CHARTER OAK COMMUNITIES℠

RECEIVED
JUN - 5 2013
BY: _____ TIME: _____
BOARD OF REPRESENTATIVES

June 3, 2013

Randall M. Skigen, President
Harry Day, Chair, Land Use and Urban Redevelopment Committee
Board of Representatives, City of Stamford
888 Washington Boulevard
Stamford, CT 06904

Dear President Skigen and Chairman Day:

The Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("COC") requests that the Board of Representatives adopt two resolutions essential to the completion of the Vidal Court Revitalization. The first resolution would approve the Vidal Court Redevelopment Plan, and the second would approve the acquisition of properties located at 195 and 211 Stillwater Avenue by eminent domain.

The first two phases of the Vidal Court Revitalization, the developments known as Westwood and Palmer Square, have been completed. The Vidal Court Redevelopment Plan, which has been approved by the COC Board of Commissioners and the City of Stamford Planning Board, specifically addresses the third and fourth phases of the overall Vidal Court Revitalization. The third phase, known as Greenfield, is expected to break ground shortly on land owned by COC, located on Merrell Avenue.

The fourth phase, referred to as the Stillwater Phase, is to be located on Stillwater Avenue, extending east from the corner with Merrell Avenue through the property currently occupied by 195 Stillwater Avenue. COC owns the property comprising the site of the Stillwater Phase with the exception of the properties known as 195 and 211 Stillwater Avenue.

Despite prolonged good faith efforts to acquire these properties through negotiated purchase, COC has been unable to reach agreement with the current property owners. Although COC is continuing to pursue the negotiated purchase of both 195 and 211 Stillwater, COC has initiated the eminent domain acquisition process because of the need to move forward with the Stillwater Phase of the Vidal Court Revitalization.

22 Clinton Avenue, Stamford, CT 06901 | P: (203) 977-1400 | F: (203) 977-1419 | TDD/TFY 203 977-1429

COC is considered a Redevelopment Agency under CT General Statutes 8-44(a) and 8-50 for the purposes of acquisition of property by eminent domain. Acting as a Redevelopment Agency, the Board of Commissioners of COC has approved the Vidal Court Redevelopment Plan (The Plan), which describes the proposed redevelopment of Merrell Avenue and a portion of Stillwater Avenue currently occupied by properties with addresses 195 Stillwater Avenue through 215 Stillwater Avenue. Prior to adoption of The Plan by the COC Board of Commissioners, the Stamford Planning Board issued a written opinion stating that The Plan is fully consistent with the City of Stamford Master Plan, and expressing its support for the Vidal Court Revitalization. COC has requested approval of The Plan by the City of Stamford Board of Representatives. The COC Board of Commissioners has also adopted resolutions approving the acquisition of 195 and 211 Stillwater Avenue by eminent domain.

Section 8-128(a) of the CT General Statutes calls for prior approval by the Board of Representatives of the acquisition of property by eminent domain by a Redevelopment Agency, following the approval of such acquisition by a Redevelopment Agency.

COC requests approval of the Vidal Court Redevelopment Plan and of the acquisition of 195 and 211 Stillwater Avenue by eminent domain. Approval resolutions adopted by the COC Board of Commissioners, public hearing minutes, the approval letter from the Planning Board, the Vidal Court Redevelopment Plan, and a description of relocation assistance available to residents of the properties to be acquired are attached. Thank you very much for your consideration.

Sincerely,

Vincent J. Tufo
Executive Director & CEO

EXHIBIT A

PROPOSED RESOLUTION APPROVING THE VIDAL COURT REDEVELOPMENT PLAN

STAMFORD BOARD OF REPRESENTATIVES

Stamford Government Center
888 Washington Boulevard, 4th Floor
Stamford, CT 06901

Board Meeting Date: **July 1, 2013**

Resolution Number: _____

RESOLUTION

Subject: **Approval of the Vidal Court Redevelopment Plan.**

Background: The Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("COC") has been planning and implementing the replacement of the obsolete and deteriorated Vidal Court development and the revitalization of the West Side neighborhood of Stamford for many years. Two of the five phases of the replacement housing effort are complete and occupied, and a third is scheduled to commence shortly. The Vidal Court Redevelopment Plan, which has been adopted by COC, addresses the third and proposed fourth phase of the overall revitalization effort.

NOW, THEREFORE, BE IT RESOLVED that:

WHEREAS, The area in which the proposed redevelopment is to be located is a redevelopment area; and

WHEREAS, The carrying out of the Redevelopment Plan will result in materially improving conditions in such area; and

WHEREAS, Sufficient living accommodations are available within a reasonable distance of such area for families displaced by the proposed improvement, at prices or rentals within the financial reach of such families; and

WHEREAS, The Redevelopment Plan is satisfactory as to site planning and its relation to the Stamford Plan of Conservation and Development; and

WHEREAS, the Planning Board has issued a written opinion that the Plan is consistent with the Stamford Plan of Conservation and Development; and

WHEREAS, (i) Public benefits resulting from the Redevelopment Plan will outweigh any private benefits; (ii) existing use of the real property cannot be feasibly integrated into the overall Plan for the project; (iii) acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of the Redevelopment Plan; and (iv) the Redevelopment Plan is not for the primary purpose of increasing local tax revenues; and

WHEREAS, after a public hearing, COC has endorsed and adopted the Vidal Court Redevelopment Plan;

NOW THEREFORE, the Stamford Board of Representatives approves the Vidal Court Redevelopment Plan.

This Resolution shall take effect immediately.

Randall M. Skigen

_____

President and Deputy Mayor
Stamford Board of Representatives

2831033v1

EXHIBIT B

PROPOSED RESOLUTION APPROVING THE ACQUISITION OF 195 STILLWATER AVENUE AND 211 STILLWATER AVENUE BY EMINENT DOMAIN

STAMFORD BOARD OF REPRESENTATIVES

Stamford Government Center
888 Washington Boulevard, 4th Floor
Stamford, CT 06901

Board Meeting Date: **July 1, 2013**

Resolution Number: _____

RESOLUTION

Subject: **Approval of the Acquisition by the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("COC") of the properties known as 195 and 211 Stillwater Avenue, in Stamford, Connecticut by eminent domain.**

Background: COC has been planning and implementing the replacement of the obsolete and deteriorated Vidal Court development and the revitalization of the West Side neighborhood of Stamford for many years. Two of the five phases of the replacement housing effort are complete and occupied, and a third is scheduled to commence shortly. The Vidal Court Redevelopment Plan, which has been adopted by COC, addresses the third and proposed fourth phase of the overall revitalization effort. In order to carry out Phase Four of the Vidal Court Redevelopment Plan, COC has approved the use of eminent domain to acquire the properties known as 195 and 211 Stillwater Avenue.

NOW, THEREFORE, BE IT RESOLVED that:

WHEREAS, The acquisition of 195 Stillwater Avenue and 211 Stillwater Avenue, Stamford, CT is necessary for COC's purposes as a housing authority under Chapter 128 of the CT General Statutes; and

WHEREAS, COC has considered the benefits to the public and any private entity that will result from the redevelopment project and determined that the public benefits outweigh any private benefits; and

WHEREAS, The current uses of the parcels located at 195 and 211 Stillwater Avenue cannot be feasibly integrated into the overall redevelopment plan; and

WHEREAS, Acquisition of the real properties known as 195 and 211 Stillwater Avenue by eminent domain is reasonably necessary to successfully achieve the objectives of the Vidal Court Redevelopment Plan; and

WHEREAS, COC has made good faith efforts to negotiate with the property owners but cannot agree with the owners on the amount to be paid for the properties, therefore the use of eminent domain is necessary; and

WHEREAS, after a public hearing, COC has through a vote of a majority of its Commissioners approved the use of eminent domain to acquire the real properties known as 195 and 211 Stillwater Avenue;

NOW THEREFORE, the Stamford Board of Representatives approves the use of eminent domain to acquire the properties known as 195 Stillwater Avenue and 211 Stillwater Avenue, Stamford, CT.

COC shall have six months from the vote of the Board of Representatives to commence eminent domain proceedings to acquire the properties.

This Resolution shall take effect immediately.

Randall M. Skigen

_____

President and Deputy Mayor
Stamford Board of Representatives

2835834v1

EXHIBIT C

SUMMARY OF VIDAL COURT REDEVELOPMENT PLAN

SUMMARY
VIDAL COURT REVITALIZATION PLAN

The Vidal Court complex was built in 1955 and consisted of 216 units of rental housing on a six-acre site. Occupancy was restricted to low-income households. The State of Connecticut provided funding to construct Vidal Court but the full cost of operations was funded through resident rent payments. Due to insufficient rental revenue and a lack of rent subsidies over the past 20 years, the physical condition of Vidal Court declined significantly and it was determined that demolition of the complex was the most appropriate option.

