

**From:** [de la Cruz, Virgil](#)  
**To:** [Rosenson, Valerie](#)  
**Subject:** Fw: Eminent Domain Proposal - 21 Pulaski  
**Date:** Tuesday, December 17, 2019 5:02:09 PM

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Valerie,

Could you please forward this email to all listed on the distribution list of the email below.

Dear Colleagues,

I now find it necessary to dispel some incorrect impression. A document attached to the below 11/19/2019 email noted me as a witness. The first time I ever saw this document was when received as an attachment on the 11/19/2019 email. I did not 'witness' this document, the hand writing on it is not my own; please also note that "all the Boards members - Zoning and Finance" are also listed as witness.

Regards,

Virgil de la Cruz

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**From:** Roland Lesperance <Lesperanceisreal@outlook.com>  
**Sent:** Tuesday, November 19, 2019 8:57 PM  
**To:** de la Cruz, Virgil; Michelson, Bradley  
**Cc:** Adams, Terry; Aquila, Marc; Coleman, Elise; Cottrell, Megan; DePina, Gloria; mdisconstanzo@stamfordct.gov; Figueroa, Anabel; Giordano, Philip; Jacobson, Jonathan; Lee, Benjamin; Liebson, Alice; Lion, Bob; Lutz, Diane; Matherne, Raven; McGarry, Marion; Miller, Lindsey; Watkins, David; Moore, Mavina; Morson, Eric; Nabel, Susan; Patterson, Denis; Pendell, Tom; Pratt, Rodney; Quinones, Matt; Roqueta, Robert; Saftic, Ines; Sherwood, Nina; Stella, Jeffrey; Summerville, Annie; Wallace, Lila; jzelinski@stamfordct.gov; Board of Representatives  
**Subject:** Eminent Domain Proposal - 21 Pulaski

Dear Chairs DelaCruz and Michaelson, and to the esteemed members of the board of representatives,

My name is Roland Lesperance and I own and live at 21 Pulaski, a 3 family house, near the train station in Stamford. My family, my children and my wife and I have enjoyed living here since 1977.

In 2008, Antares met with me and with sincere considerations and in order to compensation for us to sell and move from our home, and offered me \$1.6 Million plus the property at 2715

Bedford St. I signed the agreement despite my family being torn by this. We never were re-contacted as it seems Antares went under during the 3 month period.

I heard nothing more until 2010 when BLT lawyer John Freeman offered me on behalf of BLT \$990K. I tried to engage in a discussion but soon after, I met with Mr Freeman and his team they picked me up at my house) and mayor Pavia at the government center when Mayor Pavia said hello nicely and then proceeded to say he would want to use eminent domain. As the BLT team was dropping me off home, they said they did not like that the mayor said that, which surprised me. The next day I returned to the government center to show Mayor Pavia the offers and that he would be interfering with negotiations. He acknowledged the documents and said he would not interfere.

I heard nothing since then until the day the meeting was on the agenda after Terry Adams knocked on my door to let me know that my property was associated with eminent domain in a land use committee meeting to my great surprise.

Please understand that my family was torn back then by the potential move despite the fair offer from Antares, and I signed it despite the issues it was bringing into my family circle. I should add that these news are coming to my family at a real bad time as I just lost my Mother.

To this day I have not been approached or even called about any offer for my property.

I am requesting the right to speak at this incoming committee meeting for both my son and I. I feel that it is only fair, since, after all, the city is proposing to seize my home.

Kindly find attached proof I have kept all these years about the details I shared above.

Looking forward to meeting with you and to have a discussion about this subject.

Kind regards,

Roland Lesperance  
21 Pulaski

Consolidated Multiple Listing Service, Inc.

PARTIES AND PROPERTY  
I/We (Owners) Roland Lesperance

Give you (REALTOR) Al Kaproski Realty LLC the EXCLUSIVE RIGHT TO SELL my/our real property located at (LISTED PROPERTY) 21 Pulaski St, Stamford, Ct. 06902, Connecticut, for (LISTED PRICE) \$ 1.6 million + Bedford St. House

OWNERS(S)' AND REALTOR'S AGREEMENTS  
THE PARTIES AGREE THAT:

