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RICHARD THOMAS
MAYOR

July 23, 2018

Mr. Josh Cohen 10 5th Place, Apartment 319
Mount Vernon, NY 10551

Through the Office of the Mayor

Memo RE: Repairs to be done at premises 120 S 12th avenue; multiple violations issued

Mr. Cohen,

As per our communication earlier today, my directive to you is to commence immediate repairs to your premises at **120 S 12th avenue that houses your tenant Egypt Allen**. There are multiple open violations cited at this address, namely; violations **41031, 41032, 41430 and 41431**. These violations include, but are not limited to, working without a permit, fire safety concerns in hallway basement, lack of heat and hot water to customer, water mold and broken windows and screens. Some of the existing violations are from the year 2017.

You have not pursued a strategy that presents an aggressive response to your obligation to close out these violations. I believe in working with our citizens/investors in this great city of Mount Vernon and therefore willing to manage you in the direction of the City's expectations for buildings.

Your commitment to get the premises in compliance with Mount Vernon's city codes by Friday July 27, 2017 and to facilitate the tenant with alternative shelter until repairs are completed and all violations cleared is a step in the right direction

I expect active corporation from you in keeping me updated when the violations are cleared or if you require further guidance. I will send an inspector at your request to inspect work completed and take the next steps to get the building in compliance. If all violations are not cleared as promised, I will be left with no other choice but to issue other violations for said premises.

All communications from you should be directed to me in a timely fashion using the contacts provided. Please keep the lines of communication open with my office. I am hopeful that we will work through this challenge. I look forward to working with you. Please contact me with any questions or suggestions you may have.

Respectfully,

Daniel P. Jones, PMP


Commissioner, Department of Buildings

cc. Mayor's Office