

The regular meeting of the Council of the City of Norwich was held January 5, 2026 at 7:30 PM in Council Chambers. Present: Mayor Singh, President Pro Tem DeLucia, Ald. Nystrom, Ald. Zuccardy, Ald. Kadambaya, Ald. Hayes and Ald. Nash. City Manager John Salomone, Corporation Counsel Aimee Siefert were also in attendance. Mayor Singh presided.

Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “norwichct.gov”.

Ald. Hayes, read the opening prayer and Ald. Nash, led the members in the Pledge of Allegiance.

Mayor Singh, gave the “State of the City” address as follows.

DRAFT



ESTABLISHED 1659

CITY OF NORWICH

CONNECTICUT

Swarnjit Singh
Mayor of Norwich

100 Broadway
Norwich, CT 06360

Date: 01/05/2026

Subject: State of the City Address by Mayor Swarnjit Singh delivered at the first council meeting of the New Year on January 5th, 2026.

State of the City Address by City of Norwich Mayor, Swarnjit Singh

“Good evening members of the City Council, city employees, community leaders, our economic partners, and most importantly, the residents of Norwich. Thank you for being here tonight and for giving me this opportunity to serve this historic and amazing city.

Norwich is a city with deep roots, strong and historical neighborhoods and an amazing waterfront, but Norwich has always been defined by the strength of its hard-working people.

Tonight, I want to speak about where Norwich is, where we are going, and how—together—we will build a stronger future.

In the last 22 working days, I have been able to begin planting the seeds for a positive, effective, and active next four years of my term. Within the last month I have hosted dozens of meetings with various Norwich City department heads, the executive staff of different State Departments, local and state officials, economic partners, stakeholders, and constituents. These introductory

meetings have allowed me to begin voicing the needs of Norwich to obtain as much assistance as possible to bring projects in Norwich to the finish line.

I have also had the great privilege of being interviewed by various media outlets. Giving me the opportunity to highlight the strength of Norwich and my plans to uplift the city.

The Mayor's Office has also been actively working with the IT department, to make the city website more accessible for constituents. The city website is now available in over 100 languages. And one can now request certificates, proclamations, invite the mayor to events, request a meeting with the mayor, and more, all under the new "Mayor's Dashboard" on the city website. This will make it easier for constituents to access the services given by the mayor's office.

And although I have been in office for just few weeks, the mayor's office has been diligently delivering certificates of recognition to the community-- with over 50 so far being awarded to students on recent competitions and achievements.

Alongside my efforts to actively move the city forward and connect with all Constituents, over the last month I have attended various community events to hear constituents directly and support their efforts in continuing to make Norwich an inclusive and welcoming city.

Now, I would like to discuss the current state of the city...

Norwich is moving forward. We are not standing still. Our city is financially stable, our workforce is dedicated, and our community partnerships are stronger than ever. We have created the momentum—and we must continue to build on it.

However, like many cities across the state and nation, Norwich faces real challenges. Rising costs, aging infrastructure, housing pressures, and concerns about public safety, all which affect our daily lives. These challenges are not unique to us, but they require local solutions rooted in accountability, transparency, and collaboration.

When it comes to Economic Growth and the Grand List...

My central priority is strengthening our commercial tax base because for too long, the tax burden has fallen disproportionately on our residents. That must change.

My focus is to attract manufacturing, logistics, clean energy, and technology-driven businesses that provide good-paying jobs and long-term stability. Alongside different City Department Heads and my economic partners, we are actively working to strategize redevelop underutilized and blighted properties and even abandoned private properties.

We need to position Norwich as a city that is open to business, responsive, and competitive. We must streamline applications for developers to come and do things here-- instead of burying them in paper trails and dragging them for months to even start anything.

Our waterfront, downtown and even under-utilized assets like Dodd Stadium represent enormous opportunity. By transforming these areas through smart planning, public-private partnerships, and strategic investment, we can create vibrant spaces that generate revenue, attract visitors, and serve residents. I want us to think of Downtown and Howard T. Brown Park, the Marina, the Transportation Center all as one entity with the goal to make this city more walkable and connecting it with major recreational spaces.

Within the next year you will be able to see the transformation at Howard T. Brown Park from started projects progressing forward.

On to Housing and Norwich Neighborhoods...

Housing is not just a policy issue—it is a quality-of-life issue. Norwich needs housing that is affordable, workforce-oriented, and aligned with economic growth.

I am committed to encouraging mixed-use and workforce housing, particularly in our downtown and transit-accessible areas.

We do have exciting mixed use housing projects coming to Norwich: the conversion of old office spaces at 101 Water Street (Thames Plaza) and a historic renovation at 24 Broadway (The Fairhaven). Both of these transit-oriented developments are projects I look forward to working with The Connecticut Municipal Development Authority (CMDA), to make Norwich the first municipality to use that program. This will lay the ground for other projects in Norwich.