Charter Oak Communities ("COC") and the Vidal Court Tenant Association ("VCTA") worked together to create a plan to replace Vidal Court with new housing. The Plan was later modified to include an exchange of property with Stamford Hospital, providing the land on which one of the Vidal Court replacement development was built, and a portion of the land on which another of the replacement developments will be built.

The combined new developments, including those on and off the Vidal Court site, will ultimately include approximately 360 mixed-income rental housing units, allowing the one-for-one replacement of the 216 units at Vidal Court and the creation of approximately 144 market rate units. The Plan calls for sixty percent (60%) of the new units to be affordable and forty percent (40%) to be market rate.

To date, the first two phases of replacement housing have been completed and occupied: Westwood (95 units), located on Progress Drive; and Palmer Square (76 units), located at Palmers Hill Road and Stillwater Road. The third replacement development, Greenfield (45 units), will commence construction on Merrell Avenue upon the completion of the demolition of Vidal Court, anticipated in the spring of 2013. The fourth replacement development, currently called the Stillwater phase (approximately 64 units), will be located on the north side of Stillwater Avenue, beginning at the corner of Merrell Avenue and extending east through the property currently occupied by 195 Stillwater Avenue. The fifth replacement housing phase, (approximately 82 units) will be located on a site to be determined.

The property exchange between COC and Stamford Hospital resulted in COC receiving the site where the Palmer Square replacement development was built, as well as land on Merrell Avenue where the Greenfield phase will be located, and other nearby property. In return, Stamford Hospital received approximately two thirds of the Vidal Court site, which will be incorporated into the expansion and redevelopment of the Hospital campus. The portion of the Vidal Court site retained by COC will be incorporated into the new COC Greenfield and Stillwater Avenue developments.

Table of Exhibits

Exhibit 1	Letter from City of Stamford Planning Board confirming its support for the Vidal Court Revitalization Plan and the Plan's consistency with the City of Stamford Master Plan
Exhibit 2	Site plan showing proposed Greenfield and Stillwater Avenue phases of Vidal Court replacement housing
Exhibit 3	Concept drawing for the Stillwater Avenue frontage of the Stillwater Avenue replacement housing phase and photos showing existing conditions in the same location
Exhibit 4	Zoning Board Certificate documenting approval of the proposed Greenfield replacement housing phase, with initial site plan
Exhibit 5	Zoning Board Certificate documenting final site plan approval for the Greenfield replacement housing phase, with final site plan

EXHIBIT 1

LETTER FROM CITY OF STAMFORD PLANNING BOARD CONFIRMING ITS SUPPORT FOR THE VIDAL COURT REVITALIZATION PLAN AND THE PLAN'S CONSISTENCY WITH THE CITY OF STAMFORD MASTER PLAN

MAYOR
MICHAEL A. PAVIA

Director of Operations
ERNIE ORGERA

Land Use Bureau Chief
Norman F. Cole, A.I.C.P

CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

December 10, 2012

Vincent Tufo
Executive Director and CEO
Charter Oak Communities
22 Clinton Avenue
Stamford, CT 06901

Re: Written Opinion Regarding Redevelopment Plan for Vidal Court Multi-Phase Redevelopment on Merrell Avenue and Stillwater Avenue

Dear Mr. Tufo:

In response to your letter dated August 30, 2012, the Planning Board at its regularly scheduled meeting of September 10, 2012, reviewed and discussed Charter Oak Communities' (COC) redevelopment plan for the Merrell Avenue and Stillwater Avenue phases of the Vidal Court revitalization. In accordance Connecticut General Statutes § 8-127, the Planning Board is offering this letter as its written opinion that the redevelopment plan is consistent with Stamford's Master Plan.

As you are aware, the Planning Board's history of involvement with the Vidal Court revitalization stretches back five years. Since 2008, the Board has been directly involved with six (6) separate applications that relate to COC's redevelopment plan for Vidal Court, including a zoning text amendment; a Master Plan map amendment, two (2) zoning map amendments; General Development Plan and special exception plan approvals; and a street discontinuance request. The Planning Board issued a finding of consistency with the Master Plan on each application. In addition and importantly, each application went on to receive final approvals from the Zoning Board and in the application for street discontinuance, approval from the Mayor, Board of Finance and the Board of Representatives. Copies of the COC's concept redevelopment plan; the Planning Board's referral letters; the Planning Board Master Plan Amendment

Certificate; the Zoning Board Certificates and the Board of Representatives Street Discountenance Resolution are attached to this letter as Exhibits A –K for supplemental information.

In making its finding(s) of consistency with the Master Plan, the Board has consistently viewed Charter Oak Communities' redevelopment plan for Vidal Court as necessary and important vehicle in achieving two (2) of the primary goals of Stamford's Master Plan: *Goal B: Pursue a new "City Beautiful" movement, celebrating and enhancing the city's main corridors, greenways, waterfront, hills, historic buildings, gateways and especially unique qualities of Stamford neighborhoods,* and *Goal C: Protect and enhance the quality of life of Stamford's neighborhoods, addressing land use transitions, community resources, traffic and environmental conditions.* As a method to achieve these goals, the Master Plan describes numerous strategies that can and should be used realize the goals. The Planning Board notes that this Plan is consistent with the following strategies of the Neighborhood Plans section of the 2002 Master Plan.

- **A1.1** Continue the "one to one" replacement policy for the city's inventory of public housing.
- **A1.2** Strive to maintain the total inventory of other publicly-assisted affordable housing units in the city.
- **A1.5** Promote the development of a variety of housing types.
- **2A1.** Promote neighborhood revitalization in the South End, Waterside and West Side.
- **2A2.** Promote affordable homeowner housing in these neighborhoods.
- **2A3.** Continue one-for-one replacement policy for all publically supported housing
- **2A6.** Promote housing redevelopment along the major corridors. *West Broad Street, Stillwater Avenue and West Main Street stand out in the West Side.*
- **2B1.** Promote contextual housing development. **A1.5** Promote the development of a variety of housing types.
- **2C7.** Promote "Main Street" and transit-friendly development along the Selleck Street (in Waterside) and Stillwater Avenue (in the West Side) neighborhood business districts.

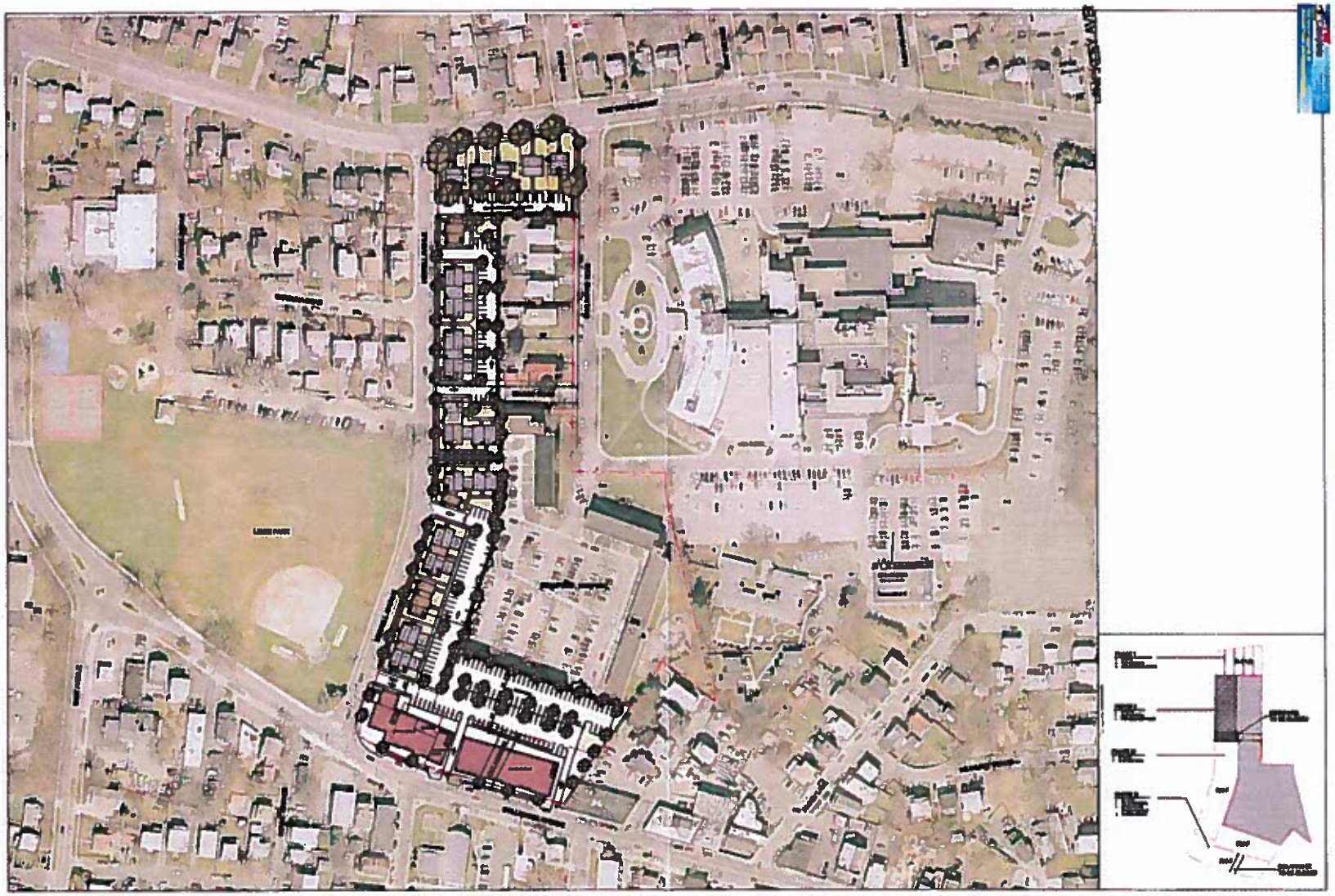
The Planning Board has and continues to support the revitalization of Vidal Court and its redevelopment plan, a plan that closely mirrors the vision for the West Side neighborhood as described in Stamford's Master Plan. We look forward to the implementation of the plan and seeing new high quality affordable housing and the neighborhood improvements that Charter Oaks Communities is known for producing.

