

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CITY OF PORTLAND /Reed & Reed Inc.

Located at

454 COMMERCIAL ST

PERMIT ID: 2013-00326

CBL: 043 D005001

has permission to **Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Janie Bouke

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00326

Located at: 454 COMMERCIAL ST

CBL: 043 D005001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Foundation/Rebar

Electrical - Commercial

Final - Electric

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00326	Date Applied For: 02/15/2013	CBL: 043 D005001
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Location of Construction: 454 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name: International Marine Terminal	Contractor Name: Reed & Reed Inc.	Contractor Address: 275 River Rd/ P.O. Box 370 Woolwic	Phone (207) 443-9747
Lessee/Buyer's Name Joel Kittredge - State	Phone: 2076243550	Permit Type: Alterations - Commercial	

Proposed Use: Same: International Marine Terminal - freight processing	Proposed Project Description: Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.
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Dept: Zoning Note:	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 02/21/2013 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building Note:	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/26/2013 Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.</p>			
Dept: Fire Note:	Status: Not Applicable	Reviewer:	Approval Date: 03/26/2013 Ok to Issue: <input type="checkbox"/>

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00326	Issue Date:	CBL: 043 D005001
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Location of Construction: 454 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, ME 04101	Phone:
Business Name: International Marine Terminal	Contractor Name: Reed & Reed Inc.	Contractor Address: 275 River Rd/ P.O. Box 370 Woolwich ME 04597	Phone: (207) 443-9747
Lessee/Buyer's Name: Joel Kittredge - State	Phone: (207) 624-3550	Permit Type: Alterations - Commercial	Zone: WPDZ
Past Use: International Marine Terminal - freight processing	Proposed Use: Same: International Marine Terminal - freight processing	Permit Fee:	Cost of Work: \$0.00
		CEO District: 3	
Proposed Project Description: Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>SI</i> Type: <i>2B</i> <i>MUBEL 2009 IBC</i> Signature: <i>JMB 3/26/13</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: bjs	Date Applied For: 02/15/2013	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin Authority has approved 2/20/13 - 029 - approved</i> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Denied <i>ok - S 2/21/13</i> Date: <i>2/21/13</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application


If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: International Marine Terminal, 454 Commercial Street.		
Total Square Footage of Proposed Structure/Area NA		Square Footage of Lot 624,650 sq. ft.
Tax Assessor's Chart# 043-D-5/043	Block & Lot G-1	Applicant "must be owner, Lessee or Buyer" Name Mr. Joel Kittredge Address 16 State House Station City, State & Zip Augusta, ME 04333
Telephone: 207-624-3550	Lessee/DBA (If Applicable) 043-D-5/043 G-1	Owner (if different from Applicant) Name Mr. John Henshaw Address 16 State House Station City, State & Zip Augusta, ME 04333
Cost Of Work: \$ _____	C of O Fee: \$ _____	
Total Fee: \$ _____		
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	Marine freight processing NA No change. No. If yes, please name _____ Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.	
RECEIVED FEB 04 2013 Dept. of Building Inspections City of Portland Maine		
Contractor's name:	Reed & Reed, Inc.	
Address:	PO Box 370	
City, State & Zip:	Woolwich, ME 04579	Telephone: 207-443-9747
Who should we contact when the permit is ready:	Jack Parker	Telephone: 207-443-9747
Mailing address:	same	

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: **2-4-13**

This is not a permit; you may not commence ANY work until the permit is issue

Administrative Authorization Decision

Appliation #: 2013-029

Name: Eimskip Improvements, Phase 1

Address: COMMERCIAL ST

Description: Improvements tot the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50' x 100' concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>		<u>Planning Division</u> <u>Use Only</u>
a) Is the proposal within existing structures?	Yes	Yes	
b) Are there any new buildings, additions, or demolitions?	No	No	
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	N/A	N/A	See condition regarding barriers in Commercial St.
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes	
g) Is there any additional parking?	N/A	N/A	
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	N/A	N/A	
k) Are there adequate utilities?	Yes	Yes	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No	

The Administrative Authorization for the Eimskip Improvements, Phase 1 was approved by William B. Needelman, on February 21, 2013 with the following condition of approval listed below:

Approval is conditioned:

- * that the applicant coordinate with Fire Safety regarding fire code analysis for the proposed changes.
- * that the applicant remove the barrier enclosure located within the Commercial Street right of way, as this feature was not approved with the 2011 site plan.