1. This Contract will go into effect on 8/9/08, and will remain effective through and including, 12/9/08
2. I/We will refer all inquiries or offers concerning the LISTED PROPERTY TO YOU.
3. You may place a "For Sale" sign on LISTED PROPERTY.
4. You may install a lockbox on the LISTED PROPERTY. I/We understand that other participants in the Consolidated Multiple Listing Service, Inc. (the "Service") will have keys to this lockbox.
5. You are not responsible for the maintenance, management or upkeep of or for any physical damage to the LISTED PROPERTY.
6. You will use reasonable efforts to sell the LISTED PROPERTY.
7. You will submit the LISTED PROPERTY to members of the Service. I/We have reviewed the information describing the LISTED PROPERTY in your Data Input Form and represent that it is accurate. You may submit photographs of the interior and exterior of the Listed Property to members of the Service, to view in either hard copy or computerized form.
8. I/We irrevocably assign to You all My/Our intellectual property rights, title and interest in and to all data, information text and photographs submitted to the service in connection with the LISTED PROPERTY including, without limitation, the copyright to such listing data and photographs.
9. Unless I/We have elected not to allow advertising of the LISTED PROPERTY on the Internet as set forth on the Listing Input Sheet for the LISTED PROPERTY, I/We give you permission to allow all Participants of the Service, except those identified on Schedule A to this Contract, to display the LISTED PROPERTY on their web site(s) pursuant to the Internet Data Exchange and/or Virtual Office Web Site rules and regulations of the Service.

NOTICE: THE REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SUBSECTION (d) OF SECTION 20-325a OF THE CONNECTICUT GENERAL STATUTES.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN THE SELLER AND BROKER.

10. I/We will pay you a commission of \_\_\_\_\_ ( \_\_\_\_\_ %) of the agreed upon sale price if during the term of this Contract

- (a) The LISTED PROPERTY is sold; or
- (b) I/We, you or anyone else finds a buyer ready, willing and able to buy the LISTED PROPERTY for no less than the LISTED PRICE or for any other terms acceptable to me/us.

11. I/We authorize you to pay buyer brokers and subagents a portion of any commission payable by me/us.  
12. I/We understand and agree that you may also be a buyer's agent for the LISTED PROPERTY. In that event, you would become a dual agent, representing both me/us and the buyer. If this situation should arise, you will promptly disclose all relevant information to me/us and discuss the appropriate course of action to take under the circumstances.

13. I/We will pay the same commission if, within a 3 month period of time after this agreement terminates, I/We sell the LISTED PROPERTY to anyone who saw the LISTED PROPERTY through you, or any licenses, including a buyer's broker, during the term of this agreement or any extension thereof, provided no new listing agreement becomes effective during the same period.

14. I/We have received a copy of this Contract.

15. You may enforce this Contract against me/us, or against my/our heirs, administrators, executors and assigns.

16. I/We agree to pay any costs and attorney's fees which you may incur to collect any monies due to you under this Contract.

Seller's Initials:

Roland Lesperance  
PAGE 1 of 3

*Back date is July 13 2010  
Received July 29/2010 at 11PM.*

July 13, 2010

Roland S. Lesperance  
21 Pulaski Street, Apt. 4  
Stamford, CT 06902-6867

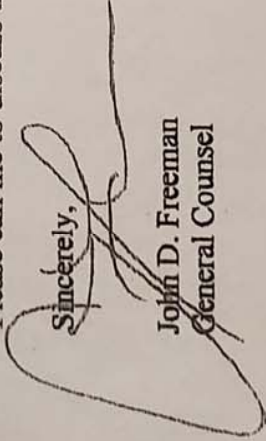
**Re: 21 Pulaski Street, Stamford, CT**

Dear Mr. Lesperance:

I represent HP Gateway Land II, LLC ("Gateway"). I am in receipt of your letter of July 7, 2010. Unfortunately, Gateway must decline your offer to sell your property at 21 Pulaski Street for \$2,300,000. Your asking price far exceeds the value of your property. However, Gateway is prepared to offer you \$990,000 to purchase the property, subject to customary terms.

Please call me to discuss this matter further.

