

Mai Vang

From: Mai Vang
Sent: Thursday, May 18, 2023 9:30 AM
To: cole.fundakowski@gmail.com
Cc: Joe Yannarely; Joanna Zimny; Vicki Sheffer; Steve Magner
Subject: 1082 Loeb Street

Hello Mr. Fundakowski,

Per our phone conversation, below is a list of conditions required of the legislative hearing officer if you intend to do a rehabilitation of the building (if offer for purchase of the property is approved):

Code Compliance Inspection – a code compliance inspection (one was already ordered by current owner)

Work Plan – submit plan and this should incorporate the items covered in the code compliance inspection report with greater level of detail, including timelines.

Permits – there need to be one building permit for the entire project, and the various trades' permits would be pulled separately. NOTE: all permits cannot be pulled until grant of time is approved)

Document Demonstrating Financial Capacity to Complete the Project – submit available funds for the project, as well as an affidavit dedicating the funds for the project. The city estimated the cost to repair this structure as exceeding \$65,000. The estimated cost to demolish exceeds \$25,000.

Performance Deposit/Bond – a \$5,000 performance deposit must be posted with the Department of Safety and Inspections. If current owner posted, this fund will be returnable to them and purchaser would need to post \$5,000 of their own. (NOTE: the \$5k is returnable upon completion of the project and a certificate of code compliance is issued)

Property Taxes and Vacant Building Fees – must be current.

Property Maintenance – the owners must continue to maintain the exterior areas of the property; e.g. pick up trash, shovel the walk, mow the lawn; etc.

If the intent is to demolish the property, the City would need to see a signed contract with a licensed demolition contractor.

Here is a link to the file. [1082 Loeb](#)

Mai Vang

Pronouns: She/Her
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