Sincerely,

Theresa Dell, Chairman
Stamford Planning Board

EXHIBIT 2

SITE PLAN SHOWING PROPOSED GREENFIELD AND STILLWATER AVENUE PHASES OF VIDAL COURT REPLACEMENT HOUSING



VIDAL COURT REVITALIZATION - WEST BROAD ST. / MERREL AVE CONCEPTUAL DESIGN

CONCEPTUAL SITE STUDY

NEWMANARCHITECTS

A1.1

EXHIBIT 3

CONCEPT DRAWING FOR THE STILLWATER AVENUE FRONTAGE OF THE STILLWATER AVENUE REPLACEMENT HOUSING PHASE AND PHOTOS SHOWING EXISTING CONDITIONS IN THE SAME LOCATION

STILLWATER AVENUE - CONCEPT ELEVATION

STILLWATER AVENUE - PHOTO COMPILATION

VIDAL COURT MAIN SITE
STAMFORD HOUSING AUTHORITY
7 JANUARY 2005

Redniss & Mead

ELEVATION STUDIES
HERBERT S. NEWMAN & PARTNERS P.C.
A2.1

EXHIBIT 4

ZONING BOARD CERTIFICATE DOCUMENTING APPROVAL OF THE PROPOSED GREENFIELD REPLACEMENT HOUSING PHASE, WITH INITIAL SITE PLAN

Block # 278

FILED
Brad M. Bylucci
NOV 19 2010
TOWN CLERK
STAMFORD, CT

ZONING BOARD CERTIFICATE

I, Audrey Cosentini, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act. No. 619 of the 1953 General Assembly, hereby certify that on November 1, 2010, continued to November 8, 2010, a Public Hearing was held by the ZONING BOARD on the application of:

APPL. 210-35 CHARTER OAK COMMUNITIES, GENERAL DEVELOPMENT PLANS
APPL. 210-36 CHARTER OAK COMMUNITIES, SPECIAL EXCEPTION

Requesting approval of a Special Exception and approval of General Development Plans pursuant to Section 7-R to construct forty-five new residential units in a mix of two and three story buildings, with associated parking, drainage and landscaping improvements, on a 3.23 acre site within the R-MF and R-5 zoning districts, located at 0, 12, 18, 24, 28 and 32 Merrell Avenue, and further described as follows:

Beginning at a point on the intersection of the east side of Merrell Avenue and the southwest corner of land n/f of Stamford Health System, Inc. (248 West Broad Street; Assessor Card #002-6586); said land is bounded by the following:

Westerly 854'± by the east side of Merrell Avenue;

Southerly 115'± by land n/f of The Housing Authority of the City of Stamford and land n/f of Min Hua Zheng each in part;

Westerly 29'± by said land n/f of Min Hua Zheng;

Southerly 313'± by said land n/f of Min Hua Zheng and land n/f of The Housing Authority of the City of Stamford, Colaban Street, land n/f of The Housing Authority of the City of Stamford, and land n/f of Jagraj Singh et al each in part;

Easterly 106'± by land n/f of Colonial Land Company;

Northerly 332'± by land n/f of The Housing Authority of the City of Stamford;

Easterly 804'± by land n/f of The Housing Authority of the City of Stamford, Edison Road, land n/f of The Stamford Hospital, and land n/f of Stamford Health System, Inc, each in part; and

Northerly 115'± by land n/f of Stamford Health System, Inc.

Assessor Card #: 000-3695; 001-5309; 000-8048; 002-5651; 001-6840; 002-5969

And the land affected is owned by and located on the following streets:

NAME	STREET
Stamford Housing Authority	0 Merrell Avenue
Stamford Hospital	12, 18, 24, 28, 32 Merrell Avenue

****

and that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at its meeting held on November 15, 2010, subject to the following conditions:

1. Special Exception and General Development Plan (GDP) Approval is granted for 45 residential units in 10 buildings and associated parking, open space and related site improvements as generally depicted on plans submitted by the applicant entitled "Merrell Avenue Phase I, General Development Plan Submission" and including survey and civil engineering drawings on eighteen sheets, prepared by Redniss & Mead, dated September 17, 2010, and landscape plans on five sheets, prepared by Site Systems , Inc., dated September 17, 2010, and architectural drawings on eleven sheets, prepared by Newman Architects, dated September 17, 2010. The general scale, height, mass, organization, setback, and architectural character of all buildings and the parking count shall be substantially consistent with the information provided by the applicant and recited above.

2. Final architectural plans shall include detailed designs and specifications of exterior materials and colors, and shall be accompanied with colored renderings and sample materials. Exterior architectural designs shall be well articulated with finished materials to grade, with complementary landscaping, for all building facades visible to the public.

3. Prior to the submission of an application for Final Plan approval, the Applicants shall complete the road abandonment process and receive approval from the required City of Stamford authorities for the discontinuance of Edison Road.

4. Final plan approval shall include an 8 foot-wide public access easement in favor of the City of Stamford from Merrell Avenue extending through to the Stamford Hospital property as generally shown on the Zoning Location Survey SV2.01, dated 17 September 2010.

5. Except where improvements are shown on the General Development Plan, existing significantly sized trees shall be preserved until Final Plans have been approved by the Zoning Board.

6. This approval shall be effective upon the recording of the approved GDP on the City of Stamford Land Records. No Final Plan application may be acted upon by the Zoning Board until the approved GDP has been recorded on the City of Stamford Land Records.

7. Final plans shall be filed for review within 3 years from the effective date of this approval, subject to extensions for good cause by the Zoning Board, not to exceed an additional 2 years.

This fax was received by GFI FAXmaker fax server. For more information, visit: http://www.gfi.com

Effective date of this decision: November 19, 2010.

AUDREY COSENTINI, CHAIRMAN

Audrey Cosentini

ZONING BOARD OF THE
CITY OF STAMFORD

Dated at the City of Stamford, CT, this 19th day of November, 2010.

