SITE SELECTION MEETING AGENDA
FRIDAY, May 12, 2017

A. HFH Families

- Linking of families with current properties / Master List of prospective families?
  - Any updates?
  - John K. supplied list of families that have been paired with current properties. Most families are good with hours and have been with program for quite a while.
  - John K. also supplied a list of families in the program with hours and what their priorities and requirements would be.

B. New Builds (Tom Graham)

1. 2018 new build plan options with assessed values. (see attached files)

2018 BG Hub lots available to HFHB.doc | 2018 New build plan.xlsx | Bailey Green Map May 16 2017.pdf

Follow recommendation on 2018 BG Hub file. If Heart of City can release property(ies), we would like 53-55 Zenner as priority. Other potential options could be 114-116 Wende or 140-144 Zenner. (Have to buy lots.)

Update from Tom Graham – 5/17

The attached 5/16/17 BG map has been updated showing the vacant lots now available to HFHB that were originally planned for Heart of the City. The HOC lots on E. Ferry and Wende remain on the map.

The attached Excel 2018 new build plan has been updated to include building lots at 53-55 Zenner and 49-53 Kilhoffer that HOC is no longer interested in.

If all committee members agree with the proposed 2018 new build plan, we don't need to wait until our 6/16 meeting to start the acquisition process. If you have any changes you want to make, please reply to all on the committee.

Recommended action plan (to be done in sequence):

1. Will HGHB build 5 or 6 new builds in 2018? Still TBD
2. Share plan with John Somers, because HFHB has to acquire the following lots from Bailey Green LLC:
   a. 55 Zenner Became house 5 after HOC indicated loss of interest in property
   b. 66 Kilhoffer
   c. 49 & 53 Kilhoffer (if we build 6 new houses in 2018)
3. Send letter to the city Real Estate department including:
   a. The city has approved 63-69 Zenner for a new build, but Habitat will not be building a house on these lots because of the Harmac walkway at 69 Zenner to connect to the walkway at 52 Wende.
   b. The list of city owned lots that HFHB wants to acquire in our 2018 new build plan.

2. Review of Teresa's email detailing conversation with John Somers

Teresa_B_Summary_conversation_w_J_Sc

Email discussion was influential in setting policy in prior bullet point.

3. Review of Rhode Island lots

146-148 and 238 Rhode Island Street \

Rhode Island email summary.docx

146-148 Rhode Island would be viable for a modular construction / Home. (Have to buy lots) (238 not a good option at this point) We will only pursue the 146-148 property if we cannot acquire properties in Bailey Green per the plan outlined in point 1.

C. Rehab properties

- City Auction wish list review (Barry) Still issues working with City to identify how to make the finances work. Working with Brendan M. and Christie N. to come up with a plan to make this work. Can't push forward till inspections are complete.
- Where do we stand with inspections Asbestos inspection requests submitted over 3 weeks ago.
- 48 Wende ? House is for sale. Dick/Elaine completed interior inspection – requires a lot of work but we have accepted worse. Not quite a full basement. Will be challenging to install furnace. The foundation is generally sound. 4 BR / 1.5 bath potential. Still needs asbestos testing. Owner is starting to make minimal repairs. Also exploring liens against property. Try to buy for $5K if asbestos report is acceptable.

D. Site Selection Proposal

Site Selection Proposal.docx

Talking points from Barry

- Debbie agreed to send us meeting minutes from the Distressed Properties Task Force.
- Jason will research information from BG hub area relative to additional potential acquisitions in the hub area. (ID homes that may be available / vacant)

Try to identify someone is willing / capable of filling the roles identified as the bullet points in the proposal.

E. Donations

- Updates – Barry / Jim
- 54 Freund ? Has a tenant. Cannot get into until 6/1 at earliest. Still needs a walk through.
- 101 Erb – There may be some prospective buyers.
- New – Vacant lot at 96 Burgard. Jim to continue with follow-up.

F. Domedion

- Final disposition
  - Any updates from Janiene?
  - Alex and Will interest?

- Someone broke in and removed wiring in the main floors, basement, and attic. Fortunately it appears that they did not vandalize any other parts of the house. Dick and Elaine have tried to repair and rewire the home. The house will needs a future inspection.
- We have cash offer for nominally $30K. Could close at end of May.

G. New Business

- Debbie – Review of West Side Housing projects
- CHDO working on new build and rehab projects. Would any Habitat families be interested? Information was passed on through Barry.
- Debbie's agency is interested in volunteering / working on a Habitat property going forward.

H. Next committee meeting date Proposed – Friday June 16, 2017 at 900 – South Restore