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August 15, 2013

Representative Harry Day, Chair
Land Use and Urban Redevelopment Committee Stamford Board of Representatives
888 Washington Avenue, 4th Floor
Stamford, CT 06904-2152

Mr. Jonathan Gottlieb, Vice President
Rippowam Corporation
40 Clinton Avenue, Suite 101
Stamford, CT 06901

Dear Representative Day and Mr. Gottlieb:

Our firm has acted as counsel to the Stamford Housing Authority, d/b/a Charter Oak Communities ("COC"), in its adoption of the Vidal Court Redevelopment Plan and in its efforts to acquire the properties located at 195 and 211 Stillwater Avenue in Stamford by purchase or eminent domain in furtherance of the Redevelopment Plan. The attached chronology summarizes the formal process undertaken by COC in these efforts to date.

As you requested, I am writing to confirm that the process undertaken by COC as described on the attached chronology is consistent with applicable law. COC has taken all legally required steps to date in pursuing both the approval of the Redevelopment Plan and the acquisition of 195 and 211 Stillwater Avenue by eminent domain.

If I can be of any further assistance, please do hesitate to contact me.

Very Truly Yours,

Joseph P. Williams

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PROCESS FOLLOWED BY CHARTER OAK COMMUNITIES
ADOPTION OF VIDAL COURT REDEVELOPMENT PLAN
APPROVAL OF EMINENT DOMAIN ACQUISITION OF 195 AND 211 STILLWATER AVENUE

**Background**

Prior to initiating any formal process, multiple attempts were made to negotiate the purchase of properties located at 195 and 211 Stillwater Avenue. After these attempts proved unsuccessful and it was determined that further negotiations were unlikely to reach a positive outcome, the eminent domain acquisition process was initiated. Attempts to negotiate the purchase of both properties on terms acceptable to the parties have continued despite the initiation of the eminent domain process.

**History of Eminent Domain Process**

8/30/12: COC letter to Stamford Planning Board requesting finding that Vidal Court Redevelopment Plan for phases proposed for Merrell Avenue and Stillwater Avenue is consistent with the City of Stamford Master Plan

9/10/12: Stamford Planning Board reviewed the Vidal Court Redevelopment Plan for the Merrell and Stillwater Avenue phases and discussed the request from COC

12/10/12: Stamford Planning Board issues letter finding that the Vidal Court Redevelopment Plan for the Merrell and Stillwater Avenue phases is consistent with the City of Stamford Master Plan

1/14/13: Vidal Court Redevelopment Plan for the Merrell and Stillwater phases is posted on the COC website for public review and comment

2/14/13: Certified letters noticing a public hearing on the proposed acquisition of 195 and 211 Stillwater Avenue by eminent domain sent to all property owners within 100' of the subject properties

2/19/13: Public notice published in Stamford Advocate of public hearing regarding the proposed acquisition of 195 and 211 Stillwater Avenue by eminent domain

2/27/13: Public hearing held by COC Board to accept public comment regarding the proposed acquisition of 195 and 211 Stillwater Avenue by eminent domain

3/6/13: Public notice published in Stamford Advocate of public hearing regarding the Vidal Court Redevelopment Plan

3/20/13: Second public notice published in Stamford Advocate of public hearing regarding the Vidal Court Redevelopment Plan

3/27/13: Public hearing held by COC Board to accept public comment regarding the Vidal Court Redevelopment Plan

3/27/13: Continuation of 2/27/13 public hearing regarding acquisition of 195 and 211 Stillwater Avenue by eminent domain

3/27/13: Following conclusion of the public hearing, COC Board votes to adopt and approve the Vidal Court Redevelopment Plan

3/27/13: Following conclusion of the public hearing, COC Board votes to approve the acquisition of 195 and 211 Stillwater Avenue by eminent domain.

4/4/13: Public notice of COC Board approval and adoption of Vidal Court Redevelopment plan published in Stamford Advocate

4/4/13: Public notice of COC Board approval of acquisition of 195 and 211 Stillwater Avenue by eminent domain published in Stamford Advocate.