

January 18, 2023

Mayor Caroline Simmons
Office of the Mayor
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

RE: Manhattan Street Assemblage

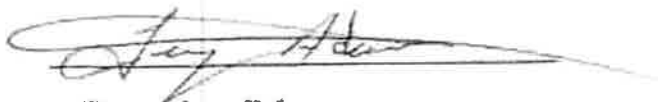
Dear Mayor Simmons,

On November 15, 2022 Terry wrote you in his capacity as president of the South End Neighborhood Revitalization Zone Inc. regarding the potential future of the Manhattan Street properties. Today we are both writing as District-3 Board of Representatives requesting you to please advance the issues outlined in the South End NRZ letter. These blocks are a gateway to the South End that would greet visitors arriving to the South End by train, car, bus, and on foot. The site has been neglected causing it to become blighted and unsafe as there were two fires in the area within the last few years. These two small blocks, surrounded by five City streets have had a long unproductive history due to the past developer who controlled these properties for the last decade. Prior to the State of Connecticut selecting a private developer for the area around the train station, these private properties included owner occupied residences, businesses, religious organizations, etc. The South End families included Czescik, Rodriquez, Vlahakis, Steinegger, Morbito and The Little Zion Church of God in Christ. All the properties had to be vacated as stipulated in the lease to the developer, who then allowed the properties to become blighted, failed to close, abandoned the lease, and now the owners must pick up the pieces.

The Stamford Manhattan Transit Group (SMTG) led by Barbara Czescik has endured more than a decade of uncertainty, eminent domain, lawsuits, failed state initiatives, construction, loss of property and failed lease oversight. SMTG in taking back responsibility for these properties as part of their promise to the NRZ and the south end residents, filed for demolition permits for the blighted buildings. Since applying for demolition, the State of Connecticut State Historic Preservation Office (SHPO) has instituted the 180-day demolition delay. We understand from the attached Memoranda of Agreement that the developer who controlled these properties for most of the last decade was to report to the State "any problems ..." and pay \$100,000 prior to any demolition. In addition, up to another \$100,000 was to be paid benefitting SHPO and Historic Neighborhood Preservation (HNP). While that helps us understand why the State now seeks to delay demolition, it does not further our goal to see this property cleaned up ASAP. SMTG's representative Rick Redniss, informed us that he walked the properties with SHPO representatives on January 10th and they are working on a new agreement. This time it will be with SMTG directly. Our constituents are concerned that the process with the State may take months but hope it gets resolved quickly, so the clean-up of the blighted area can be done ASAP.

These property owners are not responsible for this blight, yet they have taken positive steps to rectify the situation. It is important to our constituents that these properties are cleaned up, assembled, and excess city properties be put back on the tax rolls. Anything the City can do to accelerate these local and state issues would be greatly appreciated.

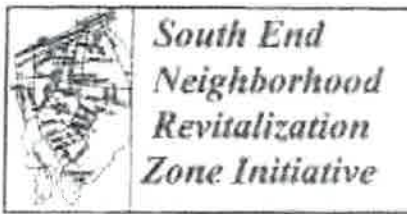
Sincerely,



Terry Adams D-3



Elise Coleman D-3



November 15, 2022

Mayor Caroline Simmons
City of Stamford
888 Washington Boulevard, 10th Floor
Stamford, CT 06901

RE: Potential Discontinuance of Garden Street Extension

Dear Mayor Simmons,

The South End Neighborhood Revitalization Zone (NRZ) met with Rick Redniss on November 1st and on November 8th representing Stamford Manhattan Transit Group ("SMTG"), the collective ownership group for the block of properties between Manhattan, Pacific, Dock and Atlantic Streets. We discussed the potential future of the entire block and are in unanimous support/agreement that a thoughtful and comprehensive redevelopment of all the properties, including Garden Street, is in the best interest of the South End and City of Stamford.

This particular block is an ideal candidate for significant redevelopment. It is surrounded by City streets, directly across from the train station, contains no significant historic structures, and has no residential neighbors. The properties are also Master Planned and Zoned for high intensity development for Residential, Commercial, or Mixed use.

While the details of any future redevelopment will still need to be reviewed and discussed very carefully, the site should include the Garden Street extension that currently divides the site. Having the block fully assembled will allow for a more thoughtful and comprehensive development which helps to create a more pedestrian friendly area and enhances an area which is in desperate need of attention.

The Stamford Manhattan Transit Group has also stated their intention to demolish and clean up the properties in advance of acquisition of the City Parcels. This is a very important goal for the South End.

We hope the city can work quickly and efficiently to start the abandonment process of lower Garden Street along with the possible sale of the sliver parcels along Garden Street, Dock Street and Atlantic Street. As the only contiguous properties in that area the Stamford Manhattan Transit Group needs our help to establish a contiguous development area, clean up the block, and create a new thoughtful redevelopment of the block. This action will help support our mission of revitalizing the South End Neighborhood. It would also be appreciated if the funds raised by the sale can stay in the south end to help fund projects within the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Adams". The signature is fluid and cursive, written over a light blue horizontal line.