

Christina Stacey - Re: Intent to Convert 54 Moody Street

From: Jeremy Boardman <jeremy.s.boardman@gmail.com>
To: Christina Stacey <dstacey@portlandmaine.gov>
Date: 10/12/2015 1:16 PM
Subject: Re: Intent to Convert 54 Moody Street

Chris,
 I have sent certified letters with the info

The top screenshot shows a tracking history for a letter sent on October 8, 2015, at 12:36 pm in Portland, ME 04102. The status is "Notice Left (No Authorized Recipient Available)". A blue notification box states: "We attempted to deliver your item at 12:36 pm on October 8, 2015 in PORTLAND, ME 04102 and a notice was left because an authorized recipient was not available. You may arrange redelivery by visiting <http://www.usps.com/redelivery> or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed by October 23, 2015 then it will be returned to sender." The tracking history shows the item was accepted in Scarborough, ME 04074 on September 29, 2015, at 2:27 pm, departed the post office at 5:15 pm, arrived at the unit in Portland, ME 04101 on October 3, 2015, at 1:20 pm, and departed the facility in Scarborough, ME 04074 on October 7, 2015, at 3:07 pm.

The bottom screenshot shows a tracking history for a letter sent on October 1, 2015, at 5:43 pm in Portland, ME 04101. The status is "Delivered". A green notification box states: "Your item was delivered at 5:43 pm on October 1, 2015 in PORTLAND, ME 04101." The tracking history shows the item was accepted in Scarborough, ME 04074 on September 29, 2015, at 2:27 pm, departed the post office at 5:15 pm, arrived at the unit in Portland, ME 04101 on September 30, 2015, at 6:55 am, sorting was complete at 7:36 am, and it was out for delivery at 7:46 am.

Information provided to you. One has been delivered to the resident of 52 Moody. The other is undeliverable because the tenants have moved on

without a forwarding address.

Does this suffice? If not, what exactly do you require?

Thanks - Happy Columbus Day

Jeremy

On Sep 25, 2015, at 4:12 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Jeremy,

Thanks for this updated information. Since the two former tenants did not leave you a forwarding address, I am fine with you contacting the them via e-mail. I would probably recommend sending or hand-delivering Ms. Lindholm a letter, since that is what is technically required under the law. Let me know when you get the acknowledgments. Thanks again for your patience and help as we process this.

Yours,
Chris

>>> Jeremy Boardman <jeremy.s.boardman@gmail.com> 9/23/2015 4:39 PM >>>

Christina,

I have resent the information as requested. I will provide you their acknowledgement. I did this via email, but left the information as text as well as a signed PDF, so you can verify the information I sent. I am assuming that acknowledging receipt by email is sufficient. If sending a letter is the only means by which I can obtain confirmation, please let me know now, as it will take some more time to track down the former tenants of 54 Moody St. and send out and receive certified return receipts. I am currently serving in the military overseas, so an email would be much easier for me.

Regards,
Jeremy Boardman

On Sep 23, 2015, at 8:13 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Thank you for sending this information. The only problem I see is that these notices are supposed to specifically enumerate the rights stated in Sections 14-568(a) and (b) of the condo conversion law, which I did not see included in these e-mails. Your permit application included a draft notice letter to Ms. Lindholm which covers these details. If you have already sent that letter to her, she will be covered, but you should also send a follow up e-mail to the other tenants explaining the specifics of the option to purchase (I realize the notice to vacate doesn't really apply to them since they've already moved out). If you could just make sure each party gets these additional details and send me proof of receipt, we should be all set.

Thanks,
Chris

>>> Jeremy Boardman <jeremy.s.boardman@gmail.com> 9/23/2015 10:06 AM >>>

Chris,

This is proof of acknowledgement from the tenants formerly occupying 54 Moody St. I will forward the acknowledgement from the current occupant of 52 Moody.

Jeremy

----- Forwarded message -----

From: **Mahlia Carey** <mahlia.carey@gmail.com>
Date: Wed, Sep 23, 2015 at 3:27 PM
Subject: Re: Intent to Convert 54 Moody Street
To: Jeremy Boardman <jeremy.s.boardman@gmail.com>
Cc: Amy Deschaines <adeschaines7@gmail.com>

Receipt acknowledged.

Dear Former Tenants, 21 September 2015

Although you have already vacated the property, we are required by the City of Portland to inform you formerly of our intent to convert 54 Moody St to a condominium, particularly your specific rights under the City Ordinance. All that is required at this time, is to receive a confirmation of this information.

We are required by law to provide the following statement to you:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703)

Thank you for your attention in the matter. If you could confirm receipt as soon as possible, that would be greatly

appreciated. I hope this message finds you well.

Regards,

Jeremy and Jessica Boardman