can reasonably cover the Yantic district from the main firehouse downtown.

This is not the way governments are supposed to do business. There is process. Mediation. There should have been notice and a public hearing. Information provided to the public. Solid reasons with evidence to support the decision.

If this is how Norwich will be conducting business in the future, it doesn't bode well for Mayor Singh's express pledge to make the city affordable, or for his stated intention to bring in business. Arbitrary and capricious actions will not be conducive to business negotiations.

In a final insult, the city totally ignored the fact that the *volunteers* of the Yantic Fire Engine Company No. 1 has served their Fire District more than 175 years. They were dismissed without notice, without even the cliched "Thanks for your service." Instead, trucks confiscated, radio contact ended, power turned off at the firehouse.

Just totally eradicated. Why?

Patricia F. Staley

Patricia F. Staley
18 Montgomery Lane
Norwich CT

NEW BUSINESS RESOLUTION #1

WHEREAS, the City Manager John L. Salomone has re-appointed with Council approval as regular member to the Zoning Board of Appeals for a term to expire on 2/28/28 or until a successor is appointed;

David Martin (R)

WHEREAS, the City Manager John L. Salomone has appointed with Council approval as regular member to the Zoning Board of Appeals for a term to expire on 2/28/28 or until a successor is appointed;

Edward Aberbach (U)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Zoning Board of Appeals.

City Manager John L. Salomone

NEW BUSINESS RESOLUTION #2

Relative to authorizing the City Manager to enter into a lease of 92-94 Salem Turnpike with H&C LLC for the operation of a childcare facility.

WHEREAS, the Council of the City of Norwich approved the early termination of the lease agreement between with Little People’s Play Place Too! LLC and the City of Norwich for the childcare facility at 92-94 Salem Turnpike in October 2025; and

WHEREAS, Little People’s Play Place Too! LLC had been in the second five-year extension of the agreement due to expire on June 30, 2030 with annual rent of \$16,200, payable monthly; and

WHEREAS, the property used for the childcare facility is located on the same parcel as the Thomas W. Mahan Elementary School; and

WHEREAS, pursuant to the 2022 School Building Program bond initiative, the students who attend Thomas W. Mahan Elementary School are scheduled to be redistricted in August 2027; and

WHEREAS, currently there is an opportunity for the City to lease the childcare facility located at 92-94 Salem Turnpike until the City determines what shall be done with Thomas W. Mahan Elementary School after it is no longer used as an elementary school; and

WHEREAS, the City of Norwich issued Request for Proposals 26-43 “Lease of 92-94 Salem Turnpike” in January 2026 and received one response to the same from H&C LLC (“Tenant”), the operator of The Little Log School House and the First Step Learning Centers, with which the City has negotiated an agreement including the following terms:

- Tenant to have a two-year term with two one-year options to extend with the written approval of the City
- Tenant to pay annual rent of \$36,000, payable monthly
- Tenant to be responsible for all utilities, repairs, and maintenance
- Tenant to have right of first refusal to purchase 92-94 Salem Turnpike from the City

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 to enter a lease agreement satisfactory to him and as described herein with Tenant and to cause a copy of the same to be delivered to Tenant.

Mayor Swarnjit Singh
Alderman Zato Kadambaya
Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION #3

Relative to authorizing the Purchasing Agent to issue a request for proposals for two parcels on Main Street.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to merge the following properties and sell them by request for proposals (RFP):

Location	M/B/L	Book/ Page	Date City Acquired	How Acquired	Approx . Acres	Zonin g
323-325 Main St	102/6/4 3	2056/37	3/4/2005	Quit claim	0.08	CC
327-329 Main St	102/6/4 4	2056/34	3/4/2005	Quit claim	0.07	CC

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Purchasing Agent of the City of Norwich be and hereby is authorized and directed to sell the properties listed herein through a request for proposals process.

Mayor Swarnjit Singh
Alderman Zato Kadambaya
Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION #4

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

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 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
21 Fairmount St	101/1/49	3128/299	7/3/2019	Foreclosure	0.44	MF
97 School St	102/1/30	2695/320	9/30/2011	Foreclosure	0.07	MF
11 Oak St	102/4/3	2929/174	10/9/2015	Fee Simple	0.11	CC
51 Scott St	109/4/54	3028/183	8/7/2017	Foreclosure	0.14	MF
270 West Thames St	117/4/56	2948/261	3/3/2016	Fee Simple	0.32	GC
46 Sunnyside Ave	118/3/32	3073/129	6/13/2018	Foreclosure	0.11	R20
24 John St	101/4/32	3586/974	12/18/2025	Foreclosure	0.39	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
 Alderman Zato Kadambaya
 Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION #5