Sincerely,



John D. Freeman  
General Counsel

*Witness  
Mrs Brenda Brume  
203 975-7770*

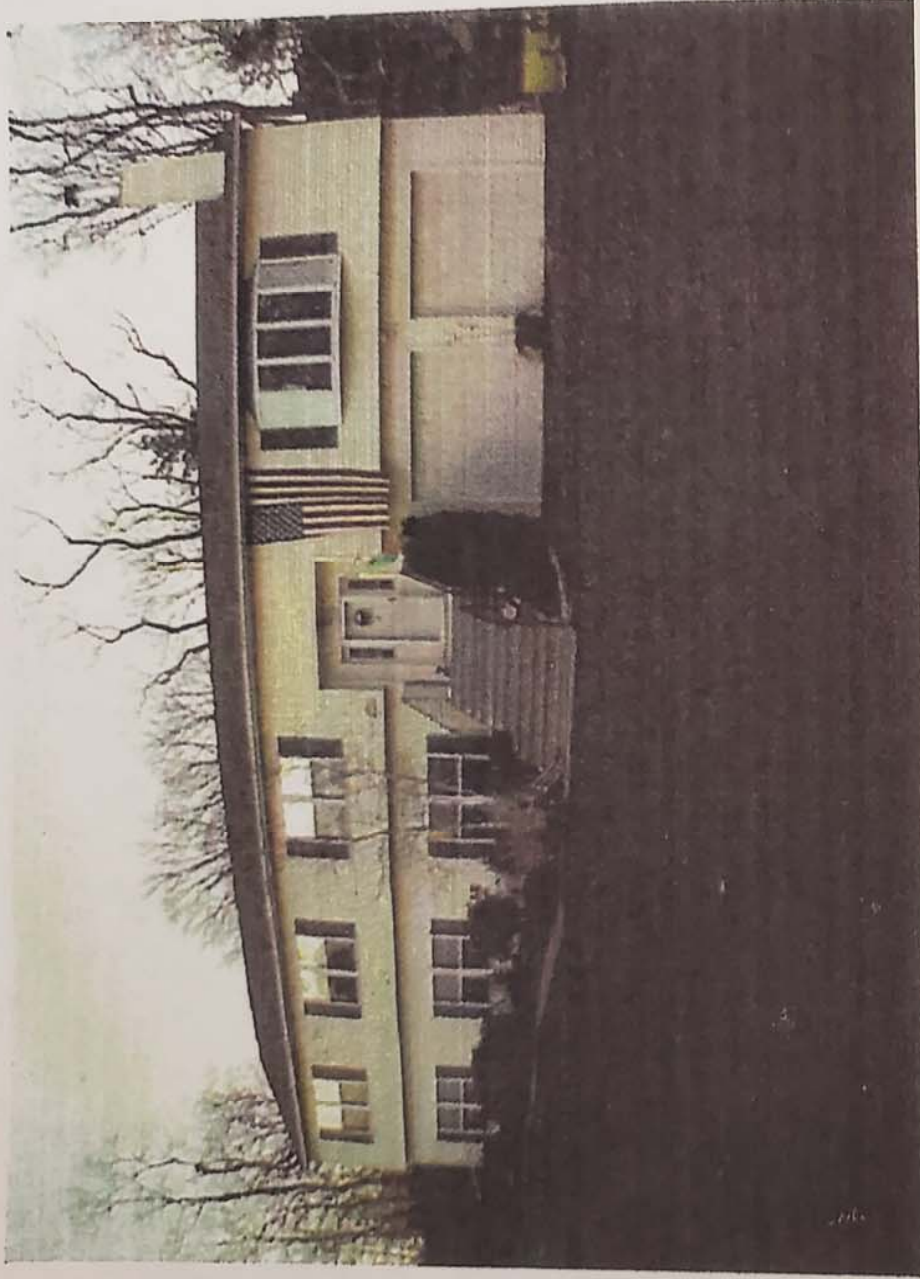
*Witness MR De la Cruz  
203 554-8695 OR 203 977-8627  
323-5236*

Harbor Point Development | One Dock Street, 6<sup>th</sup> Floor | Stamford, CT 06902 | 203-644-1526 | [dfwaters@bltoffice.com](mailto:dfwaters@bltoffice.com)

*Received  
7/29/2010  
11:PM*

*Wrong date  
7/13/2010*

*Witness all the board members. Forwarded with original.*



**Price:** \$1,199,000

*\$99,000.*

**Address:** 2715 Bedford St. **Market Area:** Mid City

**Center on Right Before High Ridge**

**Zone:** R75

**Waterfront:** No **Home Association:** No

**Style:** Raised Ranch **Color:** Cream **Exterior:** Vinyl

**Bathroom:** 4 **Square footage:** approximately 4000 +

**Built:** 1997 **AC:** C/A **Heat:** Hot Air, Gas

**Direction:** Bedford St. North of Ridgeway

**Town:** 470-Stamford

**Rooms:** 9 **Bedroom:** 6

**Acres:** approximately .40 +

**Roof:** Asphalt

**Taxes:** \$7500

**Exterior Features:** Deck, Newly Built Patio, Hot Tub, Beautiful Landscaping, sprinkler system

Room	Dimensions	Level	Description
LR	25' x 13'	1	Fpl, w/w cpt, c/ fan
DR	15'6 x 13'	1	Hdwd flr, balc/deck
FR	19'4 x 11'9	L	Tile floor, c/fan
Kit	17' x 13'	1	D/A, hdwd flr
MBR	17' 3 x 13'2	1	Full bth, w/w cpt, W/C
BR 1	14' 4 x 13'	1	w/w cpt, c/fan
BR 2	12' x 9' 8	1	w/w cpt, c/fan
BR 3	11' 6 x 9' 8	1	w/w cpt, c/fan
BR 4	12' 6 x 12' 3	L	Fbth, tile flr, c/fan
BR 5/ PLY	27' 6 x 12'	L	Fbth, tile flr, c/fan
FOY		1	Hdwd flr