



**Stamford Water Pollution Control Authority Board Meeting  
Monday, September 18, 2023**

**5:30 p.m.**

**Meeting held via teleconference**

**Full Meeting Minutes**

**Attendees**

Ed Kelly	Chairman, WPCA Board Member
Merritt Nesin	WPCA Board Member/Technical Committee Chair
Benjamin Barnes	WPCA Board Member/ Director of Administration
Matthew Quinones	WPCA Board Member/ Director of Operations
Amiel Goldberg (Absent)	WPCA Board Member/Board of Reps
J.R. McMullen	WPCA Board Member/Board of Finance
Robert Barocas	WPCA Board Member/Finance Committee Chair
Steven Bagwin	WPCA Board Member
Frank Salem (Absent)	WPCA Board Member
William Brink	Executive Director, WPCA
Rhudean Bull	Administration Manager, WPCA
Ann Brown	Supervising Engineer, WPCA
Vernesa DeCausey	Financial Manager, WPCA
Crystal Blair	Administrative Account Assistant, WPCA
Abigail Logrono	Administrative Account Assistant, WPCA
Robert Pudelka (Absent)	Plant Supervisor
Steve Pietrzyk	Collections System Supervisor
David Yanik	City Comptroller
William Ward	Collection Attorney (Pilicy Ryan & Ward, P.C.)
Lynda Roca	CompUtil

**Call to Order, Pledge and Roll Call**

E. Kelly, Chairman, called the meeting to order at 5:33 pm with roll call; there was no pledge of allegiance. A quorum was present seven (7 Board Members).

**Welcome Director of Administration Benjamin Barnes**

E. Kelly welcomed Benjamin Barnes to the Board and to his new role as the Director of Administration. B. Barnes expressed how delighted he was to be back in the role that he previously held and stated he looked forward to working with the WPCA Board. He went on to explain his tenure and experience with the City and WPCA Board. He ended by saying he looks forward to serving and providing as much assistance as he can.

**Public Participation**

No members of the public were present.

**Minutes Approval of the Full Board Meeting of August 21, 2023**

S. Bagwin made a motion to approve the August 21, 2023 minutes; seconded by M. Nesin. There was no further discussion. **Vote 6-0-1.** Benjamin Barnes abstained.

**Administrative/Budget Report**

R. Bull briefly reported the following:

- Staffing vacancies
- IUOE retirees retro pay issues
- One (1) Injuries reported

- Staffing issues
- One positive Covid cases
- City's Oracle Cloud Financials system update
- Final Transfers
- Final FY '23 Expense Report review

### **Sub-Committee Reports**

#### **Finance Committee**

R. Barocas stated that the Finance Committee was held before the Board meeting and the following occurred:

- There was not a quorum, so no decisions were made
- The agenda was covered
- He explained that there are some old business topics that are still outstanding. and that he would like to get outside participation from Attorney Lee at the next meeting.
- The committee reviewed the preliminary financial report but recognized that the full Oracle System does not have all the outputs. The Controller and Finance Manager will attempt to establish a report in the interim.

#### **Technical Committee**

M. Nesin reported the committee meeting was held on Wednesday, September 13, 2023, and the following issues were discussed:

- An update on construction projects
- Approval of the Siemens Bid Waiver for mechanical systems inspections and maintenance
- Approval of the Wright Pierce Bid Waiver to design or upgrade the clarifier equipment
- Plant operations are running well

#### **Workforce Development Committee**

S. Bagwin stated that there was a meeting held on Wednesday, September 13, 2023, and the following was discussed:

- Position vacancies and strategies for filling positions
- IUOE contract settlement and retiree retro payout
- The new trailers for Collection system employees
- Covid-19 Update

### **Financial Update**

#### **CompUtil Report**

L. Roca stated that CompUtil is releasing liens, as money is being collected. She reported that out of the 25 times they billed, there are 20 bills over 99%, 4 bills over 98%, and the April bill is just over 96% collected. She stated that 11 million dollars was billed for the April bill and that there is just over \$400,000 that is still outstanding. She said a couple of new accounts have been created and that now there are 19,809 active accounts in Stamford, and 652 accounts with liens on them. She said Stamford is in good shape. She reported that they're getting ready to bill, and they have been helping with the Oracle project. She reported that CompUtil is working with the City to provide data for all the delinquent accounts in Stamford, and that they have worked to combine and match as many sewer accounts as possible with the City accounts. She said they are still going through the data, discarding unwanted information. She explained that CompUtil has their programmers working on the project and will continue to match the information and work together with other City departments so everyone is on the same page.

