NEON INC. / South Norwalk Community Building Power Sharing Agreement.

Clarification of statements about the NEON INC. / SNCC operating agreement from 1984 through 2003 during my tenure of NEON INC Executive Director as stated in my previous letter.

Robert Burgess, Executive Director, and the late Rev. Henry Yordon, Chairman of the Board of Directors, stood in the rain with Bill Collins, who was running to become the next mayor for the City of Norwalk, shook hands and agreed to the following stipulation.

1. Robert Burgess Executive Director of NEON Inc. must and agree to the following prior to the city deeding the front parcel, formerly a car wash, of the Alexander property to NEON Inc. for the construction of the new NEON, Inc. building, which will include a multi-purpose Service Delivery Center for the under- served population in Norwalk and the adjacent towns served by NEON Inc.

2. Mr. Alexander must agree to convey his operating hard metal junk yard to the City of Norwalk at a reasonable cost. Robert Burgess must coordinate progress with Rod Johnson, Director of Norwalk Redevelopment Agency to reach an agreement with Mr. Alexander and work out the terms and conditions of when the City of Norwalk will implement the purchase.

3. The NEON Board of Directors stipulated that Robert Burgess, NEON Executive Director, and Mary Ryan Burgess, Chairperson of the SNCC Board must demonstrate ability to raise the approximately $1 million dollars necessary for construction of the building and purchase of equipment.

4. Mr. Robert Burgess must work with the Second District Taxing Commissioners, owners of RYAN Community Park, which would allow the City of Norwalk and the Second Taxing District Commissioners to reach MOU of how Ryan Park would be relocated to the Alexander Junk Yard property behind the planned NEON Inc. building. Note: The City of Norwalk needed the Ryan park property for a proposed Commercial/ Business option which was being negotiated. This task was accomplished and put into MOU to be used by the City of Norwalk and the Second District Taxing Commissioners which would guide them in the final agreement of the land transfer.

NEON Inc. was located at 33 South Main Street, in a building owned by Mr. Slapin and Dr. Santaniello, and the occupants of the complex were Norwalk Human Relations, the Norwalk Redevelopment Agency and the Norwalk Planning and Zoning Commission office and staff. The South Norwalk Community Center was located in The Catholic Diocese building which was located on S. Main Street which is now the parking lot of the Norwalk Police Department. The SNCC / Church building burned to the ground, causing the SNCC to move their offices diagonally across from the NEON Inc. building at 33 So. Main Street. SNCC also operated a community school which was located in the church on Fairfield Ave. and Washington Street.

Mary Ryan Burgess was Chairperson of the SNCC Board of Directors. The SNCC had a 21 member Board of Directors, of which 1/3 were Spanish speaking, 1/3 Black and 1/3 White.

Please refer to my previous memo in reference to how the funds were raised for the construction costs of the proposed NEON building.

Atty Andrew Brucker was a member of the SNCC Board of Directors and also the Attorney for the SNCC Board. The Rev. Henry Yordon, Father William Scheyd, Mr. Alfred Brown, Atty. Richard Mintz also served on the SNCC Board of Directors with Mary Ryan Burgess as Chairperson. Atty. Brucker asked several times to become the Atty. for NEON Inc. During this period of time Atty, Brucker and I finally agreed to request the NEON Inc. Board of Directors approval for Atty. Andrew Brucker to become the Attorney for the NEON Inc. Board of Directors.

Since the South Norwalk Community Center was a Delegate Agency, Jayme Aguayo, Executive Director of the SNCC along with Mrs. Burgess, Chairman of the SNCC Board of Directors, requested that the proposed NEON Inc. be named the NEON Inc. / SNCC building and all of the SNCC program be co-located in the building since Bishop Curtis of the Bridgeport Diocese provided the $90,000.00 from the sale of the land which they owned on S. Main Street to assist In NEON Inc. raising funds for the complex. Mr. Aguayo resigned as the Director of SNCC and Mr. Daniel Maldonado became the Director of the SNCC.

Working and co-location of the Proposed NEON Inc. / SNCC Building

NEON Inc. would recruit other Social service agencies in the City of Norwalk, and the greater Norwalk area and state agencies having a common bond to provide the needed services to the Greater Norwalk service delivery area disadvantaged population. NEON Inc. would also identify those Social Agencies that have the ability to pay rent to help pay for the building operating and overhead costs. NEON Inc. would have the use of the second floor of the building along with other service delivery tenants and or programs who can afford to pay rent to NEON Inc.

The SNCC programs would use of the first floor for programs operated directly by the SNCC. And the SNCC would have exclusive use of the 1st. floor multi – purpose room for rental to supplement its program operation. The exception is that NEON. Inc. would have the multi- purpose room at no cost to its program and community uses. NEON Inc. would identify and recruit other programs to be located on the 1st. floor, with the agreement of the SNCC Executive Director, to assist in the building over- head costs. NEON Inc. would develop a total building operating cost with the agreement of the SNCC Executive Director. NEON Inc. and the SNCC would establish a Building Operating Committee consisting of four people from the SNCC Board of Directors and four people from the NEON Inc. Board of Directors. The Building Operating Committee was to review the building operating cost projection and have the powers to mediate and resolve any dispute that could not be resolved by the SNCC Executive Director and the NEON Executive Director. It was never necessary to activate this committee as disputes never arose and the two agency directors worked in harmony, which continued until my retirement.

These were the guidelines approved by the NEON Inc. Board of Director and provided to Atty. Andrew Brucker to be filed with the City Of Norwalk. I was surprised when I learned that the papers filed with the city of Norwalk did not follow the NEON Inc. Board of Directors and my intent and stated that the NEON/SNCC is owned by the City of Norwalk and that NEON Inc. and the SNCC were tenants- in-common. Obviously it was never intended that the SNCC become equal in ownership of the building

when the amount of money put into the project by SNCC did not come anywhere near one half of the total costs.

Clearly, based on these facts, the intent of the leaders of the NEON and SNCC Boards and the Executive Directors of the two agencies was that the building be operated by representatives of each prominent ethnic group, intended to serve everyone in need in a single location and governed by an integrated group of people. It was never intended that each agency serve one ethnic group as has been reported.

This plan worked throughout my tenure at NEON, until I retired in 2003, and finally Joe Mann filled my position and Warren Pena emerged as Chairman of the SNCC Board.

Post Script:

1971 Robert Burgess employed by NEON Inc. Title- Program Director

1972 Employed by NEON Inc. Title - Executive Director

1972 NEON Inc. Annual operating budget: Agency Income: $450,000. Agency Deficit $800,000.

2003 Robert Burgess retired. Annual operating budget $13,500,000 dollars, real estate owned or leased- 5 family house on Orchard Street, Norwalk, Ct. , 3 Family house on Haviland Street, S. Norwalk Ct. , 30 bedroom ,SRO, Single Room Occupancy 100 rear So. Main Street, S. Norwalk Ct., 26 bed inmate facility 100 front So. Main Street, S. Norwalk, Ct. Leased and operated a 28 Women and Children inmate facility on Lewis Street, Norwalk, CT. , leased and operated a 31 Women and Children inmate facility in Waterbury, Ct., CASH left at NEON $485,000 in unrestricted funds. Operated the NEON Inc. Headquarters ,The NEON Inc. / SNCC Building , 98 S. Main Street, S. Norwalk Conn.

Regards

Robert Burgess, 37, Brooklawn Ave., S. Norwalk Conn. Tele. No. 203-866-3119