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June 7, 2023

Hon. Daniel P. McCoy  
Albany County Executive  
112 State Street, Room 1200  
Albany, NY 12207

Subject: Formal Request to Purchase 20 Benson St, Albany, NY 12206

Dear Hon. McCoy,

I hope this letter finds you in good health and high spirits. I am writing to formally request the opportunity to purchase a property owned by the county. After careful consideration and evaluation, I am pleased to present my offer amount and comprehensive plan for the property.

Offer Amount: \$25,000.00 with no inspection contingencies.

I propose a purchase price of Twenty-five thousand dollars which I believe to be fair and reflective of the market value of the property. This amount has been arrived at after thorough research and analysis of similar properties in the area, taking into account various factors such as location, condition, and potential for future development.

Plan for the Property:

Along with the offer, I would like to outline my vision and plan for the property. I intend to restore the property back to regular use like I have done for a dozen of vacant building in capital district. The scope of work will include but not limited:

1. Initial Assessment:

- Conduct a thorough assessment of the fire damage, including structural integrity, electrical systems, plumbing, and HVAC.
- **This will be facilitated by Daniel Sander (Architect licensed in the city of Albany NY)**

2. Safety Precautions:

- Ensure that the property is safe for workers and occupants during the restoration process.
- Install temporary fencing to secure the site and prevent unauthorized access.

### 3. Cleanup and Debris Removal:

- Remove all debris, charred materials, and damaged items from the property.
- Dispose of hazardous materials in compliance with local regulations.
- Clean and sanitize salvageable items and furniture, if possible.
- **This will be coordinated with Stone Dumpster for the disposal.**

### 4. Structural Repairs:

- Engage a licensed structural engineer to assess the integrity of the building.
- Repair or replace damaged load-bearing walls, beams, or columns as recommended.
- Reinforce weakened areas to ensure stability.
- Repair or replace damaged roof structures, if necessary.
- Install temporary weatherproofing measures to protect the property during repairs.
- **This will be facilitated by Daniel Sander (Architect licensed in the city of Albany NY)**

### 5. Electrical System Restoration:

- Assess the condition of the electrical wiring, panels, and fixtures.
- Replace damaged wiring and electrical components.
- Conduct thorough testing and inspections to ensure compliance with safety standards.
- **This will be facilitated by Advance Electrical (licensed in the city of Albany NY)**
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### 6. Plumbing System Restoration:

- Inspect plumbing lines, pipes, and fixtures for damage.
- Repair or replace damaged plumbing components, as needed.
- Test and ensure proper functionality of the water supply and drainage systems. **This will be facilitated by Marlon Laing (licensed in the city of Albany NY)**

### 7. HVAC System Restoration:

- Assess the condition of the heating, ventilation, and air conditioning systems.
- Clean or replace damaged ductwork, filters, and vents.
- Repair or replace damaged HVAC equipment as required.
- **This will be facilitated by Marlon Laing (licensed in the city of Albany NY)**

### 8. Interior Restoration:

- Repair or replace damaged walls, ceilings, and flooring.

- Paint or wallpaper interior surfaces to restore aesthetics.
- Restore or replace damaged doors, windows, and trim.
- Install new insulation where necessary.
- **This will be facilitated by Myself and work team**

#### 9. Exterior Restoration:

- Repair or replace damaged siding, roof coverings, and windows.
- Restore or rebuild damaged exterior structures, such as porches or decks.
- Ensure proper drainage and repair damaged gutters and downspouts.
- Landscape the surrounding area as needed.
- **This will be facilitated by Myself and work team**

#### 10. Final Inspection and Certification:

- Conduct a final inspection to ensure all restoration work meets safety and quality standards.
- Obtain necessary permits and certifications as required by local authorities.
- Prepare a detailed report documenting the restoration process and any relevant certifications.
- **This will be facilitated by Myself and work team.**

This plan takes into account the unique characteristics of the property and aims to eliminate the eye saw it brings to the neighborhood and location. The goal is to bring this build back to normal use and back on tax role.

I am committed to ensuring that the property is utilized optimally and that it aligns with the county's objectives and regulations. My plan includes working closely with the building and codes department and adhere to all necessary legal requirements and permits.

I am confident in my ability to successfully execute this plan, backed by my experience in rehab and redevelopment especially with properties needing very extensive rehab. Furthermore, I am prepared to provide any additional documentation or information to support my proposal upon your request.

I kindly request an opportunity to meet with you or a representative from your office to discuss this proposal further. I believe that a face-to-face discussion would allow me to address any questions or concerns you may have and showcase my commitment to this project if the need be.

Thank you for considering my request. I appreciate your time and attention to this matter. Please do not hesitate to contact me at (347) 421-5006 or [norteyhomes@gmail.com](mailto:norteyhomes@gmail.com) or [contact@norteyhomesmatiasco.com](mailto:contact@norteyhomesmatiasco.com) to arrange a meeting or if you require any further information.

I look forward to the possibility of working with you and contributing positively to the development and growth of our county.

Yours sincerely,

Nii N Nortey