

From: [Mark Dyer <Mark.Dyer@ahf.org>](mailto:Mark.Dyer@ahf.org)

To: [Robert Galardi <robert.galardi@lacity.org>](mailto:robert.galardi@lacity.org)

Date: 2/12/2024 3:31:04 PM

Subject: Madison

Attachments: [Mad\\_Rent\\_Roll\\_20240209.pdf](#)  
[Mad-Tenant\\_Directory\\_20240209.pdf](#)  
[Concierge Service Starts in Madison Hotel.pdf](#)  
[Notice @ Lobby Elevator.jpeg](#)  
[Vacancies List.pdf](#)  
[Fields Update.pdf](#)  
[Mad\\_Rent\\_Roll\\_20240209 \(1\).pdf](#)  
[CCF\\_000484.pdf](#)

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Dear Mr. Galardi,

As you and I discussed last week, last year, AHF contracted with Amtech Elevator Services to upgrade and to repair the elevator at the Madison Hotel. The work involves replacing the pump unit, the hoist machine, and the traction machine. Amtech was tasked with obtaining all the necessary permits for this work. There have been significant delays in obtaining parts, which were very recently obtained, allowing work to begin.

On January 29, 2024, the day before the elevator work was to begin, AHF posted notices all over the Madison Hotel, including at each tenant's door, informing tenants that the elevator would be undergoing repairs, alterations, improvements and making the elevator more reliable, and that thus the elevator would be temporarily out of service, starting the next day (January 30<sup>th</sup>) and continuing for about two weeks. (See "Concierge Service Starts in Madison Hotel – Redacted" and "Notice @ Lobby Elevator," attached.) As can be seen, the notice also stated, "Concierge Services will be available for Elderly/Disabled Residents." And the notice also gave a phone number for and the name of the Madison Hotel property manager, Angela Earvin.

Concierge services mean, in effect, help going up and down the stairs at the Madison Hotel. On-site AHF employees have been and are providing those services, 24/7, since the elevator work started. I understand that those services have been working well.

AHF employees also have contacted each Madison Hotel tenant with an offer to move temporarily, while the elevator work is ongoing, to a room in another AHF residence or to a room on a lower floor at the Madison Hotel. AHF is continually inventorying the other residences for available rooms. (See the attachment called "Vacancies List" for an example of that inventory.) As of the end of last week, four tenants had accepted those offers.

Finally, you had requested a copy of the Madison Hotel rent roll and a tenant directory with contact information. See "Mad\_Rent\_Roll" and "Mad\_Tenant\_Directory," attached.

Sincerely,

Mark Dyer  
Vice President of Operations – Corporate Real Estate and Housing Facilities  
AIDS Healthcare Foundation

7/10/2024