

Moermond, Marcia (CI-StPaul)

From: Cliff Carey <cliffcareycarpentry@gmail.com>
Sent: Tuesday, November 24, 2015 8:32 AM
To: Moermond, Marcia (CI-StPaul)
Subject: Fwd: 689 Conway St.

Dear Marcia,

Having looked at 689 Conway, and reviewed the code compliance report, I would ask that the city not pursue demolition of that property at this time. The exterior condition of this property is certainly no worse, and in some cases better, than many properties in the city that are currently inhabited and some that have been vacant considerably longer. The conditions described in the code compliance report are similar to conditions found in many houses and buildings over the years. Those structures would include 635 Bates, 631 Bates, 324 bates, the Stutzman Building (which includes the Swede Hollow Cafe) and many more like them.

The difference between having these buildings occupied today vs. vacant lots is millions of dollars of real estate value, and the corresponding property taxes that accompany it. It is more difficult to quantify the value added that a productively occupied property adds to a neighborhood. 725 East 7th Street, which currently houses the Swede Hollow Cafe, would have had a code compliance list of deficiencies just as extensive as those found in 689 Conway's Code Compliance Report. Plus, it had significant structural issues, requiring major repairs. Would my neighborhood have been a better place to live if we had torn that building down? Please consider these points when making your recommendation on this property.

Thank you,
Cliff Carey
635 Bates Avenue
Saint Paul, MN