#### **Receivables & Arrears**

V. DeCausey reported for the month of August

- \$476,446.67 sewer use & assessment fees collected
- 4% of the budget revenues collected YTD
- As of August 31<sup>st</sup>, total aging is 2.5 million
- Average collection rate 99.39% vs. 95.16% last month's
- 95.16% of the April bill collected

#### **Pilicy Ryan & Ward, P.C. Collections Report & Update**

T. McKirdy reported the following:

- 281 active files

- 55 accounts with balances above (\$5,000) Foreclosure Threshold
- 25 In Payment Plans, 1 stayed due to bankruptcy filing
- 26 active foreclosures
- 214 with no payment plan below Foreclosure Threshold
- 27 Files referred
- 11 Files closed since last meeting
- Collected \$44,847.64 for September as of today
- Total collected for 2023 \$500,423.14

#### **FY 2023 SWPCA Connection Charge Program**

##### **a. Vote to adjourn for the 6:00pm FY '23 Connection Charge Program Public Hearing**

At 5:58pm, E. Kelly, Chairman, motioned to adjourn the regular Board meeting and convened the public hearing for the FY '23 Connection Charge Program; seconded by J.R. McMullen. There was no discussion.

**Vote: 7-0-0**

##### **b. Vote to Reconvene after Public Hearing**

At 6:12pm, since no one was present for the public hearing, E. Kelly made a motion to adjourn the public hearing for the FY '23 Connection Charge Program; seconded by M. Nesin. There was no further discussion.

**Vote: 7-0-0**

At 6:12 pm E. Kelly made a motion to reconvene the regular E. board meeting; seconded by J.R. McMullen. There was no further discussion. **Vote: 7-0-0**

##### **c. Discussion & Vote of the FY 2023 Connection Charge Program**

E. Kelly read the Resolution for the 2023 Connection Charge Program that are made a part of these minutes in accordance with the Connection Charge Policy. B. Barnes made a motion to adopt the Resolution as read; seconded by J. R. McMullin. There was no further discussion. **Vote: 7-0-0.**

#### **Executive Director's Top Ten**

B. Brink briefly went over his monthly report; the report will be made a part of these minutes.

#### **Discussion: Final FY'23 Year End Budget Report**

R. Bull presented the final FY '23 Year End Budget. She informed everyone that the Board had approved transferring salary dollars to accounts that had a deficit at the previous meeting. She mentioned that the final report included accruals for the fiscal year pertaining to the UAW and MAA employee contract settlement. She reported that the final Labor balance was approximately \$137K, but the MAA accruals were yet to be added to the balance. She further added that the non-labor surplus was around \$4.147 million. During the discussion, B. Barnes inquired about the WPCA's bond payments. R. Bull responded that the bond payments were being made and that she would finalize the report with detailed information about the depreciation expense line item and the exact bond payments made to date.

#### **Discussion & Vote: Approval of a Bid Waiver for Siemens for Mechanical Systems Inspections and Maintenance in the amount of \$69,372**

A. Brown explained that Siemens has an annual contract for the maintenance of all mechanical systems on the Plant, including two new pump stations added this year - Dyke Lane and Cove Island. She stated that Siemens is requesting a bid waiver of \$69,372. M. Nesin confirmed that the Technical Committee has already approved this item. There was a brief discussion regarding purchasing guidelines, prompted by B. Barnes. Finally, M. Nesin made a motion to approve the Bid Waiver for Siemens for Mechanical Systems Inspections and Maintenance in the amount of \$69,372; seconded by E. Kelly. There was no further discussion. **Vote:7-0-0**

#### **Discussion & Vote: Approval of a Bid Waiver for Wright-Pierce to Design New Clarifier Equipment In Final Settling Tank No. 3 in the amount of \$45,000**

