

**OLNEYVILLE CHOICE
PRINCIPALS IMPLEMENTATION MEETING
FEBRUARY 3, 2012**



OLNEYVILLE HOUSING CORPORATION @ 10:30 AM – 12:00 PM

MINUTES

INTRODUCTIONS

Frank Shea called the meeting to order at 10:35 a.m.

ATTENDEES

Present:

Stephen O'Rourke
Melissa Sanzaro
Lisa Castellanos

Richard Weinberg
Frank Shea
Jennifer Hawkins

Jeanne Cola
Gary Bliss
Tom Dellar

RFQ RESPONSES:

- The Work Force and Economic Development RFQ initiated two responses. A consultant qualification response from The Van Leesten Group was acknowledged on January 23rd, 2012 while a five page proposal from the Social Ventures Projects RI was also received. In order for the Principals to make a fair decision, it was decided that The Van Leesten Group will be provided with an opportunity to create a proposal for the CNI Principals' review. Once both proposals are collected, Principals will decide which of the agencies will be awarded the contract.

IMPERIAL KNIFE:

The Imperial Knife building, foreclosed and held by Rockland Trust, was purchased by a company called California Cell Tower. Capstone Realty informed OHC that California Cell Tower's purpose for purchasing property was for the cell tower and they would probably be interested in selling the buildings to outside parties. Since the property was kept well and only empty for a short period of time, it would be ideal for active businesses. The sale price of the property is unknown at this time.

IMPLEMENTATION GRANT:

- Members of OHC expressed that after reading the 2012 CNI Implementation NOFA, they felt strongly that a mixed-income, mixed-finance development of the Manton Heights site would make our proposal more competitive. This would require the demolition of some, or a portion of the existing units. SJO stated that the PHA stated right from the beginning of the planning process that the PHA had no intention of demolishing units at the site. Millions of federal funds have been spent on rehabilitating the development, including three new roofs just completed. OHC highlighted the fact that one-for-one replacement of any units demolished required site control and financial commitments for the grant proposal. Several attendees stated that this seemed unrealistic for the NOFA's submission deadline of April 15, 2012.
- Mr. Weingberg (PHA) inquired about the possibility of gaining financial commitment from banks that held the predominant number of foreclosures in the area. Tom Deller added that past efforts with contacting these banks were mainly unresponsive. Bank of America would be a possibility to discuss commitment or matching.

- Mr. O'Rourke, who did not believe partial demolition at the Manton Heights site in the Planning Grant was necessary, concluded that he would consider the information presented and contact the Principals in a few days.

The next meeting will be Friday, February 17, 2012 at 9am.