

**From:** [de la Cruz, Virgil](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [Anger, Cynthia](#)  
**Subject:** Fw: 21 Pulaski Street  
**Date:** Tuesday, May 26, 2020 1:21:34 PM

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Valerie,

Mr. Fritz Chery, the realtor for 21 Pulaski Street has sent three emails with a request that they be distributed to the Board of Reps members. Below is one; the other two will follow.

Virgil

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**From:** fritzc <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Sent:** Thursday, May 21, 2020 4:22 PM  
**To:** de la Cruz, Virgil  
**Subject:** Fwd: 21 Pulaski Street

Begin forwarded message:

**From:** Fritz Chery <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Date:** Apr 7, 2020 at 5:34 PM  
**To:** Anger, Cynthia <[canger@stamfordct.gov](mailto:canger@stamfordct.gov)>  
**Cc:** Lesperanceisreal <[lesperanceisreal@outlook.com](mailto:lesperanceisreal@outlook.com)>  
**Subject: Re: 21 Pulaski Street**

I am representing Mr.Lesperance.

As mentioned before, we countered your 1 million offer. Has the city decided to offer a higher amount closer to the asking price?

Fritz Chery

On Tue, Apr 7, 2020, 5:03 PM Anger, Cynthia <[CAnger@stamfordct.gov](mailto:CAnger@stamfordct.gov)> wrote:

Dear Mr. Lesperance:

I have tried repeatedly to contact your realtor, Fritz Chevy to inquire as to whether you would like to accept the City's offer of \$1 million and the reasonable and actual relocation expenses of your tenants. As you may be aware, our offer is approximately 30% above the value of the property based on the City's two appraisals. If Mr. Chevy no longer represents you, I am happy to speak with you directly.

Can you please contact me at your earliest convenience? I can be reached at 203-977-5292.

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and any attachments and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized.

**From:** [de la Cruz, Virgil](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [Anger, Cynthia](#)  
**Subject:** Fw: City's offer for 21 Pulaski Street.  
**Date:** Tuesday, May 26, 2020 1:25:26 PM

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Valerie,

Here's the second email,

Virgil

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**From:** fritzc <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Sent:** Thursday, May 21, 2020 4:20 PM  
**To:** de la Cruz, Virgil  
**Cc:** Winthrop E Baum  
**Subject:** Fwd: City's offer for 21 Pulaski Street.

Begin forwarded message:

**From:** fritzc <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Date:** Mar 13, 2020 at 5:10 PM  
**To:** Anger, Cynthia <[canger@stamfordct.gov](mailto:canger@stamfordct.gov)>  
**Subject: Re: City's offer for 21 Pulaski Street.**

Good morning.

Mr. Lesperance has replied and has reduced his offer to \$1,560,000. Additionally, I have added the link to our appraisal which Mr Lesperance agrees is fair however, it doesn't take into account his loss of income over the next 10+ years.

Thank you.

On Feb 6, 2020 at 2:47 PM, Anger, Cynthia <[canger@stamfordct.gov](mailto:canger@stamfordct.gov)> wrote:

Mr. Chery:

On December 13, 2019, I met with you, your client Roland Lesperance, and his son to discuss the City's interest in purchasing Mr. Lesperance's property at 21 Pulaski Street and to present the City's initial offer. Subsequently, you informed me that your client was "open to more conversations with the City of Stamford however, Mr. Roland would like to receive offers elsewhere." On January 21, 2020, you, Mr. Winthrop Baum of your office, and I met with Mayor Martin to further discuss the City's Washington Blvd./Pulaski Street project. During this meeting, the City offered to purchase your client's property for \$1 million plus the

tenants' reasonable and actual relocation expenses. We hope that the offer is acceptable to your client and would appreciate your response on or before February 21, 2020.

Very truly yours,  
Cynthia Anger

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**From:** fritzc <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Sent:** Monday, February 3, 2020 2:26:57 PM  
**To:** Anger, Cynthia  
**Subject:** City's offer for 21 Pulaski Street.

Good afternoon,

Mr. Lesperance is requesting a written copy of the city's latest offer for 1 million for his home. Would you be able to produce that for him?

- Fritz Chery  
21 Pulaski Street

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**From:** [de la Cruz, Virgil](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [Anger, Cynthia](#)  
**Subject:** Fw: Follow up - 21 Pulaski Street  
**Date:** Tuesday, May 26, 2020 1:27:20 PM

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Valerie,

This is the third and last email.

Virgil

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**From:** fritzc <[fritzc@webrealtycompany.com](mailto:fritzc@webrealtycompany.com)>  
**Sent:** Thursday, May 21, 2020 4:16 PM  
**To:** de la Cruz, Virgil  
**Cc:** Winthrop E Baum  
**Subject:** Follow up - 21 Pulaski Street

(Per our conversation, please forward to the other members of the Stamford Board of Representatives)

Virgil,

Thank you for taking the time to speak with me. As I stated, the lines of communication between my client at 21 Pulaski Street and anyone making an offer for the purchasing of his home has been open. My client is completely satisfied with my level of professionalism and timely responses to such offers on his behalf. Several Board of Representative members have also reached out to me via email, phone and text message for information about the status of this transaction and I have immediately replied and provided updates on my client's behalf.

To date, the city has repeatedly offered \$1,000,000 for 21 Pulaski Street to which my client countered with \$1,560,000. It is my client's right as a longterm tax paying resident of Stamford to ask any price for his property and it is my job to clearly express his wishes to potential buyers.

I am sure you are aware of the property at 340 Washington Blvd, which stood 30 yards from 21 Pulaski street, which sold for \$1,500,000 in July of 2019. Therefore, my client feels justified in his asking price. An appraisal was completed and submitted to the city which, is higher than the \$1,000,000 previously offered by them. That appraisal has been shared with anyone who has asked for it and I am willing to email that to anyone who wishes to review it now.

My cell phone number is 203-940-0386 and email is [FritzC@webrealtycompany.com](mailto:FritzC@webrealtycompany.com). Feel free to call me directly, and as always, I will speak with anyone having questions about this property.

Respectfully,  
Fritz G. Chery

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