This approach strengthens neighborhoods, supports local businesses, and brings new life to our city without overburdening existing residents.

I also want to expand opportunities to include more adult living communities throughout Norwich to help our seniors achieve more affordability and financial freedom.

At the same time, I remain focused on the importance of neighborhood stability through addressing blight, supporting home ownership, finding solutions for our homeless population, adding more dedicated open spaces and ensuring that we uplift all parts of Norwich.

And we have begun the work to improve, refresh, and make zoning regulations more practical.

Regarding Public Safety and Community Trust...

Public safety remains a top priority. Our police, our fire departments, both city and volunteers, and our emergency management staff serve with professionalism and dedication every day. We are investing in modern equipment, creating common minimum standards for services, training, and community-based approaches that strengthen trust and ensure safety for all-- no matter where they live in Norwich.

Safety is not just about enforcement, it is about prevention, opportunity, and engagement. When the city invests in youth programs, mental health services, and economic opportunities, we build safer communities for everyone.

Now let's talk about our infrastructure and Services...

Infrastructure is the backbone of our city's future growth. Roads, bridges, utilities, and public facilities must be reliable and resilient.

NPU and NCDC are our important partners in this, and we are leveraging state and federal resources to make long-overdue improvements like the sewer treatment plant and others, while being responsible stewards of taxpayer dollars.

Occum Industrial Center is also a project that should be treated as an investment for our infrastructure, as it will provide us with a tax base that will lead us to affordability.

I am also very excited that this year we will have our first-brand new elementary schools.

Stanton will be ready to serve our community followed by Greenville, Uncas and Moriarity in consecutive years.

This will be game changer for us as a city as new schools will bring a lot of positivity to our community, and it will also provide our community with safe spaces that can be used after school hours and on weekends.

Overall, our goal is simple: deliver services efficiently, maintain what we have, and plan wisely for the future with ability to expand.

As you know, Education, Arts, and Community are also important to me.

A strong city invests in its people and especially the youth who are the next generation of leaders. I would like to thank our cultural institutions and our nonprofit partners who enrich the lives of our community and serve the most vulnerable populations that we have a moral obligation and duty towards.

This year we will be celebrating our nation's 250th birthday and I look forward to acknowledging our American history and contributions of various diverse communities that made us unique from all the other nations.

We must continue to celebrate and protect all aspects of the Norwich community, from education and workforce development to art, history, civic engagement, and our beautiful diversity.

Therefore, the mayor's office is preparing various initiatives to expand education and uplift the Norwich community. Some of my planned initiatives are as follows:

- 1) I will begin the "Mayor's Civic Education Initiative". Once a year we will hold civic education seminars here at City Hall to engage the youth and new members of the Norwich community in understanding their civic duties.

- 2) Stemming from my goal to increase community participation I am also initiating a “Mayor’s Community Interest Panel” that will meet quarterly to give me inputs and suggestions on how to make Norwich better. The purpose of this panel is to give a more intimate outlet for the Citizens of Norwich to directly voice their concerns, express their agreements on policies, and participate closely with me. I seek to have citizens from diverse backgrounds that can encompass a wide range of experiences, voices, and ideas to represent all citizens of Norwich.
- 3) Thirdly, I seek to initiate a Mayor’s Newsletter to be transparent on what the Mayor’s Office is working on, highlight upcoming community events, and talk directly with all constituents via the Mayor’s Dashboard.
- 4) Lastly, in terms of the Business Sector, I will begin the “Mayor’s Local Business Recognition Initiative”. The mission of this initiative is to elevate businesses in Norwich by utilizing the new digital age and power of social media to share their stories, celebrate their achievements, and highlight the community that stands behind them. Once a month the Mayor’s Office, alongside some of our economic and community partners such as NCDC, Global City Norwich, Greater Norwich Area Chamber of Commerce, and NPU will visit a local business in Norwich to feature their services, goods, unique stories and connect them to various resources available for them.

Growing Norwich wouldn’t be possible without showcasing the hard work of these diverse business communities.

Looking Ahead...

The future of Norwich will not be shaped by one administration or one policy. It will be shaped by collaboration—between city government, residents, businesses, nonprofits, and regional and federal partners.

I believe deeply in this city. I believe in its people, its potential, and its promise. With focus, discipline, and unity, Norwich can grow in a way that is fair, inclusive, and sustainable.

Tonight, I ask you to stay engaged, stay hopeful, and stay involved. The work ahead will not always be easy, but it will be worth it.

Together, we can revive Norwich to become the city of opportunity—one that honors its past while confidently building its future.

Thank you. God bless the City of Norwich. And God Bless America.”



