



William Ireland  
Anti Blight Officer  
Norwalk City Hall  
125 East Ave  
Norwalk, CT 06851  
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## ANTI-BLIGHT OPERATIONS

September 18, 2018

Municipal Holdings LLC  
390 Greenwich St, 2<sup>nd</sup> floor  
New York, NY 10013-0000

### **NOTICE OF BLIGHT: 61 Wall Street (aka 65 Wall Street), Norwalk, CT. Case #AB-0017-2018**

Dear Property Owner:

Pursuant to Norwalk Municipal Code § 58A-3, you are hereby notified that your property has blight conditions in violation of Norwalk Municipal Code § 58A-1, *et. seq.* Specifically, you are hereby ordered to correct the following blight condition(s) within thirty (**30**) days of the date of this notice. These conditions are seriously depreciating property values in the Neighborhood because of its poorly maintained conditions: the conditions need to be corrected so that it reflects the level of upkeep of the surrounding premises and properties. The following conditions are:

#### **1. Health and Safety**

- Fire walls on exterior are not complete
- Stagnant water in the interior and exterior of the building
- Water entering the building causing mold and possible rotting of structural membranes
- Joist and truss hangers are not in accordance with manufacturing specifications
- Various unprotected openings throughout the building
- Overgrown vegetation

#### **2. Lacking Adequate Maintenance**

- Missing windows, doors, siding and other possible exterior coverings
- Rotted floors
- Accumulation of outdoor storage in public view
- Accumulation of junk and trash on property
- Structure is accessible: no doors
- Property accessible: gates & portions of fence

You must correct these blight condition(s) on your property no later than **October 18, 2018**. If you do not correct these blight condition(s), you may be subject to a fine of up to **\$100.00** for each day that the premises remain unrepaired after **October 18, 2018**.

You may also be subject to a formal citation and subsequent enforcement procedures by the Blight Prevention Officer (B.P.O.) and/or an injunctive or civil action in the Connecticut Superior Court.

You may apply to the B.P.O. for an extension of the repair period for a period of no more than thirty (**30**) days by delivering **written request** to the above address on or before **October 18, 2018**. The B.P.O. may grant one or more extensions for the repair period if the B.P.O. determines that an extension is reasonably necessary and the owner/tenant is diligently working to remedy the blighted or unsafe condition. Pursuant to Norwalk Municipal code § 58A-5, the B.P.O. may also give special consideration to any owner/tenant who is disabled, elderly or low income. All decisions regarding requests for extension of the repair period will be left to the sole discretion of the B.P.O..

You have the right to contest liability before a Citation Hearing Officer. In order to contest your liability before a Citation Hearing Officer, you must deliver written notice within ten (10) days of the date of this Notice to the above address and said request must state that you want to contest liability at a hearing before the Citation Hearing Officer.

Thank you for anticipated time and cooperation.

Very truly yours,

William Ireland III  
Norwalk Blight Prevention Officer

CC:

Citibank, NA  
390 Greenwich Street, 2<sup>nd</sup> Flr.  
New York, NY 10013

State of Connecticut  
Department of Housing  
505 Hudson Street  
Hartford, CT 06106

State of Connecticut  
Department of Economic &  
Community Development  
450 Columbus Boulevard  
Hartford, CT 06103

Federal Home Loan Mortgage Corporation  
8200 Jones Branch Drive  
McLean, VA 22102

Attachment: Assistance Opportunities    HOMEFRONT PROGRAM  
88 HAMILTON AVE.  
STAMFORD, CT 06902  
1-800-887-4673

SENIOR SERVICES CO-ORDINATING COUNCIL  
203-847-2830  
11 ALLEN ROAD ROOM #8  
NORWALK CT. 06851

DIRECTOR HOMECARE PROGRAM  
FAMILY & CHILDRENS AGENCY  
9 MOTT AVENUE  
NORWALK, CT. 06850  
203-831-2900