William B. Needelman
Approval Date: February 21, 2013

ok to issue bldg permit

*conditions
b approval*



2013-029

Administrative Authorization Application Portland, Maine

Planning and Urban Development Department, Planning Division

Portland IMT - Eimskip Improvements, Phase 1

PROJECT NAME: _____

PROJECT ADDRESS: 460 Commercial Street **CHART/BLOCK/LOT:** 043 D 5 / 043 G 1

APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

CONTACT INFORMATION:

OWNER/APPLICANT

CONSULTANT/AGENT

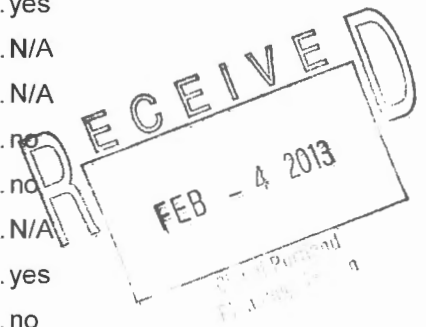
Name: Mr. Joel Kittredge
Address: Maine Department of Transportation
16 State House Station
Augusta, ME 04333
Work #: 207-624-3550
Cell #: _____
Fax #: _____
Home #: _____
E-mail: Joel.C.Kittredge@maine.gov


Name: Mr. Craig Morin, PE
Address: HNTB
340 County Road
Suite 6C
Westbrook, ME 04092
Work #: 207-228-0908
Cell #: _____
Fax #: _____
Home #: _____
E-mail: CMorin@hntb.com

Criteria for an Administrative Authorization:
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? yes
- b) Are there any new buildings, additions, or demolitions?..... no
- c) Is the footprint increase less than 500 sq. ft. ? N/A
- d) Are there any new curb cuts, driveways or parking areas?..... no
- e) Are the curbs and sidewalks in sound condition?..... yes
- f) Do the curbs and sidewalks comply with ADA?..... N/A
- g) Is there any additional parking? N/A
- h) Is there an increase in traffic? no
- i) Are there any known stormwater problems? no
- j) Does sufficient property screening exist? N/A
- k) Are there adequate utilities? yes
- l) Are there any zoning violations?..... no
- m) Is an emergency generator located to minimize noise?..... N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? no



Signature of Applicant:  **Date:** 2-4-13

Administrative Authorization Decision

Application #: 2013-029

Name: Eimskip Improvements, Phase 1

Address: COMMERCIAL ST

Description: Improvements tot the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50' x 100' concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

Criteria for an Administrative Authorization:

Applicant's Assessment

Planning Division

(See Section 14-523 (4) on page 2 of this application)

Yes, No, N/A

Use Only

a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	N/A	N/A See condition regarding barriers in Commercial St.
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	N/A	N/A
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	N/A	N/A
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m)Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

Approval is conditioned

*that the applicant coordinate with Fire Safety regarding fire code analysis for the proposed changes.

* that the applicant remove the barrier enclosure located within the Commercial Street right of way, as this feature was not approved with the 2011 site plan.

The Administrative Authorization for the Eimskip Improvements, Phase 1 was approved by William B. Needelman, on February 15, 2013 with the following condition of approval listed below:

William B. Needelman

Approval Date: February 15, 2013



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Portland IMT - Eimskip Improvements, Phase 1

PROJECT ADDRESS: 460 Commercial Street - 154 CHART/BLOCK/LOT: 043 D 5 / 043 G 1

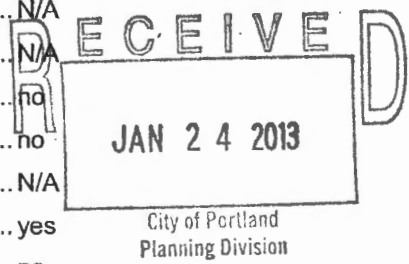
APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

CONTACT INFORMATION:

<u>OWNER/APPLICANT</u>	<u>CONSULTANT/AGENT</u>
Name: Mr. Joel Kittredge	Name: HNTB
Address: Maine Department of Trans. 16 State House Station Augusta, ME 04333	Address: 340 County Road Suite 6C Westbrook, ME 04092
Work #: 207-624-3550	Work #: 207-228-0908
Cell #: 207-557-2193	Cell #: _____
Fax #: _____	Fax #: _____
Home #: 207-549-5907	Home #: _____
E-mail: Joel.C.Kittredge@maine.gov	E-mail: CMorin@hntb.com