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 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 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
11 Balawender Dr	100/1/4	1779/144	5/22/2003	Tax Collector's Deed	0.49	R40	\$1,500	Merge with purchaser's property
127 Newton St	100/2/15	3440/198	7/17/2023	Foreclosure	0.23	R20	4,500	Merge with purchaser's property
Asylum St	101/1/81	254/402	4/4/1951	Fee Simple	0.17	R20	500	Merge with purchaser's property
14 Willey St	101/2/52	358/726	5/28/1970	Fee Simple	0.03	R20	250	Merge with purchaser's property
Washington St	101/4/23	1414/257	1/21/1999	Quit claim	0.01	CC	250	Merge with purchaser's property
Myers Alley	10/24/1971				0.05	CC	250	Merge with purchaser's property
Laurel Hill Ave Rear	102/7/2	245/328	9/8/1948	Quit claim	0.04	WD	250	Merge with purchaser's property
20 Hoover Ave	78/1/9	1334/32	9/8/1997	Foreclosure	0.82	MF	4,000	Require NPU Easement and merge with purchaser's property at time of transfer.

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
Alderman Zato Kadambaya
Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION # 6

A resolution of the Norwich City Council amending a resolution adopted by the Council on February 17, 2026, entitled:

“A RESOLUTION OF THE NORWICH CITY COUNCIL IN SUPPORT OF SEEKING U.S. DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FUNDING FOR THE NORWICH-OCCUM INDUSTRIAL CENTER ACCESS IMPROVEMENT PROJECT (N-OAIP), TO IMPROVE THE INTERCHANGE OF INTERSTATE 395 AND ROUTE 97, AND AFFIRMING THE CITY’S COMMITMENT OF LOCAL FUNDS NECESSARY TO COMPLETE THE PROJECT.”

WHEREAS, the Norwich City Council, at a meeting held on February 17, 2026, adopted a resolution entitled **"A RESOLUTION OF THE NORWICH CITY COUNCIL IN SUPPORT OF SEEKING U.S. DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FUNDING FOR THE NORWICH-OCCUM INDUSTRIAL CENTER ACCESS IMPROVEMENT PROJECT (N-OAIP), TO IMPROVE THE INTERCHANGE OF INTERSTATE 395 AND ROUTE 97, AND AFFIRMING THE CITY’S COMMITMENT OF LOCAL FUNDS NECESSARY TO COMPLETE THE PROJECT"**, which resolution requires amendment to correct a typo and a scrivener’s error both of which appear in the fourth paragraph of the February 17, 2026 resolution; and

WHEREAS, the fourth paragraph of the resolution adopted on February 17, 2026 provides **“WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the project, which is estimated to cost \$8,366,597.00 in total; and”**

WHEREAS, the typo occurs in the last line of the fourth paragraph where the typo is to be corrected by using a capital “P” instead of a small “p” such that the word “project” will appear as “Project” and the scrivener’s error listing estimated cost figure of “\$8,366,597.00” will be changed to “\$10,726,597.00”; and

WHEREAS, the amended fourth paragraph of the resolution, following amendment, will read as follows:

“WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the Project, which is estimated to cost \$10,726,597.00 in total”; and

WHEREAS, the Council of the City of Norwich finds that the amendments are necessary to express correctly the intentions of the city council in adopting the resolution at its February 17, 2026, meeting and that resolution, as corrected by this resolution, does so.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the resolution described herein as adopted at its February 17, 2026, meeting be and hereby is amended such that the fourth paragraph of the resolution shall provide as follows:

WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the Project, which is estimated to cost \$10,726,597.00 in total”

Mayor Swarnjit Singh
Alderman Zato Kadambaya
Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION #7

A RESOLUTION RELATIVE TO THE LEASING OF PROPERTY BY THE NORWICH GOLF COURSE AUTHORITY

WHEREAS, Louis Malerba and Julie A. Malerba (the Malerbas) own and operate a golf-driving range and snack bar on property at 656 New London Turnpike, located across New London Turnpike from the 15th hole at the Norwich Golf Course; and

WHEREAS, the Malerbas and the Norwich Golf Course Authority have discussed leasing the driving range with existing equipment and the use of the parking area to the Norwich Golf Course Authority for a term of five years with the Authority having an option to terminate the lease at the end of the first year and a right of first refusal should the Malerbas seek to sell the property; and

WHEREAS, the Norwich Golf Course Authority has provided a proposed Lease as described to the Malerbas which proposed Lease is in the process of being reviewed by their attorney; and

WHEREAS, the Golf Course Authority believes leasing the driving range will be beneficial to the operation of the Norwich Golf Course and seeks to have the council approve its entering into the Lease Agreement described herein as this represents an expansion of the area to be utilized by the Norwich Golf Course Authority.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that it approves the Norwich Golf Course entering into a Lease as described herein provided the final version of the Lease to be entered into is satisfactory to the City Manager.

Mayor Swarnjit Singh