

Christina Stacey - Re: Intent to Convert 54 Moody Street

From: Jeremy Boardman <jeremy.s.boardman@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 10/13/2015 11:19 AM
Subject: Re: Intent to Convert 54 Moody Street

Chris- this is correct. Both were certified letters.
 Let me know if you need anything else to complete this process,
 Jeremy

Sent from my iPhone

On Oct 13, 2015, at 17:05, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Jeremy,

Just to confirm, you attempted to send two certified mail letters - one to Ms. Lindholm and the other to the tenants who moved out without a forwarding address? I think this, in addition to the e-mails you sent, would be considered sufficient notification. Please confirm that this is correct, and I can move forward with approval of the condo conversion permit.

Thanks,
 Chris

>>> Jeremy Boardman <jeremy.s.boardman@gmail.com> 10/12/2015 1:16 PM >>>

Chris,
 I have sent certified letters with the info<mime-attachment.png>

Tracking Number: 70151730000170746229

Delivered

Updated Delivery Day: Wednesday, September 30, 2015

Product & Tracking Information

Postal Product: First-Class Mail®

Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
October 1, 2015, 5:43 pm	Delivered	PORTLAND, ME 04101
Your item was delivered at 5:43 pm on October 1, 2015 in PORTLAND, ME 04101.		
September 30, 2015, 2:42 pm	Notice Left (No Authorized Recipient Available)	PORTLAND, ME 04101
September 30, 2015, 7:46 am	Out for Delivery	PORTLAND, ME 04101
September 30, 2015, 7:36 am	Sorting Complete	PORTLAND, ME 04101
September 30, 2015, 6:55 am	Arrived at Unit	PORTLAND, ME 04101
September 29, 2015, 5:15 pm	Departed Post Office	SCARBOROUGH, ME 04074
September 29, 2015, 2:27 pm	Acceptance	SCARBOROUGH, ME 04074

Available Actions

- Return Receipt Electronic
- Text Updates
- Email Updates

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