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CITY OF STAMFORD

MAYOR
MICHAEL A. PAVIA

ACTING DIRECTOR OF OPERATIONS
ERNIE ORGERA
Email: eorgera@ci.stamford.ct.us

CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@ci.stamford.ct.us

STAMFORD URBAN TRANSITWAY PROJECT

ENGINEERING BUREAU
Tel: (203) 977-4180/Fax: (203) 977-4137
Government Center, 888 Washington Blvd., Stamford, CT 06901

March 2, 2012

Valerie Pankosky
City Of Stamford
Board of Representative
888 Washington Boulevard
Stamford, CT 06901

Re: **Requesting approval for the City to proceed with THE ACQUISTION BY NEGOTIATION OR EMINENT DOMAIN OF RIGHTS OF WAY FOR GROUP C (25 partial take) PROPERTIES FOR THE STAMFORD URBAN TRANSITWAY PROJECT in a manner consistent with the Mayor's Report and the Final Report of the Director of Administration**

Dear Ms. Pankosky

As you are aware, this project received approval of Resolution No. 3280 on April 6, 2009 specifically authorizing the Mayor to go through the charter-mandated process of having the Office of Operations and Director of Administration to begin reports of engineering, surveys, plans, profiles, specifications, cost estimates, estimates of 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.

The Office of Administration completed the assessment of Group C, twenty-five partial take properties to be acquired, including damages and the benefits to each property owner in December 2012. 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. A public notice of the assessment and time and place of hearing was published in the Stamford Advocate on December 23, 28, 30, 2011. To date, the City has met with all property owners for the initial negotiation of acquisition.

My office in conjunction with the URC 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 Stamford Urban Transitway project go forward with the acquisition of these twenty-five partial take properties, and that the Board of Representatives exercise its powers under Sec. 8-60-1, et seq, and instructs the City to proceed with the Stamford Urban Transitway project in a 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 Engineering Bureau. 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 appropriate committee as designated by the Board's steering committee at the next scheduled committee meeting.

Sincerely,

Louis Casolo, P.E. - City Engineer

Attachments

CC: Michael Pavia – Mayor
Ernie Orgera – Director of Operations
Peter Privitera- Director of Administration
Corporation Consul
Ann Brown, P.E. – SUT Project Manager
Rachael Goldberg - URC

Mayor
MICHAEL A. PAVIA

INTERIM DIRECTOR OF
ADMINISTRATION

PETER F. PRIVITERA

Phone: (203) 977-4182
FAX: (203) 977-5657
Email: pprivitera@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF ADMINISTRATION
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

DIRECTOR OF ADMINISTRATION'S FINAL REPORT OF PROPERTY AND EASEMENT ACQUISITION DAMAGES FOR THE STAMFORD URBAN TRANSITWAY PROJECT PHASE II

GROUP C PROPERTIES

March 2, 2012

Affected Property (Group C)	Estimate of Damages
15 Maple Avenue: McKale Enterprises	$ 81,000
34 Myrtle Avenue: Gwendolyn Laughlin, et al	$ 65,000
54 Myrtle Avenue: The Pines Condo Assn.	$ 8,900
58 Myrtle Avenue: 58 Myrtle LLC	$ 30,000
59 Myrtle Avenue: 59 Myrtle LLC	$ 160,000
60 Myrtle Avenue: Manuel and Beatriz H. Cartagena	$ 14,000
63 Myrtle Avenue: 63 Myrtle Ave LLC	$ 115,000
68 Myrtle Avenue: Mieczyslaw Boruch and Juan C. Toledo	$ 7,000
70 Myrtle Avenue: Elsie English, et al	$ 5,400
72 Myrtle Avenue: Pedro Zapata	$ 4,500
75 Myrtle Avenue: If-Off Company, LLC	$ 170,000
85 Myrtle Avenue: 85 Myrtle Avenue LLC	$ 50,000
89 & 107 Myrtle Avenue: James Riley, et al	$ 675,000
96 Myrtle Avenue: Myrtle Terrace Condo Assn.	$ 1,000
100 Myrtle Avenue: Century Condo Assn.	$ 3,000
104 Myrtle Avenue: Cognetta Family Limited Partnership	$ 4,500
108 Myrtle Avenue: Cognetta Family Limited Partnership	$ 7,600
112 Myrtle Avenue: FJG Associates, LLC	$ 9,400
905 & 907 East Main Street: McKale Enterprises	$ 175,000
914 East Main Street: New Hope Realty, Inc.	$ 60,000
917 East Main Street: SCI Enterprises, LLC	$ 120,000
930 East Main Street: Hector E. and Magali Silva	$ 7,000
933 East Main Street: 953 East Main Street LLC	$ 200,000