A. Brown explained that the equipment rake in the bottom of the settling tank that collects sludge in clarifier No. 3 is in need of repair. She stated that there were discussions to replace the equipment and therefore, solicited (3) three engineering firms. She said that two quotes were received back with proposals and that one firm chose not to respond. She explained that both firms were qualified, but Wright Pierce was the most cost effective. She went on to say Wright Pierce proposed a structural change to the bottom of the tank, which is why an engineering firm is needed to go in to take measurements and have their structural engineer's review. She stated that she is requesting that the bid waiver be issued so Wight Pierce can go out to design the new clarifier equipment tank No. 3. M. Nesin explained that A. Brown wanted the equipment in No. 3 tank to be the same as tanks No. 1 & No. 2. so that the clarifiers would be compatible; that if something breaks down, there is one piece of equipment for each of the clarifiers. He stated that the Technical Committee approved this item. After a brief discussion, M. Nesin made a

motion to approve the Bid Waiver for Wright-Pierce to Design New Clarifier Equipment in Final Settling Tank No. 3 in the amount of \$45,000; seconded by E. Kelly. There was no further discussion. **Vote:7-0-0**

**Old Business:**

No old business discussed.

**New Business:**

E. Kelly nominated Benjamin Barnes to be a member of the Finance Committee, Seconded by R. Barocas. There was no further discussion. **Vote: 7-0-0.**

At 6:54 pm, E. Kelly made a motion to adjourn the September meeting; seconded by R. Barocas. There was no further discussion. **Vote: 7-0-0.**

### Stamford WPCA Top Issues (9/18/23)

No.	Issue	Action Description	Impact	Status	Schedule
1	Service Contract with Synagro to Operate and Maintain Sludge Dryer and Dispose of Sludge Solids expires on March 3, 2024	Evaluate options for operating the sludge dryer and sludge disposal.	Operations and Financial	SWPCA staff to evaluate options for operating the sludge dryer and sludge disposal.	Prepared a Request for Qualifications for interested firms. Sent RFQ to City Purchasing to be advertised. Respondents will be evaluated to see if they are qualified to respond to a future Request for Proposal.
2	Primary sludge pumping and dewatering equipment is aged and in need of replacement. Equipment in primary clarifier No. 1 is severely corroded and needs to be replaced.	Upgrade the primary sludge pumping and dewatering system with new equipment to improve primary sludge pumping and grit removal. Replace the equipment in Primary Clarifier No. 1	Increase system reliability and improve grit removal to protect downstream equipment.	C H Nickerson has relocated large FRP odor control duct and installed dewatering wells and piles for large and deep excavation to replace primary sludge piping between primary settling tanks and primary sludge pump building.	Will be replacing primary sludge piping this fall and primary settling tank No. 1 equipment in February. Construction expected to take up to 2 years.
3	Providing sanitary sewers to Perna Lane Area	Evaluate cost effective options for providing sanitary sewers to the Perna Lane Area.	Operations	Tighe & Bond has completed re-design of the sanitary sewers in Phase I. Finalizing plans for the pump station and response to CTDOT review comments to submit to CTDOT for approval.	Bid the project for construction this fall to begin construction in early 2024.
4	Extreme wet weather - high flow discharge and permit exceedance on 5/1/14. Record rainfall on 7/9/21 and 9/1/21 caused plant flows that approached or exceeded plant capacity.	Perform an Infiltration and Inflow (I/I) Study to identify and remove extraneous flows caused by rainfall and high groundwater	Regulatory and Operations	National Water Main to perform sewer rehabilitation in Phase II subareas next on priority list for I/I removal.	National Water Main has cleaned the sewers in preparation for installing a sewer liner. Work to continue this fall.
5	Hurricane barrier gate on East Branch of Stamford Harbor needs repair. Gate may need to be removed for at least 4 to 6 months to do the repair.	Need to evaluate impact of an extreme weather event and storm surge occurring during the gate repair on the treatment plant and three (3) storm water pump stations.	Operations	Army Corps of Engineers currently evaluating the extent of the repair and duration it will be out of service.	Hurricane barrier gate is expected to be inoperable starting January 2025 for 3 to 6 months. SWPCA needs to evaluate impact of storm event on treatment plant without protection of the gate.