<u>Criteria for an Administrative Authorization:</u> (see section 14-523(4) on pg .2 of this appl.)	<u>Applicant's Assessment</u> Y(yes), N(no), N/A
a) Is the proposal within existing structures?	yes
b) Are there any new buildings, additions, or demolitions?	no
c) Is the footprint increase less than 500 sq. ft.?	N/A
d) Are there any new curb cuts, driveways or parking areas?	no
e) Are the curbs and sidewalks in sound condition?	yes
f) Do the curbs and sidewalks comply with ADA?	N/A
g) Is there any additional parking?	N/A
h) Is there an increase in traffic?	no
i) Are there any known stormwater problems?	no
j) Does sufficient property screening exist?	N/A
k) Are there adequate utilities?	yes
l) Are there any zoning violations?	no
m) Is an emergency generator located to minimize noise?	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	no



Signature of Applicant: 	Date: 1/23/13
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IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



Approximate area of IMT boundary

Approximate area occupied by IMT barriers and fencing

Existing Crosswalk

IMT Truck Entrance

New IMT building



**IMT Site
468 Commercial Street
2012**

William Needelman - IMT---RUBB BUILDING IMPROVEMENTS

From: "Kittredge, Joel" <Joel.C.Kittredge@maine.gov>
To: "'mes@portlandmaine.gov'" <mes@portlandmaine.gov>, "'tmm@portlandmaine.g...
Date: 1/16/2013 2:50 PM
Subject: IMT---RUBB BUILDING IMPROVEMENTS
CC: Craig Morin <cmorin@HNTB.com>, 'Edward Karpinski' <ekarpinski@keville.co...
Attachments: FIGURE 3 Final Phase 1A.pdf; FIGURE 2 Final Phase 1A.pdf; FIGURE 1 REV01
Final Phase 1A.pdf; RUBB BUILDING LOC MAP.jpg

Marge, Tammy, and Bob:

In follow-up to my conversation and voice messages, in an effort to share project information please find the attached .pdf plans showing work that MaineDOT is contracting with Reed & Reed, Inc., to perform on an existing Rubb-type warehouse building on Portland's IMT property. The attached .jpg shows the building location in relation to the waterfront and Casco Bay Bridge. We understand that the City owns the building and leases it to the Maine Port Authority (MPA), who in turn has rights to make modifications.

The scope of work is improvement to the existing warehouse by: installing large overhead doors, increasing useable floor space by removing partitions and fencing, improving outdoor lighting as well as container loading and unloading surface areas. There are no proposed changes to the building footprint nor warehouse function. All these improvements are in support of a lease agreement and business development plan through MPA.

Phase 1 of the building does not include any water or sewer connections.

After you have a chance to look at the documents, we can conference call and/or meet on site to discuss further.

I will follow-up by telephone tomorrow to make sure that you have received the information, answer initial questions, and schedule a meeting or site visit.

**Thanks---Joel Kittredge
624-3550 d
557-2193 c
549-5907 h**

Marge Schmuckal - IMT work

for Right Title Interest

From: Marge Schmuckal
To: Bob Leeman
Date: 2/21/2013 4:10 PM
Subject: IMT work

Bob,

Is it you that I would check with concerning the State doing work at the IMT RUBB building? If so, I just need an e-mail saying that the City has given the State to do work on the RUBB building.

If you are not the right person, let me know who I should contact.

Thank you,
Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Re: IMT work

From: Bob Leeman
To: Marge Schmuckal
Date: 2/22/2013 7:18 AM
Subject: Re: IMT work

As you have stated below the State has rented the IMT from the City and the City has given the Maine Port Authority permission to perform renovation to the IMT as needed to perform or improve their operation. Patrick Arnold and John Henshaw have both clearly communicate the need to renovate the Rubb Building and we have approved this work.

thanks
bob

Robert Leeman
Public Buildings, Director
Port of Portland, Director
389 Congress St
Portland Me, 04101
Office- 207-874-8892
Fax- 207-874-8473
bob@portlandmaine.gov

>>> Marge Schmuckal 4:10 PM 2/21/2013 >>>

Bob,

Is it you that I would check with concerning the State doing work at the IMT RUBB building? If so, I just need an e-mail saying that the City has given the State to do work on the RUBB building.

If you are not the right person, let me know who I should contact.

Thank you,
Marge Schmuckal
Zoning Administrator