

Price Hill Will Housing CAT

February 20, 2007

Meeting MINUTES

Attendees: Diana Vakharia, H.A. Musser, Mark Brunner, Ken Smith, Matt Strauss, Tom Gamel, Mary Croft, John McLinden, Barbara Niehaus, Frank Hollister, Jean Hollister, Sally Duffy SC, Jeff Cramerding, Stephanie Moes, and Todd Blersch.

Topic#1 and #2: Declared conflicts of interest and announced distribution of the January 16, 2007 Housing CAT meeting minutes.

Topic #3: City Lights

Mary Croft and guest John McLinden

Summary:

City Lights is a Chicago-based development company. They purchased the Queen's Tower property in 2005 for the purpose of converting into condominiums. Currently, they are also exploring the development potential of the surrounding Incline District. Councilmember John Cranley and members of EPHIA have been working closely with City Lights to streamline the planning and development process while keeping the developer responsive to the community's vision.

City Lights has sold 29 of the 119 units. 6 of the current tenants have purchased condos. Queen's Tower officially opens on March 15, 2007.

The adjacent property (currently a parking lot) will hopefully be converted into a 4 story mixed-used development, which will include underground parking, commercial space, and office space. The developer is actively pursuing a specific mix of tenants for the commercial space. They have also purchased land on Maryland Ave. for town homes. A portion of this land might include civic space.

Topic #4: Kroger

Mary Croft

Summary:

On January 18, 2007, members of EPHIA met with Kroger's lawyer to review the rendering of the new Kroger. They were disappointed by the standard box architecture and are working with Councilmember John Cranley and Dan Bennie from Oakley NOW to push for a design that fits the character of the Warsaw Ave business district.

Topic #5: Place Matters

Summary:

Matt reported on the Place Matters Housing Sub-Committee meeting that took place right before Housing CAT. The group decided that the money for Buy-Improve-Sell would stay in place, as written, as long as there was some flexibility in the program allowing that money to be moved into grant/loan programs for existing owners if it is determined that it would be better spent there or that money from other sources isn't coming through.

Topic #6: Cedar Grove Update

Summary:

- 1132 Seton is under contract at the asking price. It is about halfway done.
- 850 Academy is complete and it should be sold next week
- 1023 Seton is in the midst of lead abatement and should be ready for the general contractor late next week.

Topic #7: Whittier Gardens/HDAP Application

Summary:

Mark Brunner reported that he had the completed version of Price Hill Will's application to the Ohio Housing Finance Agency for rehab funds and that he would be delivering it to Columbus the next day. He said it was one of the strongest applications that he has ever worked on. The application is for \$500,000 to rehab ten single family homes for first time owner-occupants in the Whittier Gardens and Incline District sub-neighborhoods of East Price Hill.

Topic #8: Next Purchase

Summary:

1023 Gilsey was approved for purchase as part of the Cedar Grove Buy-Improve-Sell program.

1134 Seton was also approved for purchase in this program under the condition that the purchase price be no higher than \$25,000.

The votes were unanimous with Todd Blersch abstaining in both instances due to a stated conflict of interest.

It was agreed by the committee that Price Hill Will should try to work with lenders on these and future purchases in order to ensure that we get the lowest price possible when we purchase these homes.

Topic #9: Wilsonia Update

Summary:

The City has still not released funds for this project so work has not begun. The court has ordered someone from the Department of Community Development and Planning to come to the next hearing (scheduled for March 29) to explain the delay. It was agreed that perhaps Don Lenz from LISC could speak to the Department to expedite the matter.

Topic #10: Homeowner Preservation Group Update

Summary:

The next meeting of the Homeowner Preservation Group will be a forum on February 22 at the Community Action Agency in Bond Hill. It will be from 8:30-11:00. The subjects covered will be foreclosure prevention and discussion of the causes and their sources.

New Business

Topic #11: Letter Regarding Demolition of the Moore-Knight House

Summary:

Mary Croft asked for an update on Price Hill Will's letter regarding the prevention of the demolition of the Moore-Knight House. She and EPHIA had not received a copy of the letter and there were some concerns that the letter never went out. Ken will look into it and report on the status at the next meeting if not sooner.

Topic #12: Rutledge Receivership

Summary:

Pete Witte and Max Hoffmeyer have asked Price Hill Will to look into bringing a lawsuit against the owners of the multi-family apartment complex on Rutledge. The suit would name Max Hoffmeyer as receiver and he would rehabilitate the buildings and take ownership of them. The committee agreed to allow Matt and Stephanie to investigate the feasibility of this project.

Minutes submitted by
Steven Schoonover
Staff Representative
Price Hill Will