2103536CER.doc

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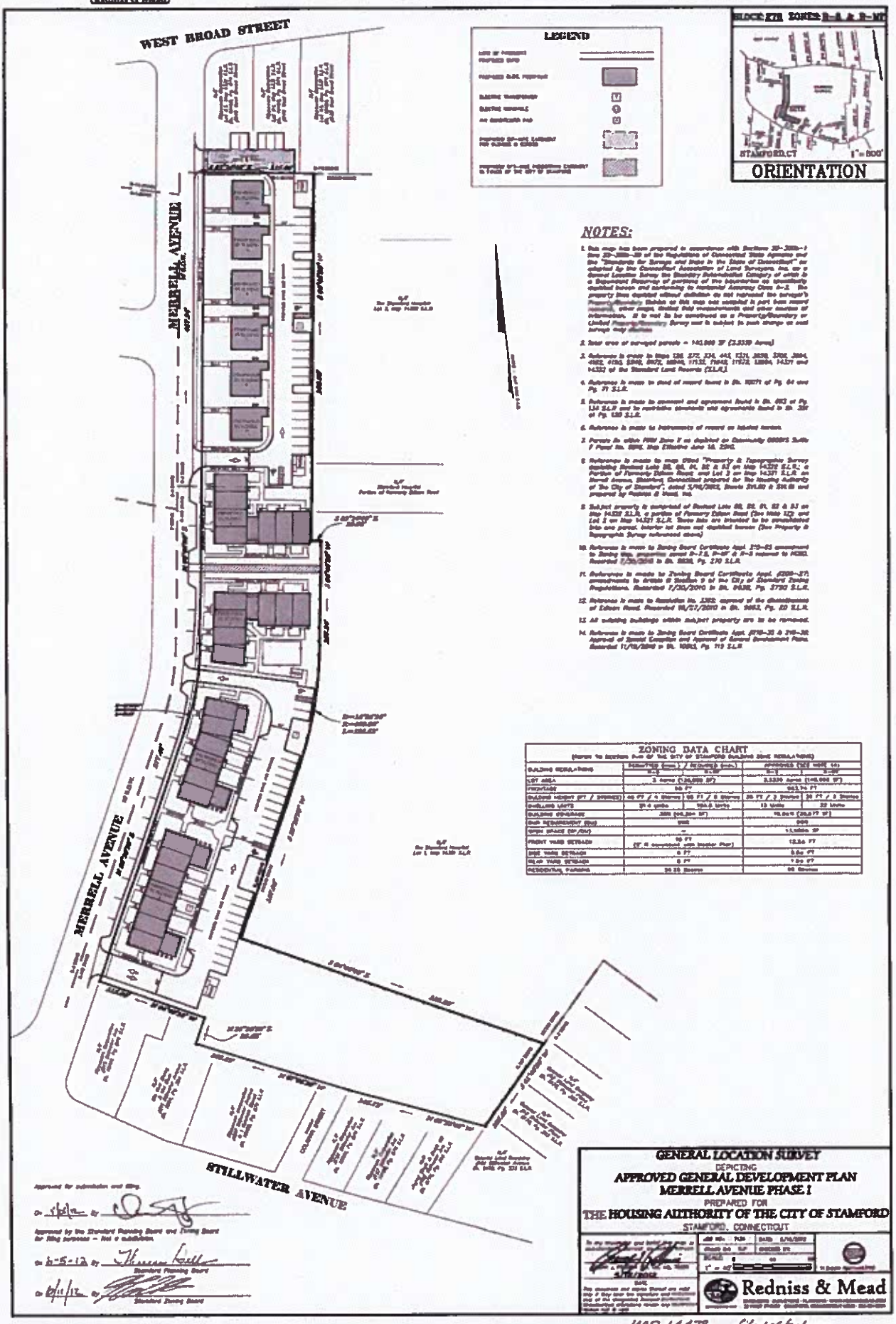
THIS IS AN ORIGINAL MAP PRODUCED FOR FILING ON THE LAND RECORDS
Redniss & Mead



NOTES:

1. This map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a General Location Survey the Boundary Determination Category of which is a Compilation Depiction of portions of this information as specifically stated herein and conforming to Horizontal Accuracy Class A-2. The property lines depicted without definition do not represent the surveyor's Property/Boundary Opinion or this map was compiled in part from record mapping, other maps, limited field measurements and other sources of information. It is not to be construed as a Property/Boundary or Limited Topographic Survey and is subject to such change as said survey may disclose.
2. Total area of surveyed parcels = 143,000 SF (3.2339 Acres)
3. Reference is made to Maps 126, 277, 334, 443, 1331, 2838, 3305, 3804, 4882, 4183, 5848, 8872, 8894, 11132, 11442, 11572, 12884, 14137 and 14332 of the Standard Land Records (S.L.R.).
4. Reference is made to deed of record found in Bk. 10271 of Pg. 84 and Pg. 71 S.L.R.
5. Reference is made to covenant and agreement found in Bk. 483 of Pg. 134 S.L.R and to restrictive covenants and agreements found in Bk. 326 of Pg. 130 S.L.R.
6. Reference is made to instruments of record as listed herein.
7. Parcels in white FEMA Zone X as depicted on Community 090015 Suffix F Panel No. 0016, Map Effective June 18, 2010.
8. Reference is made to map titled "Property & Topographic Survey depicting Revised Lots 80, 82, 84, 86 & 87 on Map 14332 S.L.R.; a Portion of Formerly Edson Road; and Lot 3 on Map 14371 S.L.R." for Merrell Avenue, Stamford, Connecticut prepared for The Housing Authority of The City of Stamford", dated 3/16/2012, Sheets 01.00 & 02.00 and prepared by Redniss & Mead, Inc.
9. Subject property is comprised of Revised Lots 80, 82, 84, 86 & 87 on Map 14332 S.L.R. a portion of Formerly Edson Road (See Note 12) and Lot 3 on Map 14371 S.L.R. Sheet Sub. are intended to be consolidated into one parcel. Interior lot lines are depicted hereon (See Property & Topographic Survey referenced above)
10. Reference is made to Zoning Board Certificate Appl. 219-03 amendment to Zoning Map, properties zoned R-A & R-MF to R-5 rezoned to MXDD. Recorded 7/30/2010 in Bk. 8838, Pg. 170 S.L.R.
11. Reference is made to Zoning Board Certificate Appl. #2009-27 amendments to Article II Section 7 of the City of Stamford Zoning Regulations. Recorded 7/30/2010 in Bk. 9838, Pg. 3790 S.L.R.
12. Reference is made to Resolution No. 1302, approval of the discontinuance of Edson Road. Recorded 10/27/2010 in Bk. 9883, Pg. 20 S.L.R.
13. All existing buildings within subject property are to be removed.
14. Reference is made to Zoning Board Certificate Appl. #210-32 & 210-33 Approval of Special Exception and Approval of General Development Plans. Recorded 11/18/2010 in Bk. 10013, Pg. 113 S.L.R.

ZONING DATA CHART

(PER TO SECTION 7.00 OF THE CITY OF STAMFORD BUILDING ZONE REGULATIONS)

	REQUIRED (R-A) / REQUIRED (R-MF)		APPROVED (R-A) / APPROVED (R-MF)	
BUILDING REGULATIONS	R-A	R-MF	R-A	R-MF
LOT AREA	3 Acres (130,680 SF)		3.2339 Acres (140,900 SF)	
FRONTAGE	50 FT		963.96 FT	
BUILDING HEIGHT (FT / STORIES)	40 FT / 4 Stories	50 FT / 5 Stories	35 FT / 3 Stories	35 FT / 3 Stories
DWELLING UNITS	39.4 Units	196.6 Units	13 Units	32 Units
BUILDING COVERAGE	.25% (40,20+ SF)		10.04% (20.5 FT SF)	
OPEN REQUIREMENT (%)	60%		60%	
OPEN SPACE (SF/DU)	–		1,500+ SF	
FRONT YARD SETBACK	40 FT (SF is consistent with Master Plan)		12.36 FT	
SIDE YARD SETBACK	0 FT		0.0± FT	
REAR YARD SETBACK	0 FT		1.0± FT	
REQUIRED PARKING	20.25 Spaces		40 Spaces	

Approved for submission and filing

On 5/8/12 by

Approved by the Stamford Planning Board and Zoning Board for filing purposes – not a subdivision.

On 6-5-12 by Stamford Planning Board

On 6/11/12 by Stamford Zoning Board

GENERAL LOCATION SURVEY

DEPICTING

APPROVED GENERAL DEVELOPMENT PLAN
MERRELL AVENUE PHASE I

PREPARED FOR

THE HOUSING AUTHORITY OF THE CITY OF STAMFORD

STAMFORD, CONNECTICUT

Job No: 7120 | Date: 3/16/2012
Check On: 3/7 | Drawn By:
Scale: 1" = 40'

3/16/2012
DATE

Redniss & Mead

MAP 14478 filed 06/14/2012

EXHIBIT 5

ZONING BOARD CERTIFICATE DOCUMENTING FINAL SITE PLAN APPROVAL FOR THE GREENFIELD REPLACEMENT HOUSING PHASE, WITH FINAL SITE PLAN

MAYOR
MICHAEL A. PAVIA

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P
Tel: (203) 977-4714

PRINCIPAL PLANNER
TODD DUMAIS
Tel: (203) 977-4718

August 17, 2012

Richard W. Redniss
Redniss & Mead
22 First Street
Stamford, CT 06905

RE: **APPL. 212-06 THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES)**

Dear Mr. Redniss;

This letter is to inform you that the Zoning Board at their regular meeting held on Monday, June 25, 2012, UNANIMOUSLY APPROVED AS MODIFIED the above referenced application.