6	Personnel Safety	Comply with requirements for arc flash protection.	Operations	Need to complete the data collection on electrical switchgear by Siemens to complete the Arc Flash analysis.	Data collected by Siemens from the EPM will be used to complete the arc flash analyses and MCC panel labeling. Have requested a proposal from Siemens to perform the Arc Flash analysis.
7	Sludge dryer is operating close to its capacity and there are limited options for disposal of sludge cake due to incinerators operating at their capacity and landfills that are closing, or won't accept sludge cake.	SWPCA needs to evaluate its future options for sludge processing and disposal and develop a long term Sludge Management Plan.	Operations	Hazen has finalized the study report and the "road map" to guide our future course of action.	Will continue to monitor the development of sludge treatment technologies, especially pyrolysis and gasification.
8	WPCF evaluations and improvements	Study, design, and construct new plant water and return activated sludge (RAS) and waste activated sludge (WAS) pumps to replace aged equipment and increase operations and energy efficiency.	Regulatory and Operations	Gannett Fleming Engineers has completed the Basis of Design Report for the final design.	Gannett Fleming to start final design upon execution of agreement and complete final design by summer of 2024.
9	Facilities Building 6A which houses SWPCA Collection System, Electricians and Regulatory Compliance staff is deteriorated and has a leaking roof.	Evaluate options for relocating SWPCA staff that currently work in Building 6A	Operations	Collection system mechanics and electricians have moved into their trailer. Regulatory compliance staff to move into their trailer the week of September 18 <sup>th</sup> .	City is planning to replace the roofs on the Facilities Buildings, including Building 6A, by the end of this year.
10	Upgrade Alvord Lane, Commerce Drive and Saddle Rock Pump Stations	Pump Stations are aged and in need of upgrade or replacement	Operations	Tighe & Bond have presented proposed upgrades to the three (3) pump stations to receive WPCA staff comments.	Tighe & Bond is preparing their draft report of recommendations for the pump stations upgrade/replacement.



**Resolution  
2023 Connection Charge Program**

WHEREAS: During the period from March 1, 2022 to February 28, 2023 various construction throughout the City of Stamford, Connecticut, has resulted in the connection of new units to existing sanitary sewers, and

WHEREAS: The City of Stamford is empowered by § 7-255 of the Connecticut General Statutes, to establish charges for connection with a sewerage system, and

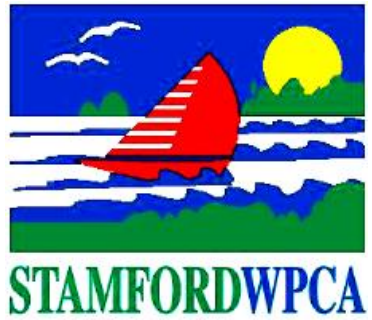
WHEREAS: This Authority has published a proposed connection charge assessment, and

WHEREAS: This Authority has held a public hearing where those affected were allowed to be heard.

NOW THEREFORE, BE IT RESOLVED: The Water Pollution Control Authority of the City of Stamford, Connecticut, hereby determines the amount of the connection charges to be levied against property owners throughout the City of Stamford. Said determination is attached to and made a permanent part of these minutes. The assessments will be filed with the Town and City Clerk of the City of Stamford by September 30, 2023 and any appeals from such filing must take place within twenty-one (21) days from the date of such filing.

BE IT FURTHER RESOLVED: The charge may be paid in fifteen (15) equal annual installments. The first installment shall be due on November 1, 2023 and must be paid by December 1, 2023. Each subsequent installment shall be due on the first day of November each year up to and including November 1, 2038. No interest shall be charged on the unpaid balance so long as each installment is paid within thirty days after the same shall become due. Delinquent installments, if not paid within thirty days after the same shall become due, shall be subject to an interest charge which shall be collected in a manner provided by the General Statutes for delinquent property taxes.