Swarnjit Singh / ssingh@cityofnorwich.org

Upon a motion of Pres. Pro Tem DeLucia, seconded by Ald. Nystrom, on a roll call vote it was unanimously voted to accept the minutes of December 2, 2025 and December 15, 2025.

Upon a motion of Pres. Pro Tem Delucia, seconded by Ald. Nystrom, on a roll call vote it was unanimously voted to accept the following petition and communication.



ESTABLISHED 1659
CITY OF NORWICH
CONNECTICUT

Swarnjit Singh
Broadway
Mayor of Norwich
06360

100
Norwich, CT

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 arcaded 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 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

City Manager's Report

To: Mayor Singh and members of the City Council
From: John Salomone, City Manager
Subject: City Manager's Report
Date: January 5, 2026

Meetings and Professional Engagements

During the reporting period, I represented the City of Norwich at the following meetings and events:

- Southeastern Connecticut Council of Governments (SECOG)
- Norwich Waterfront Design Committee
- City Coordination Meeting

Tax Office

The second installment of real estate taxes, personal property taxes, and motor vehicle supplemental taxes is now due. Taxes may be paid at any time without interest if paid in full by **February 2, 2026**. Payments can be made online through the City's website, by mail, or in person at the Tax Office. Residents who are current on their taxes may also pay by cash or check at either of the two Norwich M&T Bank branches; the original tax

bill is required when paying at the bank. Payments made or postmarked after February 2, 2026, will be subject to applicable late charges.

Public Works

Under the City's new contract with Willimantic Waste, residents remain entitled to two bulky waste pickups per year. Pickup scheduling has been consolidated into four collection periods during the first weeks of February, May, August, and November. This consolidated schedule helps control costs while continuing to provide this service. Additional pickups outside of these scheduled periods may be arranged at an additional cost.

Curbside Christmas tree collection will begin on Monday, January 12th. Trees will be collected as staffing resources allow, and there is no formal schedule. Residents are asked to use discretion when placing trees curbside, particularly when snow or icy conditions are forecast. Christmas trees may also be dropped off free of charge at the Rogers Road Transfer Station during normal operating hours.

Since mid-December, Public Works crews have responded to four snowstorms, totaling approximately 14.5 inches of snowfall.

Human Services and Senior Programming

The Senior Center will be closed on January 13th to hold a Special Election. Adult and Family Services are preparing a workshop in February to educate Norwich residents about the Fair Rent Commission. Residents with questions are encouraged to contact the department directly.

Youth, Family, and Recreation Department

The Youth, Family, and Recreation Department will launch its winter programming beginning January 12. The department is offering 20 youth programs and 15 teen and adult programs this season. New offerings include open gym basketball for ages 6–18, Intro to Magic, new art programs, open gym volleyball, and Zumba. In addition, the Prevention Coordinator is initiating a Seven Challenges group at Norwich Free Academy to support youth with substance use needs, and the department's clinician will begin a new round of social-emotional learning programming at the Sachem Campus and the Norwich Transition Academy.

Upcoming Events

The annual “**Lights Out for Benedict Arnold**” program will take place on Friday, January 9th, at 5:30 p.m. in the second-floor hallway of City Hall. This event, in conjunction with America's 250th Norwich CT and the Norwich Historical Society, continues a long-standing tradition recognizing an important chapter in the City's history.

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Mayor Singh called for citizen comment on new business resolutions.

There being no speakers, Mayor Singh declared citizen comment closed.

Upon a motion of Pres. Pro Tem DeLucia, seconded by Ald. Nystrom, on a roll call vote it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

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.

Upon a motion of Pres. Pro Tem DeLucia, seconded by Ald. Hayes, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Singh, Pres. Pro Tem DeLucia and Ald. Nash.

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	70/1/59	1153/2	1/19/1994	1.16	ROS

St					
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).

Upon a motion of Pres. Pro Tem DeLucia, seconded by Ald. Hayes, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Singh, Pres. Pro Tem DeLucia and Ald. Nash.

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.

Upon a motion of Pres. Pro Tem DeLucia, seconded by Ald. Nash, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Singh, Pres. Pro Tem DeLucia and Ald. Nash.

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:

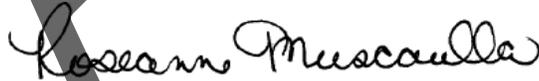
Location	Map/Block/Lot	Land Records Book/Page	Date City Acquired	How Acquired	Approx. Acres	Zoning	Minimum Bid	Conditions of Sale
279 North Main Street	94/3/39	2695/320	9/30/2011	Foreclosure	0.06	GC	\$500	Merge with purchaser's property
Central Avenue	94/3/41	374/164	6/26/1972	Tax Collector's Deed	0.04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

Upon a motion of Ald. Nystrom, seconded by Ald. Nash, on a roll call vote it was voted to adjourn at 8:01pm.



City Clerk

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