Enclosed you will find a copy of the filed Zoning Board Certificate. Should you have any questions please feel free to contact me at (203) 977-4714.

Sincerely,

Norman F. Cole

Norman F. Cole
Land Use Bureau Chief

Enclosure and sent via Certified Mail

INSTR # 2012020473
VOL 10499 PG 331
RECORDED 08/10/2012 01:18:37 PM
DONNA M LOGLISCI
CITY & TOWN CLERK STAMFORD CT
BLOCK 278

Block: 278

ZONING BOARD CERTIFICATE

I, Thomas R. Mills, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act. No. 619 of the 1953 General Assembly, hereby certify that on June 25, 2012, the ZONING BOARD issued the following decision:

APPL. 212-06 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES)

Requesting Approval of Final Site & Architectural Plans to facilitate the first phase of the onsite redevelopment of Vidal Court, consisting of 45 homes with associated parking and landscaping on a 3.23± acre property in the R-5 and R-MF zoning districts, subject to the standards of Section 7-R of the Zoning Regulations of the City of Stamford, and further described as:

Beginning at a point on the intersection of the east side of Merrell Avenue and the southwest corner of land n/f of Rippowam Corporation (Assessor Card #002-6586); said land is bounded as follows:

Westerly 854'± by the east side of Merrell Avenue;
Southerly 115'± by land n/f of The Housing Authority of the City of Stamford and land n/f of Min Hua Zheng each in part;
Westerly 29'± by said land n/f of Min Hua Zheng;
Southerly 313'± by said land n/f of Min Hua Zheng and land n/f of The Housing Authority of the City of Stamford, former Colahan Street, land n/f of The Housing Authority of the City of Stamford, and land n/f of Jagraj Singh et al each in part;
Easterly 106'± by land n/f of Colonial Land Company;
Northerly 332'± by land n/f of Stamford Hospital;
Easterly 804'± by land n/f of Stamford Hospital; and
Northerly 115'± by land n/f of Rippowam Corporation.

Property Address / Parcel Number (all parcels are located within Block #278)

12 Merrell Avenue, assessor parcel-000-3695;
18 Merrell Avenue, assessor parcel-001-5309
24 Merrell Avenue, assessor parcel-000-8048;
28 Merrell Avenue, assessor parcel-002-5651;
32 Merrell Avenue, assessor parcel-001-6840;
Portion of Former Edison Road, Book 10169 Page 204;
Portion of 0 Merrell Avenue, assessor parcel-002-5969

****

and that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED on June 25, 2012, subject to the following conditions:

1. Work shall conform to the following approved plans and correspondence constituting the record of the application:

- Property & Topographic Survey revised Lots 88, 89, 91, 92 &93 on Map 14322 S.L.R. a portion of Formerly Edison Road and Lot 2 on Map 14321 S.L.R. on Merrell Avenue, Stamford Connecticut prepared for The Housing Authority of the City of Stamford dated May 16, 2012 by Redniss & Mead, Drawing No. SV1.00 and Drawing No. SV1.01.
- Zoning Location Survey prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets SV2.00, SV2.01, SV2.02.
- Grading Plan prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets C2.00, C2.01, C2.02.
- Utility Plan prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets C3.00, C3.01, C3.02.
- Sediment & Erosion Control Plan prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets C4.00, C4.01, C4.02.
- Fire Truck Access Plan prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets C5.00.
- Details prepared for Greenfield Phase 1, Merrell Avenue Stamford, CT dated May 16, 2012, Sheets C8.00, C8.01, C8.02.
- Landscape Plans prepared for Merrell Avenue Phase 1 by Site Systems, Inc., Sheets L1.00, L1.01, L1.02, L1.03, L1.04.
- Architectural Plans prepared for Greenfield Phase 1 by Newman Architects, Sheets A1.00 UNIT DISTRIBUTION PLAN , Sheets 1-5 View of Exterior Design Studies, Sheet 6 Elevation of Exterior Design Studies, Sheets 7-11 Floor Plans, Sheets 12 – 16 Exterior Elevations, Sheet 17 Enlarged Exterior Elevation.
- Site Engineering Report prepared for Charter Oak Communities Phase 1 – Onsite Revitalization Merrell Avenue Stamford, Connecticut by Redniss & Mead, Inc. Dated September 17, 2010 Revised May 16, 2012.

2. Filing of a Consolidation Map on the Stamford Land Records prior to the issuance of a building permit. The map may contain two lots with one accommodating the 45 approved units and one for the area labeled "future phase".

3. Conveyance of a permanent easement from the owners of 248 and 240 West Broad Street for the proposed site access as located and labeled "PROPOSED EASEMENT FOR PARKING, INGRESS & EGRESS" on sheet SV2.00, dated May 16, 2012, to permit vehicular access to and from the site, prior to the issuance of a Certificate of Occupancy.

4. Conveyance of a permanent easement for the proposed public sidewalk as located and labeled "PROPOSED 8FT-WIDE PEDESTRIAN EASEMENT IN FAVOR OF THE CITY OF STAMFORD" on sheet SV2.01, dated May 16, 2012, to permit public use from dawn to dusk. The terms of the public sidewalk easement shall be subject to approval by the Director of Legal Affairs and the easement shall be executed prior to the issuance of a Certificate of Occupancy.

5. Submission of a final design for the child play area, subject to approval of Zoning Board staff.

6. Trash collection shall be provided privately, unless the applicant can demonstrate to the satisfaction of the Operations Department that City collection equipment can safely and conveniently access the proposed trash dumpsters.

7. Submission of final specifications and samples for exterior architectural materials and colors, subject to administrative approval of the Zoning Board prior to a building permit.

8. A Street Opening Permit shall be required for any and all work within any street right of way of the City of Stamford.

9. Final construction plans, including site grading, utility plans and sanitary sewers, shall be subject to approval by the Engineering Bureau prior to the issuance of a building permit.

10. All engineered elements including, but not limited to underground utilities, drainage, pollution controls, grading, and final stabilization measures, shall be completed under the supervision of a Connecticut Registered Professional Engineer/Surveyor with written certifications (engineer) and an improvement location survey (surveyor) submitted to Engineering Bureau/EPB Staff immediately upon the completion of construction.

11. Final approval of the Property Management Plan by Zoning Board staff prior to the issuance of a final Certificate of Occupancy, to include a protocol for screening tenants and establishing appropriate lease and/or deed provisions.

12. Final approval of the Affordability Plan by Zoning Board staff prior to the issuance of a final Certificate of Occupancy.

13. Submission by the supervising landscape professional of a written certification and as-installed drawings depicting completion of all required landscaping, subject to EPB staff approval prior to the issuance of a final Certificate of Occupancy.

14. Sediment and erosion controls shall be installed in the manner and location shown on the final construction plans prior to the start of any site activity.

15. All disturbed areas shall be stabilized in accordance with the approved erosion control and landscape plans prior to the issuance of a final Certificate of Occupancy.

16. Submission of screening details for trash dumpsters and power transformers, subject to approval of Zoning Board staff.

17. No in-ground fuel storage tanks shall be permitted on the property.

18. Submission of a Drainage Facilities Maintenance agreement and a Landscape Maintenance Agreement, subject to approval by the Environmental Protection Board staff and execution prior to the issuance of a final Certificate of Occupancy.

19. Submission of a professionally prepared exterior lighting plan within 90 days of the effective date of this approval, showing proposed exterior lighting fixtures, their intended hours of operations and a photometric analysis demonstrating that there will be no trespass lighting or adverse impact to adjacent properties, subject to final approval by Zoning Board staff.

Effective date of this decision, June 29, 2012.