BE IT FURTHER RESOLVED: That for each parcel for which installments are payable, a "Certificate of Notice of Installment Payment of Connection Charge," signed by the Tax Collector shall be filed with the Town and City Clerk for recording on the land records. Prepayment of the connection charges shall be permitted in which case any "Certificate of Notice" will be released.



**CITY OF STAMFORD  
WATER POLLUTION CONTROL AUTHORITY**

**2023  
CONNECTION CHARGE  
PROGRAM**

**BOOK OF PROPOSED CHARGES**

Final September 29, 2023



	OWNER/ADDRESS	LOCATION STREET	BLOCK #	CARD#	LOT#	CONNECTION CHARGE
1.	492 GLENBROOK ROAD LLC 25 CRESCENT STREET 2ND FL STAMFORD, CT 06906-1839	GLENBROOK ROAD	316	W 405	7TO008	\$44,625.00
2.	HPP-SIX LLC PO BOX 110295 STAMFORD, CT 06911-0295	HARBOR POINT ROAD SOUTH #P6	25	W 001A	P6	\$548,100.00
3.	STAMFORD SENIOR HOUSING OWNER LLC 2310 WASHINGTON STREET NEWTOWN LO, MA 02462-1449	HIGH RIDGE ROAD	324	E 019	A	\$132,812.50
4.	RJM BROS LLC 165 HIGHVIEW AVENUE UNIT A STAMFORD, CT 06907-1416	HIGHVIEW AVENUE UNIT A	350	E 040	120	\$4,250.00
5.	PIZANO GONZALEZ JUAN A 165 HIGHVIEW AVENUE UNIT B STAMFORD, CT 06907-1416	HIGHVIEW AVENUE UNIT B	350	E 040	120	\$6,375.00
6.	BRANDEIS PAUL ET AL BRANDEIS MELISSA SUR CL 165 HIGHVIEW AVENUE UNIT C STAMFORD, CT 06907-1416	HIGHVIEW AVENUE UNIT C	350	E 040	120	\$6,375.00
7.	PISTONE FILIPPO 165 HIGHVIEW AVENUE UNIT D STAMFORD, CT 06907-1416	HIGHVIEW AVENUE UNIT D	350	E 040	120	\$4,250.00
8.	523 CANAL OWNER LLC 5151 BELT LINE ROAD #1100 DALLAS, TX 75254-6739	JOHN STREET	82	E 004	B	\$571,625.00
9.	JULIANA ENTERPRISES LLC 289 MASON ST GREENWICH, CT 06830-0000	MAGEE AVENUE	25	W 003	A	\$31,790.00
10.	SHEN CAN 348 HOYT STREET DARIEN, CT 06820-2407	MYANO LANE	370	W 003	81	\$4,250.00
11.	MUNOZ-SAGASTIBELZA MARIA ET FORD DAVID ENIQUE SUR CL 51 PHAIBAN LANE STAMFORD, CT 6902	PHAIBAN LANE	360	E 006Z	B2	\$9,562.50
12.	DE DHAEM JEAN-LUC BEGASSE ET AL DEHOGNE KARINE SUR CL 106 POND ROAD STAMFORD, CT 06902-1831	POND ROAD	360	W 006B	C	\$11,687.50
13.	UPPULURI SUDHA ET AL UPPULURI VENKATESWARA RAO 114 POND ROAD STAMFORD, CT 06902-1831	POND ROAD	360	W 006	A	\$12,750.00
14.	RATHER JONATHAN M ET AL RATHER MARY SUR CL 49 ROGERS ROAD STAMFORD, CT 06902-8225	ROGERS ROAD	25	N 005	2	\$9,562.50
15.	BRADY SEAN ET AL BRADY CASSANDRA SUR CL 35 TERRACE PLACE UNIT 2 STAMFORD, CT 06902-2884	TERRACE PLACE #UNIT 2	201	W002Z	UT2	\$5,312.50
16.	SHEYKO YEVGEN ET AL SHEYKO VIKTORIIA SUR CL 35 TERRACE PLACE UNIT#3 STAMFORD, CT 06902-2884	TERRACE PLACE #UNIT 3	201	W002Z	UT3	\$5,312.50

