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To: Valerie Rosenson
Legislative Officer, Board of Representatives

From: Cynthia Anger *Cynthia Anger*
Assistant Corporation Counsel

Date: June 1, 2020

Re: Washington Blvd./Pulaski Street widening project
274 Washington Blvd. Communications Summary

On December 19, 2019, the Law Department sent a letter by certified mail, return receipt requested, to Ann Koziol, the owner of record of 274 Washington Blvd. The letter was unclaimed, but Mrs. Genevieve Cal contacted the City, indicated that she was the responsible co-owner of the property, and scheduled a meeting with City representatives for January 21, 2020. During that meeting, the initial project involving a partial acquisition of street frontage was explained, and an offer to purchase was made. Mrs. Cal requested additional information about the plan that the Traffic Engineering Department provided after the meeting. On February 13, Mrs. Cal verbally rejected the City's offer, indicating that she was considering other options. On February 14, we wrote to Mrs. Cal to confirm that she had rejected the offer. Mrs. Cal does not use email, so our communications with her have been in person, in writing, or via telephone.

While negotiations with Mrs. Cal were ongoing, the City continued to identify other owners of the 274 Washington Blvd. property and developed an alternative plan to acquire the entire parcel. In March and April, we contacted Mrs. Cal to discuss the City's alternative plan and made an offer for the property, which was based on terms comparable to the offer made to the owner of 21 Pulaski Street. We also discussed the eminent domain process, why acquiring the property for the project constitutes a public purpose under the law, the complicated ownership and title issues, and why using eminent domain was needed even if we could agree on the compensation amount.

Mrs. Cal indicated that she understood the plan, the title issues, and the eminent domain process but rejected the City's offer. In mid-May, the City located and began contacting other owners. Just prior to the public hearing on May 27, Mrs. Cal hired a lawyer. He has requested an additional 30 days to negotiate a resolution.

Negotiations with Mrs. Cal have been ongoing since January 2020. During that time, we have communicated with Mrs. Cal (15 times) and her son (twice), with five co-owners (6 times), and with Mrs. Cal's attorney (5 times since May 27).

The City's Charter and the state statutes set forth processes that encourage negotiation. In the case of the Washington Blvd./Pulaski Street project, negotiations will continue throughout June and July while we attempt to reach agreements with the property owners.