



Michael Geylik <michael@mgnyconsulting.com>

Bobby Rich

1 message

Zachary David Hall <zacharydavidhall@gmail.com>

Sat, Dec 7, 2024 at 7:27 PM

To: "Michael Geylik (MGNY)" <michael@mgnyconsulting.com>, James Hicks <jamesthomashicks@gmail.com>

Hi Mike,

I'm attaching James Hicks to this relatively lengthy and somewhat unedited email. He can also be reached at (347) 290-1207.

I'm sending a PDF document with a text conversation from a person named Bobby Rich, who contacted me today with aggressive and accusational messages claiming to have some say so over what happens in this building, specifically with unit #4B. I recommend you clarify to Bobby in some manner that he has no claims or rights as a tenant, because he isn't a tenant here, or consult with your lawyers on how to move forward with him. I have had a variety of negative experiences in the past with this person and I recommend proceeding swiftly. He appears to want to use unit #4B for him and his friends. I found this interaction to be very odd. He seems to be pretending as if he's been in unit #4B for a long time, when that is clearly untrue, and using information he's heard secondhand to appear that way. You yourself are in the building almost everyday, you would have also noticed this person. A whole series of lies seems to be involved. I find it all confusing, so I'm going to just be honest and upfront about my perspective on this because I have nothing to hide. Perhaps this might make for a good moment for you and James to finally have a conversation, as you mentioned neither of you have ever been in touch.

The best way I can explain my understanding from the beginning of this is that James Hicks hasn't lived in the building for over 25 years and has been subletting his room ever since, which I think someone else in the building has made you well aware. Between 2013-2015, both my brother and I lived on the top floor of this building and shared rooms #4D and #4B. James Hicks allowed me to sublet his room for \$500/month during that time. I was also at the time friends with this guy Bobby Rich. After my brother had to be hospitalized and we could no longer rent #4B, I put James Hicks in touch with Bobby to sublet the room, still for \$500/month. I had to leave for a period of time due to knee surgeries, and during that interim is when Thomas Scarlett must have arrived, sometime before July of 2018.

It seems to me that Bobby kept paying rent to James but perhaps kept him in the dark that Thomas Scarlett was actually living here for six years, perhaps taking more money from Tom for himself, I have no idea to what purpose he served. When Tom told us he was moving out, I emailed James asking if I could use his room again. In an email James told me that Bobby was going to still be in charge of the room. This was the first I had heard that Bobby had any continued involvement in this building, Tom had told me that he was paying James. Over the phone, James also said he didn't know who Thomas Scarlett was, and that to his knowledge, Bobby was still using the room.

I find it entirely implausible that Bobby has had any sort of involvement here or stayed here since July of 2018, other than using this situation as a side hustle of some sort. Perhaps you can check your security cameras to confirm. Frankly, if I ever crossed paths with him I would have opposed him being in the building. Neither myself nor Thomas Dukleth have any memory of seeing him in the hallways. To my knowledge, Thomas Scarlett was the tenant in #4B. You also mentioned wanting Thomas Scarlett to just pay you directly when he was here, and you asked me a variety of questions during those times.

Until recently, I had no idea that Bobby Rich was involved in any manner, but as you can read, he has been paying James Hicks on behalf of Thomas Scarlett. Bobby is seemingly the person who recently gave access to the girl who is right now in #4B. I think her name might be Angel. When I discussed this situation, I warned James to not work with Bobby moving forward and that it would lead to problems.

Given all the various difficulties and dangers of the building currently, I truly question the motives and ethics of wanting to bring new people to seemingly move in here. I also feel the tenants who actually live here do not particularly want a new neighbor, or a series of random people coming in and out of here. And given our conversation on the phone and your lack of renting units to new tenants, you also are not interested in new tenants at this time.

In any regard, I was concerned that whoever was in #4B was unknown to both the landlord and the tenant. Thomas had mentioned you called him asking who she was. We both asked James on Thursday who she was, and at the time he did not know. Even last night on the phone he said he doesn't know who she is but that he's giving her permission to stay due


to Bobby's reference. When we tried to ask her what's up she claimed that it was harassment, so I called the police to make sure she was not a full blown intruder.

At the end of the day, I just want to know who I'm living amongst. Over the years I've had to kick out rapists, thieves, drug dealers, violent criminals, severe addicts, people trying to squat in vacant parts, I've seen a lot of shit happen in this building. I feel I have the right to be informed of what's going on, and I don't feel good about James Hicks being left in the dark about who is living in his room for over six years. And that is predominantly due to keeping Bobby Rich involved. I just want whoever the tenant is on the other side of my wall to be the actual tenant of the room and for open communication between all of us tenants and the landlord during this difficult time, I'm tired of all the lies and bullshit secrets coming from every angle. And honestly, I'd be fine with no neighbor at all than having someone like Bobby delegating how things happen in my home moving forward. I strongly oppose his involvement here.

I'm also attaching footage of an event at Bobby Rich's business, Bootleg Bar, where people are destroying a stained glass light and wrecking things. This is the sort of thing that I'm worried about developing in this building if Bobby is involved. I care about my home and my livelihood, I don't want more liabilities. I recommended to James to just move back in and be the tenant if he's the tenant. But letting all these people he doesn't know stay here isn't cool by me, and it's not cool with you either, nor the other tenants I've talked to. Please figure this out however you see fit between the both of you. James claims to be wanting to share the room with Angel and potentially other people, but I have my doubts, I feel like he's going to continue electing this Bobby guy 'being in charge' of the room, and as a result, we as neighbors are going to have to be left to unknown variables. That is my complaint. The only people 'in charge' of this place are the tenants and the landlord and no middleman should have any authority over this place. I have no patience for this person sending me commands, demands, accusations, and threats of any sort. You are both welcome to call me if you have any questions.

All the best,
Zak

2 attachments

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