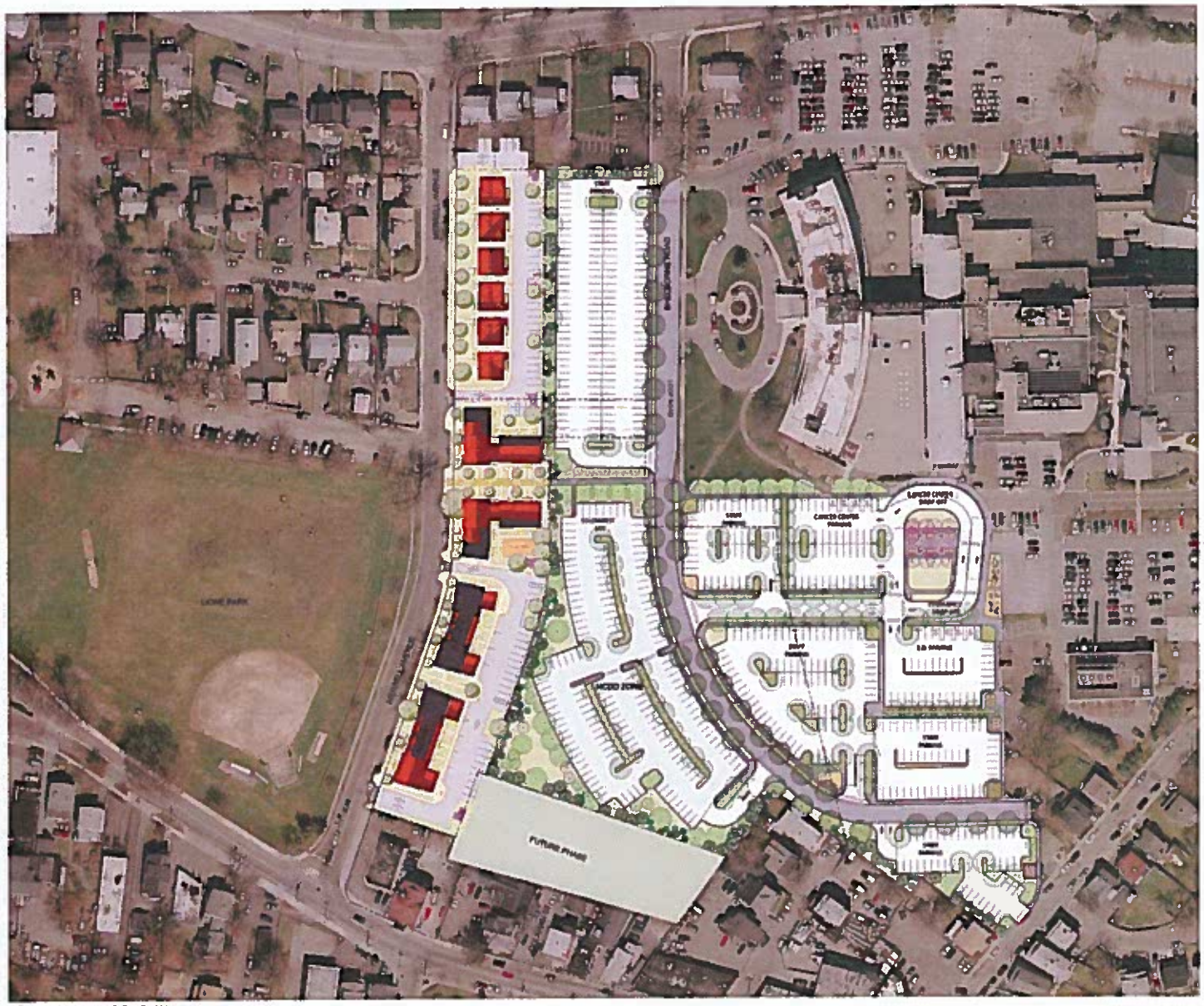
THOMAS R. MILLS, CHAIRMAN

Thomas R. Mills

ZONING BOARD, CITY OF STAMFORD, CT

Filed in the Town Clerk's Office of the City of Stamford, CT on August 10, 2012.

21206cer.doc



1 UNIT DISTRIBUTION PLAN

PRELIMINARY UNIT COUNT BY STAGE

	UNIT TYPE	ACCESSIBLE	NON ACCESSIBLE	TOTAL
	GREENFIELD (PHASE 1)			
1	ONE BEDROOM	0	0	0 (0 %)
2	TWO BEDROOM	2	9	11 (92%)
3	THREE BEDROOM	0	1	1 (8%)
	TOTAL PHASE 1 (GREENFIELD)	2	10	12
	GREENFIELD (PHASE 2)			
1	ONE BEDROOM	0	0	0 (0 %)
2	TWO BEDROOM	3	16	19 (57%)
3	THREE BEDROOM	3	11	14 (43%)
	TOTAL PHASE 2	6	27	33

PRELIMINARY TOTAL UNIT COUNT

1	ONE BEDROOM	0 (0 %)
2	TWO BEDROOM	30 (67%)
3	THREE BEDROOM	15 (33%)
	TOTAL	45

REVISIONS

NEWMAN ARCHITECTS

NEWMAN ARCHITECTS LLC
[illegible]
[illegible]
[illegible]

[illegible]

CLIENT
[illegible]

CIVIL ENGINEER
[illegible]

LANDSCAPE ARCHITECT
[illegible]

MEP/FP ENGINEER
[illegible]

STRUCTURAL ENGINEER
[illegible]

GREENFIELD PHASE 1

95% CONSTRUCTION DOCUMENTS

Merrill Avenue
Stamford, CT

PROJECT NUMBER
0215.50

UNIT DISTRIBUTION PLAN

DATE
18 JUNE 2012

DRAWN BY
-

SCALE
1" = 60'-0"

ARCHITECTURAL

A1.00

EXHIBIT D

RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF CHARTER OAK COMMUNITIES APPROVING THE VIDAL COURT REDEVELOPMENT PLAN

HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A/ CHARTER OAK COMMUNITIES

22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: **March 27, 2013**

Resolution Number: **13-9**

RESOLUTION

Subject: **Authorize the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("HACS") to endorse and adopt the Vidal Court Redevelopment Plan, a summary of which has been posted on the HACS website and entered into the public record**

Background: HACS has been planning and implementing the replacement of the obsolete and deteriorated Vidal Court development and the revitalization of the West Side neighborhood of Stamford for many years. Two of the five phases of the replacement housing effort are complete and occupied, and a third is scheduled to commence construction in Spring 2013. The Vidal Court Redevelopment Plan that is the subject of this resolution primarily addresses the third and proposed fourth phase of the overall revitalization effort. Adoption of the Vidal Court Redevelopment Plan is a required prerequisite to the acquisition of properties needed for Phase four by eminent domain.

NOW, THEREFORE, BE IT RESOLVED, that:

WHEREAS, The area in which the proposed redevelopment is to be located is a redevelopment area, and

WHEREAS, The carrying out of the Redevelopment Plan will result in materially improving conditions in such area, and

WHEREAS, Sufficient living accommodations are available within a reasonable distance of such area for families displaced by the proposed improvement, at prices or rentals within the financial reach of such families, and

WHEREAS, The Redevelopment Plan is satisfactory as to site planning and its relation to the Stamford Plan of Conservation and Development, and

WHEREAS, the Planning Board has issued a written opinion that the Plan is consistent with the Stamford Plan of Conservation and Development, and

WHEREAS, (i) Public benefits resulting from the Redevelopment Plan will outweigh any private benefits; (ii) existing use of the real property cannot be feasibly integrated in to the overall Plan for the project; (iii) acquisition by eminent domain is reasonably necessary to successfully achieve the objectives of

the Redevelopment Plan; and (iv) the Redevelopment Plan is not for the primary purpose of increasing local tax revenues,

NOW THEREFORE, the Vidal Court Redevelopment Plan is hereby endorsed and adopted, and the Executive Director of HACS and other staff are empowered and authorized to carry out such actions and execute such agreements as are necessary to implement the Redevelopment Plan.

This Resolution shall take effect immediately.

Vincent Tufo
Submitting Resolution

_____

Its Executive Director and CEO

EXHIBIT E

RESOLUTIONS ADOPTED BY THE BOARD OF COMMISSIONERS OF CHARTER OAK COMMUNITIES APPROVING THE ACQUISITION OF 195 STILLWATER AVENUE AND 211 STILLWATER AVENUE BY EMINENT DOMAIN

HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A/ CHARTER OAK COMMUNITIES

22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: **March 27, 2013**

Resolution Number: **13-12**

RESOLUTION

Subject: **Authorize the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("HACS") to acquire the property known as 195 Stillwater Avenue, in Stamford, Connecticut by eminent domain.**

Background: HACS has been planning and implementing the replacement of the obsolete and deteriorated Vidal Court development and the revitalization of the West Side neighborhood of Stamford for many years. Two of the five phases of the replacement housing effort are complete and occupied, and a third is scheduled to commence construction in Spring 2013. The Vidal Court Redevelopment Plan that is the subject of this resolution primarily addresses the third and proposed fourth phase of the overall revitalization effort. Adoption of the Vidal Court Redevelopment Plan is a required prerequisite to the acquisition of properties needed for Phase four by eminent domain.

