

CITY OF STAMFORD

LU29,060

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
ERNIE ORGERA
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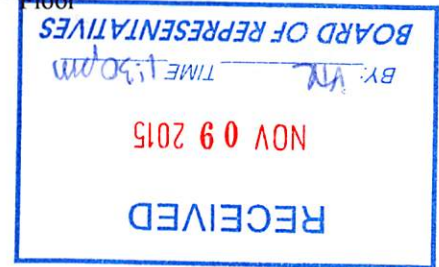
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TRANSPORTATION, TRAFFIC & PARKING
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Government Center, 888 Washington Blvd., 7TH Floor
Stamford, CT 06901

November 9, 2015

City of Stamford
Board of Representative
888 Washington Boulevard
Stamford, CT 06901



Re: Requesting approval for the City to proceed with THE ACQUISITION BY NEGOTIATION OR EMINENT DOMAIN OF RIGHTS OF WAY FOR PROPERTIES FOR THE ATLANTIC STREET @ HENRY STREET INTERSECTION IMPROVEMENTS PROJECT in a manner consistent with the Mayor's Report and the Final Report of the Director of Administration

Dear Board of Representatives:

As you are aware, the referenced project received approval by Stamford Board of Representatives Resolution #3702 on April 6, 2015 specifically authorizing the Mayor to proceed with the charter-mandated process of having the Office of Operations and Director of Administration begin reports of engineering, surveys, plans, profiles, specifications, cost estimates and estimates of value for any land proposed to be taken and the estimates of damages which should be assessed in favor of each piece of property affected.

The Office of Administration completed the assessment of full take of 740 Atlantic Street and partial takes of 745 Atlantic Street properties to be acquired, including damages and the benefits to each property owner in November 2015. This assessment of price was mailed to all property owners via certified mail, informing each owner of the assessment and notice of time and place to be heard in respect to the assessment. To date, the City has met with all property owners for the initial negotiation of acquisition.

My office in conjunction with the office of Legal Affairs is requesting that the Board of Representatives declares pursuant to Charter Sec. 8-60-7 that it accepts the Final Report of the Director of Administration and that the public necessity, safety, health and welfare require that the Board of Representatives exercise its powers under Sec. 8-60-1, et seq, and instructs the City

manner consistent with the Mayor's Report and the Final Report of the Director of Administration.

Pursuant to Charter Sec. 8-60-5, concerning the amounts that should be paid for each piece of property, a copy of the report as approved by the Director of Administration is attached. Please note that the Mayor's Report which was submitted to the Director of Administration for his review and approval is on file in the Bureau of Transportation, Traffic & Parking. The Mayor's report contains the preliminary engineering, surveys, plans, profiles, specifications and cost estimates.

Please add this request to approve the final report to the agenda of the Land Use committee as designated by the Board's steering committee at the next scheduled committee meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Benson", with a stylized, cursive script.

Joshua Benson
Bureau Chief of Transportation, Traffic & Parking

Attachments

CC: David Martin – Mayor
Ernie Orgera – Director of Operations
Michael Handler – Director of Administration
Kathryn Emmett – Director of Legal Affairs
Barbara Coughlan, Assistant Corporation Counsel

DIRECTOR OF ADMINISTRATION'S FINAL REPORT
OF PROPERTY AND EASEMENT ACQUISITION DAMAGES FOR THE

November 4, 2015

Affected Property

Estimate of Damages

Jorge L. Moran: 740 Atlantic St (Total take)	\$ 735,000.00
Yamil Taveras Et Al: 745 Atlantic Street (Partial take).	\$ 16,325.00

29TH BOARD OF REPRESENT. CITY OF STAMFORD

President
RANDALL M. SKIGEN
Clerk of the Board
ANNIE M. SUMMERVILLE

BoR
Resolution
ATTACHMENT 1

VILLAGE CLERK
MARY L. FEDELI

RESOLUTION NO. 3702 RESOLUTION AUTHORIZING THE ACQUISITION BY NEGOTIATION OR EMINENT DOMAIN OF RIGHTS OF WAY FOR THE ATLANTIC STREET & HENRY STREET INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, the City of Stamford has recognized that there is a need for intersection reconstruction at Atlantic Street/Henry Street intersection which includes realignment and widening of the intersection; replacement of sidewalks and pedestrian ramps on each corner of the intersection; full depth pavement reconstruction; drainage improvements; complete replacement of traffic signal equipment; and

WHEREAS, the City has recognized that the Project will require property acquisition including (I) full take acquisition (740 Atlantic Street) and (I) partial take acquisition or easement (745 Atlantic Street); and temporary construction easements; and

WHEREAS, the City of Stamford has received State funding of \$1,113,970 toward construction of the project as capital assistance for the Project, in addition to total private contributions of \$975,000; and

WHEREAS after newspaper notices, the City conducted Public Information Meetings on January 8, 2013; June 25, 2013 and August 8, 2013 to explain the design goals of the project; improve safety; improve traffic operations and increase traffic capacity; discussed the impact upon two parcels located at the intersection and the (1) business relocation that has been identified; and

WHEREAS, the Traffic Engineering Division has prepared or caused to be prepared preliminary taking maps for the two parcels required for the Project Right of Way; and

WHEREAS, the Board of Representatives has held a public hearing on March 31, 2015 after publication in the local newspaper on March 25, 2015 to authorize the acquisition or condemnation of the parcels necessary for the Project.

NOW, THEREFORE, the Board of Representatives hereby declares pursuant to Charter Sections 1-50-1 and 8-60-1 and 8-60-3 that the public necessity, safety, health and welfare require that the Project go forward;

THAT the Mayor, Office of Operations and Director of Administration are hereby instructed to prepare a report pursuant to Charter Sections 8-60-3 and 8-60-4;

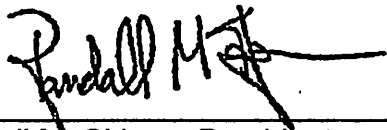
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THAT such report include engineering, surveys, plans, profiles, specifications, cost estimates, estimates of the value of any land proposed to be taken and the amount of damages which should be assessed in favor of each piece of property affected;

THAT such report shall be filed for public inspection, mailed to all interested persons and that all interested persons be provided with notice of a time and place to be heard in respect to the price of any land proposed to be taken or acquired or in respect to the assessment of damages as well as any benefits under the Uniform Relocation and Real Properties Acquisition Policies Act of 1970, as amended; and Connecticut Uniform Relocation Act;

THAT the Director of Administration shall make a final report to the Board of Representatives pursuant to Charter Sec. 8-60-5 concerning the amounts that should be paid for each of the properties.

This resolution was approved on the Consent Agenda at the regular monthly meeting of the 29th Board of Representatives held on Monday, April 6, 2015.



Randall M. Skigen, President



Annie M. Summerville, Clerk

cc: Mayor David Martin
Michael Handler, Director of Administration
Ernie Orgera, Director of Operations
Thomas Madden, Director of Economic Development
Ted Jankowski, Director of Public Safety
Kathryn Emmett, Esq., Director of Legal Affairs
Donna Loglisci, City & Town Clerk
Jim Hricay, Director of OPM
✓ Mani Poola, Traffic Engineer