

Jean Fraser - Munjoy heights

From: Kat Richman <katrichman@gmail.com>
To: <JF@portlandmaine.gov>
Date: 12/12/2013 9:40 AM
Subject: Munjoy heights
CC: Nikki Green <nikkigreen75@gmail.com>

Hello Jean,

This email is to voice support for Redfern Properties' proposed development project, Munjoy Heights. We are the owners of 79 Walnut St., which is one of the properties slated for demolition if this development is approved. The sale is pending the Planning Board's approval of the project.

We have been hearing that there is concern about the potential loss of our four units, which are more affordable in rent than what Redfern is proposing. As the current owners, we are aware more than others that our building is in need of major renovations. The property is over a hundred years old and has never had comprehensive renovations, to the best of our knowledge. We had been beginning to plan for these major renovations to the property ourselves. Initial estimates to comprehensively renovate the building in the same energy efficient manner, which has always been our intention, would be several hundred thousand dollars, which would require us to drastically raise our rents.

79 Walnut St. is in need of major renovations. Whether the property is re-developed, renovated, or sold and renovated by a different owner, rents at that location will significantly increase in the next few years.

Thank you for your consideration.

Katherine Richman and Nikki Green
79 Walnut St.