NOW, THEREFORE, BE IT RESOLVED, that:

WHEREAS, The acquisition of 195 Stillwater Avenue is necessary for HACS' purposes as a housing authority under Chapter 128 of the CT General Statutes; and

WHEREAS, HACS has considered the benefits to the public and any private entity that will result from the redevelopment project and determined that the public benefits outweigh any private benefits; and

WHEREAS, The current use of the real property located at 195 Stillwater Avenue cannot be feasibly integrated into the overall redevelopment plan; and

WHEREAS, Acquisition of the real property known as 195 Stillwater Avenue by eminent domain is reasonably necessary to successfully achieve the objectives of the redevelopment plan; and

WHEREAS, HACS has made good faith efforts to negotiate with the property owners but cannot agree with the owners on the amount to be paid for the property;

NOW THEREFORE, the acquisition of the real property known as 195 Stillwater Avenue is hereby approved, and the Executive Director of HACS and

other staff are empowered and authorized to carry out such actions and execute such agreements as are necessary to facilitate and complete such acquisition.

This Resolution shall take effect immediately.

Vincent Tufo
Submitting Resolution

Its Executive Director and CEO

HOUSING AUTHORITY OF THE CITY OF STAMFORD
D/B/A/ CHARTER OAK COMMUNITIES

22 Clinton Avenue
Stamford, Connecticut 06901

Board Meeting Date: **March 27, 2013**

Resolution Number: **13-13**

RESOLUTION

Subject: **Authorize the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("HACS") to acquire the property known as 211 Stillwater Avenue, in Stamford, Connecticut by eminent domain.**

Background: HACS has been planning and implementing the replacement of the obsolete and deteriorated Vidal Court development and the revitalization of the West Side neighborhood of Stamford for many years. Two of the five phases of the replacement housing effort are complete and occupied, and a third is scheduled to commence construction in Spring 2013. The Vidal Court Redevelopment Plan that is the subject of this resolution primarily addresses the third and proposed fourth phase of the overall revitalization effort. Adoption of the Vidal Court Redevelopment Plan is a required prerequisite to the acquisition of properties needed for Phase four by eminent domain.

NOW, THEREFORE, BE IT RESOLVED, that:

WHEREAS, The acquisition of 211 Stillwater Avenue is necessary for HACS' purposes as a housing authority under Chapter 128 of the CT General Statutes; and

WHEREAS, HACS has considered the benefits to the public and any private entity that will result from the redevelopment project and determined that the public benefits outweigh any private benefits; and

WHEREAS, The current use of the real property located at 211 Stillwater Avenue cannot be feasibly integrated into the overall redevelopment plan; and

WHEREAS, Acquisition of the real property known as 211 Stillwater Avenue by eminent domain is reasonably necessary to successfully achieve the objectives of the redevelopment plan; and

WHEREAS, HACS has made good faith efforts to negotiate with the property owners but cannot agree with the owners on the amount to be paid for the property;

NOW THEREFORE, the acquisition of the real property known as 211 Stillwater Avenue is hereby approved, and the Executive Director of HACS and

other staff are empowered and authorized to carry out such actions and execute such agreements as are necessary to facilitate and complete such acquisition.

This Resolution shall take effect immediately.

Vincent Tufo
Submitting Resolution

Its Executive Director and CEO

EXHIBIT F

MINUTES OF THE PUBLIC HEARING HELD BY CHARTER OAK COMMUNITIES REGARDING THE PROPOSED ACQUISITION OF 195 STILLWATER AVENUE AND 211 STILLWATER AVENUE BY EMINENT DOMAIN

MINUTES OF A SPECIAL BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
FEBRUARY 27, 2013

A special board meeting of the Commissioners of the Housing Authority of the City of Stamford was held at 40 Clinton Avenue, Stamford, Connecticut on Wednesday, February 27, 2013.

Commissioner Nelthropp called the meeting to order at 5:50 PM.

A. Attendees

Present: Courtney Nelthropp
Tim Hodges
Sheila Williams-Brown
Jack Penfield (arrived 5:52 PM)

Absent: Kristella Garcia

Also Present: Owen Bregman
Vincent Tufo
Jonathan Gottlieb
Lisa Reynolds
Mary Beth Henry

B. Purpose of Meeting

Jonathan Gottlieb advised that the purpose of this meeting was to have a public hearing on the proposed acquisition by eminent domain of 195 Stillwater Avenue and 211 Stillwater Avenue. He noted that this public hearing is required by Conn. Gen. Stat. § 8-127a(a)(3). Mr. Gottlieb pointed out the areas under discussion on a map. He noted that the goal was to assemble the site along Merrell Avenue and Stillwater Avenue for this phase of the Vidal Court revitalization. He advised that this would be Phase IV of the Vidal Court revitalization and there would be approximately 62 housing units. Charter Oak Communities has acquired the remaining properties in this area and the acquisition of these two parcels is essential to achieving the objectives of the revitalization plan.

Mr. Gottlieb noted that Charter Oak Communities would like an outcome agreeable to all involved. In order to stay on schedule, we are beginning the eminent domain process but hope to engage in positive discussions with the property owners going forward. Mr. Gottlieb recommended keeping the public hearing open and continuing it at the March board meeting, to be closed after the public hearing on the Revitalization Plan on March 27th. He also advised that all notices required by Connecticut General Statues have been provided by mail and newspaper and entered them into the record. Mr. Gottlieb mentioned that Attorney Joseph Williams of Shipman and Goodwin was present if there are any questions about the legal process.

Mr. Gottlieb reiterated that the goal is to assemble the site along Merrell & Stillwater for this phase of the Vidal Court Revitalization. He advised that the proposed acquisition for Vidal Court rental housing is justified by the significant benefit the acquisition would provide. This housing is needed to replace Vidal Court which had deteriorated and is being demolished. More affordable housing in Stamford would stabilize the neighborhood and benefit the surrounding community. It would provide for the removal of a blighted influence on the site. The land would be integral to complete the Vidal Court Revitalization Plan. Since we are unable to achieve agreement through other means, Mr. Gottlieb noted it was necessary to undertake eminent domain action. It was noted that the China King Restaurant and a number of residential apartments was located at 211 Stillwater Avenue while there was a two-family residence at 195 Stillwater Avenue. Commissioner Penfield asked when we would go to court. Mr. Gottlieb reported that if the Board approved this action at its March 27, 2013 meeting, it would go before the Board of Representatives in April (approximate time of two months) and would most likely be completed by the summer. It was asked if we would provide relocation for those displaced and it was noted we would follow the guidelines of the Uniform Relocation Assistance and Real Property Acquisition Act.

Mr. Gottlieb advised that we received a letter from the Planning Board dated 12/10/12 confirming its support for the Vidal Court Revitalization Plan and the Plan's consistency with the City of Stamford Master Plan. Mr. Gottlieb noted that the material entered into the record this evening included the plan and approved documents that were posted on the COC website on January 18, 2013. Included were the summary of the plan, a written opinion regarding the redevelopment plan from the Chair of the Stamford Planning Board, renderings, Zoning Board Certificate documenting approval of the proposed Greenfield replacement housing phase, and Zoning Board Certificate documenting approval of the final site plan for the Greenfield replacement housing phase.

It was noted that a dry cleaning business previously operated at 211 Stillwater Avenue and pollution was created by the disposition of dry cleaning fluid, perchloroethylene, commonly known as PERC, Trichloroethylene, and Vinyl Chloride. Testing also identified other non-native materials in the soil that may require special handling and off-site disposal. Environmental testing was done to determine the extent of remediation necessary to clean up the property as the current owners have not addressed it. Mr. Gottlieb mentioned that our offer to purchase the property was predicated on an average of two separate commercial appraisals completed on the property. The cost of abatement ($241,000) was then deducted. Mr. Gottlieb noted he advised the owners to obtain their own appraisals.

