

David Nothum, President
Union City Pride
c/o Union City Borough Building
13 South Main Street
Union City, PA 16438

June 25, 2020

Dear Mr. Nothum,

I hope this letter finds you well and safe as we all endure this pandemic and its impacts. You will recall in 2019 that you, my wife Janice and I looked at the water damage from the leaking roof of the former Higby Building which UC Pride now owns. At that time, we had identified damages from water which had infiltrated under and into our roof of 19-21 South Main Street. Shortly after, you had obtained assistance from a contractor to place a temporary covering over the UC Pride building roof in hopes that water would run off onto our unified one piece membrane roof over the garage area and exit without further damage. Unfortunately, that has not proven successful.

We visited our building in the first week of March and did not observe significant further damage and encroachment of the mold we previously pointed out was growing on our roof deck and rafters when we met in 2019. At our last visit on the weekend of June 12-14, **we have now discovered significant further encroachment of mold growth, additional breakage of rotted boards on the roof deck and water leakage which had landed directly upon previously safe and dry boxed antiques, paper records, antique ephemera and wood items.** There has now been ruinous damage to those items, which would easily approach a loss of \$1000 to \$1500. Mold has grown on a large quantity of antique silk award ribbons, warped a 125 year old rotating hardware store fixture and separated veneers on several other items. We do not presently seek recompense for these losses.

However, more important and alarming is the continued encroachment of water into our previously dry and effective roof from runoff coming from the UC Pride building. **We strenuously must insist that a solution be found and initiated.** Any repairs to our property will be senseless unless and until a new roof is put on the UC Pride property and professionally joined or overlapped with our roof. At that time, we would expect that any contractors would also be called upon to professionally peel back our membrane roof, access and replace the rotted deck boards and re-secure (or install new replacement) the membrane roofing over that area of the garage of our building. From our observation, we are hopeful that the specially ordered 2x12 roof beams are still intact.....but these too are in danger of further deterioration if not addressed.

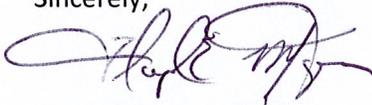
I am including with this letter a correspondence from 2014 to UC Pride which addressed the threat at that time of demolition of that property following tornado damage. The same concerns and expectations by us will still exist if that becomes the course chosen. We believe that getting a new roof on the UC Pride building is the most important step in protecting our adjoined property, drying out the

UC Pride building's interior and setting the stage for any further repairs and remodeling to at least stabilize it or move it toward any functional use. We are hopeful that the preservation of this historic block of Union City's Main Street will be seen as important enough that grant funds from various sources can be brought to bear.

Please bring this to the appropriate officials, colleagues or organizational attentions so as to develop a solution. Continued leakage will only further deteriorate our previously secure roofing structure which we cannot address without correction of the roof problems of the UC Pride building.

Your attention and supportive actions will be greatly appreciated. Let me know of any questions you may have. We will look forward to hearing from you regarding proposed solutions.

Sincerely,

A handwritten signature in purple ink, appearing to read "Floyd Metzger".

Floyd and Janice Metzger

820 West Water Street

Elmira, NY 14905

Floyd_metzger@yahoo.com

607.759.9263

cc. Cindy Wells, UC Borough Secretary