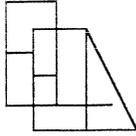


My name is Laura Lantzy. I live at 433 Old Town Court.

Mayor Euille and Members of Council, a couple of months ago, Jane Kachulis told me her computer printer wasn't working right. I asked my husband if he would take a look at it for her. Later he told me, the reason Jane's printer doesn't work right is because it's filled with cockroaches.

While the city has purchased and is refurbishing a residential property for the Community Services Board that is more expensive than ninety-nine percent of the homes in Alexandria, Jane, who is severely mobility impaired, lives on public assistance, in Alexandria, in conditions I am loath to describe here. While the City certainly spends a lot of money on mental retardation, mental health, and substance abuse, it does very little to help persons with physical and sensory disabilities.

I ask you to remedy this disparity... and please get rid of the cockroaches.



**Business Leasing Associates, Inc. — Administrative Office**

1522 King Street, Alexandria, VA 22314-2717 (703) 683-1905 FAX (703) 683-1907

2  
1-21-06

December 13, 2005

Dear Honorable Mayor and Members of the Alexandria City Council:

I am Charles A. White, Jr., of 5 West Rosemont Avenue. I am the Vice President of Business Leasing Associates, Inc. and have been the one time owner (14 years), and 21.5 year tenant at 1520-22 King Street.

This letter is to:

- 1: Inform you of a second lawsuit against DFS/Long King Street I LLC (Long) based on contract rights by my company, and
- 2: To ask the Council to reconsider the decision to permit the developer to tear down a third of 1520-24 King Street, which would eliminate three businesses on King Street: (Business Leasing Associates, Inc., McNamera and L'Heureux Law Firm and Nahid's Beauty Salon).

I also invite each member of the Council to view the situation first hand so that an informed decision may be made.

**First, the lawsuit.** From 1987 to 12/20/2001 my company, Duke Street Properties Ltd., owned part and finally all of the building (1520-24 King Street) and the parking lot. In December 2001, we sold the building and parking lot to King Street LLC (Mr. Mo Movahed). As a part of the consideration for sale we included in the written contract that Business Leasing Associates, Inc. (BLA) would have the right to the bottom floor of 1520 and 1522 King Street at a fixed price, including 6 parking spaces at the rear of the building, from January 1, 2003 to January 1, 2008

On January 1, 2004, King Street LLC sold the property along with 1514/16 King Street to "Long". During the due diligence period King Street informed "Long" of the rights of all the tenants in both properties and the parking lots. This information was acknowledged by "Long" in writing at the time of the sale. "Long" informed the tenants of the new address to which to send the rent, accepted the security deposit from King Street LLC, and billed and collected the rent for 22 months.

*The Leasing Professionals*

On October 25, 2005, "Long" sent written notice to two of the tenants to vacate the building by November 30, 2005. Subsequent correspondence failed to reach agreement on the continued right to occupancy and BLA filed suit on November 22, 2005. This suit for declaratory judgment is pending in the Circuit Court of Alexandria.

BLA's rental space includes the portion of the building which the city has authorized to be torn down.

## **2: Second, the elimination of three business on King Street**

At the time that the city approved the destruction of one-third of the building on 1520-24 King Street it did not have all the facts.

Aside from the historical aspect of the whole building (which was misrepresented by the proponents), the part of the building approved for destruction contains three bathrooms, an office, a wash room for the beauty salon and all of the heating and air conditioning units for the whole building. (The plan to put all the mechanical fixtures in the one story part of the building was approved by the city during the restoration of the project in 1983/84) The present Council decision leaves a vacant shell, without heat, air-conditioning, three bathrooms or electricity. ("Long" has a current work order with Dominion Power to pull all electrical poles, meters and connections effective January 31, 2006).

## **3: Past Promises Made:**

As a part of the City Master Plan for King Street it is contemplated that King Street will have retail space on all the ground floor spaces.

On February 24, 2005, Ms. Eileen Fogarty, a member of her staff, and three representative of "Long" briefed the Rosemont Citizens Association on the project. Prior to that meeting and at that meeting "Long" stated to all concerned that the Building at 1520-24 would not be disturbed and that the condo project would be build around the historic building and the tenants would be allowed to remain during construction and beyond. At that same meeting Ms. Fogarty promised that the business which were not retail and were currently existing in the building would be "grandfathered" Only after they left would the retail edict be imposed on the new tenants.

During the summer of 2005 "Long" was allegedly told by the city that it needed to add 5 more feet to their retail park/patio at the rear of 1520-24. Only then did "Long" decide to seek permission to tear off 13 feet of the building (under the representation that is was not a part of the original) without regard to the effect on the remainder of the historic site. After the City Council action documents were located to prove that the original one story structure existed from the beginning as a part of the two story historical building.

I would ask the City Council to reconsider their action on the following five premises.

A: The original action was premature as the tenant has a contract right to the space approved for destruction to January 1, 2008

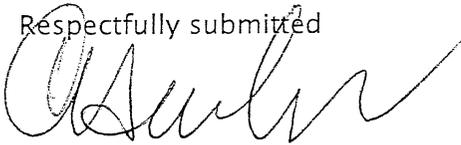
B: Waive the 5 feet requirement and let the developer continue with the original plan and therefore obviate the need to destroy the one-third of the historic building and all of its mechanical improvements.

C: Avoid having three business closing on January 31, 2006 and leaving a vacant building on King Street for the foreseeable future.

D: Correct a City Council and Developer decision based on a "mutual mistake of fact" concerning the nature of the one story part of the historic building.

E: Correct the misrepresentation of the project to the Rosemont Citizens Association and other groups. Permit "Long" to re-inform the various associations on its "true plan" for the 1500 Block of King Street.

Respectfully submitted



Charles A. White, Jr.  
Vice President, Administration  
Business Leasing Associates, Inc.  
1522 King Street  
Alexandria, Virginia 22317-2717  
Tel: 703-683-1905  
Fax: 703-683-1907

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1-21-06

My name is Jane Kaachulis  
I live at 375 S. Reynolds St.

I am a member of the Alexandria Commission on Persons with Disabilities, however I am speaking as a private citizen.

Mr. Hartman, I didn't know that being a comedian was part of your job description. I have read the letter you sent to Laura Lantzy dated Dec. 21 2005, and found it to be laughable!

Mayor Euille and members of council. I would like to ask you a few questions... I'd like to see those social workers for PWD's Mr. Hartman says exist in the Department of Human Services Adult Services

When I need any assistance I contact the ENDependence Center of Northern Va. in Arlington, as do other PWD's I know

I would also like ask you to please elaborate on the quote "impressive track record" with which Mr. Hartman credits the Alex. Com. on Persons with Disabilities I've been on the Commission for five yrs. and have yet to see ANYthing impressive!

I found Mr. Hartman's letter to be <sup>both</sup> shallow and insulting!