

From: [Bryce Nesbitt](#)
To: [Crane, Fatema](#); [Charles Enchhill](#)
Subject: Re: ZP2021-0186 and Toverii Tuppa- Finnish Hall (Time Urgent)
Date: Friday, July 08, 2022 6:53:18 PM

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Looping in Charles

On Wed, Jul 6, 2022 at 10:49 AM Bryce Nesbitt <bryce2@obviously.com> wrote:

Here's a letter.
Could this be on the August agenda as well?

July 6, 2022

To Members of the Landmarks Preservation Commission (LPC),

I am writing to bring the condition of NRHP listed Toverii Tuppa Finnish Hall to your attention.

You received brief mention of this property during discussion of ZP2021-0186. My name is Bryce, my relation to this property is as a neighbor, but I am also a commercial property inspector, and was chair of the Public Works Commission (PWC) until it was dissolved.

In short Finnish Hall Incorporated which owns the building is a half million dollars behind on taxes, they have not filed Federal taxes since 2010, and were suspended as a non-profit in 2014. Despite continuing to offer the hall for community rentals, their board has not met since before the pandemic. PG&E attempted to cut off power in March, and the building was auctioned but then withdrawn last September. It's on the list to be auctioned again this September.

The structure is at critical risk, and a stiff wind will remove the remaining shingles:

| | | | |
|------------------------------------|---|----------------------------------|--------------------|
| 17 | Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f) | 18,571 | 14,299 |
| 18 | Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) | 18,571 | 14,299 |
| 19 | Revenue less expenses. Subtract line 18 from line 12 | (5,196) | (2,388) |
| Net Assets or Fund Balances | | Beginning of Current Year | End of Year |
| 20 | Total assets (Part X, line 16) | 138,436 | 136,048 |
| 21 | Total liabilities (Part X, line 26) | 4,000 | 4,000 |
| 22 | Net assets or fund balances. Subtract line 21 from line 20 | 134,436 | 132,048 |

Part II. Signature Block
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is a true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature of officer: *Mercedes Baca* Date: 11-30-2011
Type or print name and title: MERCEDES BACA, TREASURER

Paid Preparer Use Only
Print/Type preparer's name: *Isidro Garcia* Date: 11-30-2011 Check if self-employed
Firm's name: ISIDRO GARCIA Firm's EIN: P00734834
Firm's address: 1611 SAN PABLO AVE SUITE 3A Berkeley CA 94702 Phone no: 510-527-8554

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No



This landmark is at extreme risk from winter storms and rains.

If a solution to the ownership questions can be found, Rebuilding Together East Bay North (RTEBN) appears willing to patch the roof for the winter rains. I ask the commission to track this project, in hopes there are synergies or opportunities to save the building.

Bryce Nesbitt
510-383-6663
Commercial Property Inspector

From: **Crane, Fatema** <FCrane@cityofberkeley.info>
Date: Tue, Jul 5, 2022 at 5:17 PM
Subject: RE: ZP2021-0186 and Toverii Tuppa- Finnish Hall (Time Urgent)
To: Bryce Nesbitt <bryce2@obviously.com>

Thanks for your message.

Would you like to prepare and submit a correspondence addressed to the Landmarks Preservation Commission that I can forward to them for their next meeting on August 4? Please advise.

Fatema Crane (pronouns: s/her)
Senior Planner/LPC Secretary
City of Berkeley
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