Mr. Gottlieb entered the following documents into the record: Copies of letters sent and emails (between 1/10/11 to 2/13/13) with the broker who represents the property owner (eight letters to the owner and one letter to the broker, Ruby Chi). Mr. Gottlieb reported that the addresses used for mailing documents to 211 Stillwater Avenue and 195 Stillwater Avenue were the ones listed on the tax records. Mr. Gottlieb advised that the first letter was sent via certified mail, return receipt requested. The letter was returned and we were contacted by the real estate broker who represents the owners and provided another address which was a home address. Mr. Gottlieb noted that letters were sent to both addresses. We began getting a response that the price was "unacceptably too low." We provided the owner with the remediation plan from Hygenix as well as copies of the appraisals. Mr. Gottlieb reported that we are willing to engage in further discussions with the owners.

Mr. Gottlieb noted that 195 Stillwater is a two-family dwelling with a small storage area. There are two occupied apartments. Again, Mr. Gottlieb advised that two appraisals were done on this property and our offer was based on the average of the two appraisals. We began sending letters on September 21, 2012 and in October 2012 to the address of record, 195 Stillwater Avenue. The letter was not returned as undeliverable, nor was any communication was received from the owner. Mr. Gottlieb advised that he and Sean Carty went to the property and found Mr. Jagraj Singh. Mr. Singh provided them with his home address. Mr. Singh was provided with all information, including copies of all letters previously sent. We hope to engage in fruitful discussions and urge Mr. Singh to obtain legal counsel in order to understand the eminent domain process. It was again noted that the abatement cost estimate for 211 Stillwater Avenue was $241,000. Mr. Gottlieb entered into record the correspondence with property owners, the printed copy and tear sheet for the notice of the public hearing, and the Redevelopment Plan posted on the COC website on 1/18/13.

Attorney Joseph Williams noted this public hearing will be carried over to the next Board meeting on March 27, 2013. He advised that if the Board authorized the eminent domain action, there are three things they need to find:

1. They need to consider the benefit to the public and any private entity that will result from the redevelopment project and determine that the public benefits outweigh any private benefits.
2. It must be determined that the current use of the real property cannot be feasibly integrated into the overall redevelopment plan, and
3. It must be determined that the acquisition of the real property by eminent domain is reasonably necessary to successfully achieve the objectives of the redevelopment plan.

Attorney Williams advised that COC would need to do the above three things in order to justify the eminent domain.

Mr. Singh noted that he has a mortgage on 195 Stillwater Avenue of approximately $400,000 plus a home equity loan. If he could get the money to cover both of these items, he would be pleased to sell and relocate. Ruby Chi, an advisor to Mr. Min Hua Zheng, the owner at 211 Stillwater, noted that her client purchased the property for $650,000 and made $150,000 in improvements, so the offer of $494,000 was too low. Mr. Gottlieb advised that we are open to other appraisals that the owners may procure. If they provided an appraisal with a different number, that would change the discussions. However, he reiterated that COC had two licensed commercial appraisals on the property at 211 Stillwater. Mr. Tufo advised that the value reflects the net amount of $750,000 less the $240,000 for remediation with an average between the two appraisals. It was noted that PERC is an extremely serious toxin.

Mr. Gottlieb reported that Mr. Singh lives in Norwalk and the letters sent to him did not come back as undeliverable. Mr. Gottlieb reported that several voice mail messages were left for Mr. Singh but no calls were returned. He noted that COC followed the request of the lawyers by sending the letters to the address on the tax records.

It was again noted that the public hearing will be carried over until the March 27th Board meeting.

C. Adjournment

At 6:29 PM, as there was no other business before the Board, the meeting was adjourned after a motion duly made by Commissioner Hodges and seconded by Commissioner Penfield.

Vincent J. Tufo
Executive Director and CEO

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MINUTES OF A SPECIAL BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
MARCH 27, 2013

A special board meeting of the Commissioners of the Housing Authority of the City of Stamford was held at 40 Clinton Avenue, Stamford, Connecticut on Wednesday, March 27, 2013.

Commissioner Nelthropp called the meeting to order at 6:12 PM.

A. Attendees

Present: Courtney Nelthropp, Tim Hodges, Sheila Williams-Brown

Absent: Kristella Garcia, Jack Penfield

Also Present: Vincent Tufo, Lisa Reynolds, Jonathan Gottlieb, Natalie Coard, Andrew Daniels, Mary Beth Henry

B. Purpose of Meeting

Jonathan Gottlieb advised that the purpose of this meeting was to have a public hearing to accept oral and written comments on the proposed third and fourth phases of the Vidal Court Revitalization Plan. Mr. Gottlieb reported that the Plan has been posted on the COC website since 1/18/13. He provided a brief summary and noted that the portion of the Vidal Court site retained by COC will be incorporated into the new COC Greenfield and Stillwater Avenue developments. Mr. Gottlieb advised we had received a Zoning Board certificate documenting final site plan approval for the Greenfield Replacement Housing Phase. Also received was a letter with the City of Stamford Planning Board confirming its support for the Vidal Court Revitalization Plan and the Plan's consistency with the City of Stamford Master Plan. Mr. Gottlieb noted that per Conn. Gen. Stat. § 8-127a(a)(3), we have the power, for purposes of eminent domain, to acquire two parcels on Stillwater Avenue. He advised that this Public Hearing was noticed in the Stamford Advocate on 3/6/13 and 3/20/13 and entered these notices and the Vidal Court Revitalization Plan into the record. The chairman asked if the property owners of 195 Stillwater Avenue or 211 Stillwater Avenue were present and if they wished to speak. Those property owners were not present. The chairman asked if there were any questions from the public. There were none. Mr. Gottlieb noted that Attorney Joseph Williams from Shipman & Goodwin was present to answer any questions. Commissioner Hodges asked if any written or oral comments had been received. Mr. Gottlieb noted that no written or oral comments were received.

C. Adjournment

At 6:17 PM, the Public Hearing concluded and the meeting was adjourned after a motion duly made by Commissioner Hodges and seconded by Commissioner Williams-Brown.

Vincent J. Tufo
Executive Director and CEO

mbh\board\03 27 2013 spec mins VC Redevel Plan

EXHIBIT G

SUMMARY OF RELOCATION BENEFITS AVAILABLE TO TENANTS OF PROPERTY ACQUIRED BY EMINENT DOMAIN

195 AND 211 STILLWATER AVENUE
BENEFITS AVAILABLE TO TENANTS OF PROPERTIES ACQUIRED BY EMINENT DOMAIN UNDER THE UNIFORM RELOCATION ACT

Residential Tenants:

Alternative Housing Options: One comparable or better dwelling unit must be made available, and if possible three or more. COC will assign a relocation specialist to assist tenants in identifying and visiting potential alternative dwellings. The relocation specialist will also assist in preparing housing applications and will accompany the tenant to interviews with prospective landlords, if requested. COC will advance security deposit funds to new landlords, as needed.

Moving Expense: Moving expenses can either be determined by actual costs or from a fixed table of moving expenses. COC offers tenants two options: COC will retain and pay for a professional moving company to implement the move, or COC will pay residents wishing to perform their own move a fixed amount of $850.

Rental Assistance Payments: An eligible tenant who rents a replacement dwelling is entitled to rent differential payments not to exceed $5,250.00 over a period of 42 months. The "rent differential" is the amount by which the total rent (including utilities) of the new home exceeds the total rent of the home being vacated. The rent differential payment is paid for 42 months, or until the total payment cap of $5,250 is reached, whichever occurs soonest.

For tenants whose household income is considered "low income" by HUD, the tenant's contribution to the total rent at the new dwelling is calculated at 30% of their household gross income, even if the total rent paid by the tenant at the current dwelling exceeds that amount.

COC will offer Section 8 Housing Choice Vouchers to any tenant households eligible for participation in the Section 8 program, and partial Section 8 assistance to households containing some members that are Section 8 eligible and others that are not. Households that are ineligible for, or do not wish to accept, Section 8 assistance will be offered rent differential payments in at least the amounts described above.

Commercial Tenants:

Moving expenses can either be determined by actual costs for eligible activities not to exceed $10,000 or from a fixed table of moving expenses not less than $1,000 and not to exceed $20,000. An inventory of property will be required, and will determine tenant owned improvements and equipment as part of appraisal. Direct loss of tangible personal property is eligible for compensation. Re-establishment expenses not to exceed $10,000 for items such as code compliance, signage, repairs, advertisements, and estimated increased costs for first two years for item such as rent, taxes, insurance, utilities, etc. COC will coordinate with the commercial tenant at 211 Stillwater Avenue to assist in identifying potential alternate locations, and will provide financial assistance equal to, or greater than, the funding levels described above.