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TORRINGTON TOWN CLERK

**THE MIDLAND GROUP
40 CALLENDER ROAD
WATERTOWN, CT. 06795
PHONE: 860.274.0202**

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November 5, 2020

The City of Torrington
140 Main St
Torrington, CT. 06790

Re: 117 Water St.

Mayor Carbone,

As you are aware some years ago this property accumulated blight fines when the façade showed signs of safety concerns.

I spent much of an 18-month period (winter being the largest cause of the duration) working cooperatively with the City Council to make the necessary façade and roof improvements.

On completion of these renovations the City Council removed all but \$40,000 of the blight lien. I was assured that as long as the building did not return to the blight list and that once the building's interior was complete to the point of Certificate of Occupancy that the final balance of lien would be removed.

Recently I have completed renovations to the exterior and interior which include:

- Major structural steel/wood reinforcement
- New windows
- 6 new exterior doors
- New garage doors
- Construction of 4 ADA restrooms
- Construction of an elevator shaft for future use
- New electrical service
- New gas service
- 2 new HVAC systems
- New interior doors
- New finished flooring throughout
- Huge amount of miscellaneous carpentry
- 3 new interior stairwells
- Restoring of 2 historic stairwells
- Newly installed sprinkler system
- Newly paved parking lot

Overall, the above renovations exceeded \$800,000 plus the earlier façade/roof renovations exceeded an additional \$350,000 investment.

It also might please the City Council to learn that I have worked closely with The City of Torrington to allow 3 easements in the favor of the City.

An easement allowing the Fire Department to utilize a corner of 117 Water St parking lot for the practice burn vehicle to remain, an easement for the river walk to allow pedestrians to travel down the entire driveway and a drainage easement for the neighboring property located at 131 Water St. have all recently been recorded on the property land records.

At this time I seek your support and request to meet with the City Council to have this remaining blight lien removed.

I am available any time for discussion.

Sincerely,

J-R Laliberte
The Midland Group
Mobil: 860-309-0378