	OWNER/ADDRESS	LOCATION STREET	BLOCK #	CARD#	LOT#	CONNECTION CHARGE
17.	LMV II 885 WASHINGTON HOLDINGS LP 500 EAST MOREHEAD STREET SUITE # 300 CHARLOTTE, NC 28202-2606	TRESSER BOULEVARD	2	N 011	23	\$335,750.00
18.	BROOKLYN REALTY HOLDINGS LLC 390 BERRY ST STE 200 BROOKLYN, NY 11249-0685	WALNUT RIDGE COURT	359	W 040J	10	\$9,562.50
19.	SAFA ASIFULLAH 287 WASHINGTON BLVD #2A STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-A	\$4,250.00
20.	CASTILLO SANDY LISETTE 287 WASHINGTON BLVD #2B STAMFORD, CT 06902-9336	WASHINGTON BOULEVARD	22	E 001	UNIT 2-B	\$4,250.00
21.	YEPES CHRISTIAN 287 WASHINGTON BLVD #2C STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-C	\$4,250.00
22.	YSAAC AARON JACOB 287 WASHINGTON BLVD #2D STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-D	\$4,250.00
23.	JIMENEZ MONICA 287 WASHINGTON BLVD #2E STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-E	\$4,250.00
24.	NUMDY-WRIGHT TASHA 287 WASHINGTON BLVD #2F STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-F	\$4,250.00
25.	ORTEGA DORIS ELIZABETH ET AL ORTEGA ALEXANDER SUR CL 287 WASHINGTON BLVD #2G STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 2-G	\$4,250.00
26.	VALDERRAMA OSCAR 287 WASHINGTON BLVD #3-A STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-A	\$4,250.00
27.	RIVERA JASMINE 287 WASHINGTON BLVD #3-B STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-B	\$4,250.00
28.	PERRY CHANELL NIKOLE 287 WASHINGTON BLVD #3-C STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-C	\$4,250.00
29.	MALDONADO JEANNIE A 287 WASHINGTON BLVD #3D STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-D	\$4,250.00
30.	VALENTINE KATHY B 287 WASHINGTON BLVD #3E STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-E	\$4,250.00
31.	LOPEZ SALAZAR ANDREA 287 WASHINGTON BLVD #3F STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-F	\$4,250.00
32.	BROOKS DEXROY D 287 WASHINGTON BLVD #3G STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 3-G	\$4,250.00
33.	VILLANUEVA JOSHUA FRANCISCO E DE CARVALHO VILLANUEVA ELENIC 287 WASHINGTON BLVD #4B STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 4-B	\$4,250.00

	OWNER/ADDRESS	LOCATION STREET	BLOCK #	CARD#	LOT#	CONNECTION CHARGE
34.	NANA HELOISE J 287 WASHINGTON BLVD #4-C STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 4-C	\$4,250.00
35.	JAEN OROPEZA BEATRIZ ANTONIA 287 WASHINGTON BLVD #4D STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 4-D	\$4,250.00
36.	LYRA PHEDERINE NETTIE 287 WASHINGTON BLVD #4E STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 4-E	\$4,250.00
37.	BERRY NATALIE PATRICE 287 WASHINGTON BLVD #4F STAMFORD, CT 06902-9301	WASHINGTON BOULEVARD	22	E 001	UNIT 4-F	\$4,250.00
38.	CITY OF STAMFORD MILL RIVER PARK 888 WASHINGTON BOULEVARD STAMFORD, CT 06901-2930	WASHINGTON BOULEVARD	271	S 001	MRP-1	\$26,783.50
39.	GARDEN HOMES STANLEY COURT LTD PT 29 KNAPP STREET STAMFORD, CT 06907-1725	WASHINGTON BOULEVARD	238	E 058	A	\$ 470,687.50
40.	BRODY ARTHUR T 74 WOODS END ROAD STAMFORD, CT 6905	WOODS END ROAD	324	W 009	D	\$8,500.00
41.	VAN BUSKIRK AVENUE LLC 447 WESTOVER ROAD STAMFORD, CT 06902-1923	VAN BUSKIRK AVENUE	128	E 022	64TO065	\$10,625.00

\$2,333,533.50