

RE: 0 Mendon

Glenn Andreoni <glenn@rirealestatelaw.com>

Mon 3/13/2023 8:05 AM

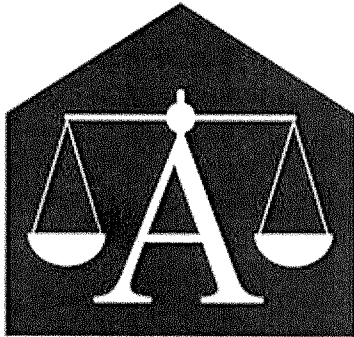
To:Veronica Vega <vvega@woonsocketri.org>;brianna@rirealestatelaw.com <brianna@rirealestatelaw.com>

📎 1 attachments (1 MB)

PURCHASE AND SALES INFORMATION FORM.pdf;

Here you go. Thanks

Thank you,



Glenn J. Andreoni, Esq.
Law Office of Glenn J. Andreoni, Inc.
628 George Washington Hwy.
Lincoln, RI 02865
401.334.4770 Ext. 104
401.334.0696 Fax
glenn@rirealestatelaw.com

LAW OFFICE OF

GLENN J. ANDREONI, INC.

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From: Veronica Vega <vvega@woonsocketri.org>

Sent: Friday, March 10, 2023 12:23 PM

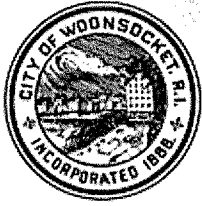
To: Glenn@rirealestatelaw.com; brianna@rirealestatelaw.com

Subject: 0 Mendon

Good afternoon,

Michael Debrosse has asked me to email you for the paperwork that is required for the PNS for the location 0 Mendon Road, Woonsocket RI, 02895.

Thank you!



Veronica Vega

Federal Programs & Grants Coordinator

City of Woonsocket | Department of Planning and Development

169 Main Street, Woonsocket, RI 02895 | (401) 597-0498

[LinkedIn](#) | [Planning Department Facebook Page](#)

Re: DRAFT P & S MENDON ROAD LOTS

Debroisse, Mike <MDebroisse@woonsocketri.org>

Sat 3/11/2023 8:34 AM

To:Lori Donahue <lori@rirealestatelaw.com>;Veronicka Vega <vvega@woonsocketri.org>

Cc:'Glenn Andreoni' <glenn@rirealestatelaw.com>

Sorry found them stuck in spam.

I'll review and reply to the questions.

Thanks,

Mike

Michael Debroisse
Director of Planning & Development
City of Woonsocket

From: Lori Donahue <lori@rirealestatelaw.com>

Sent: Friday, March 10, 2023 3:29:53 PM

To: Debroisse, Mike <MDebroisse@woonsocketri.org>; Veronicka Vega <vvega@woonsocketri.org>

Cc: 'Glenn Andreoni' <glenn@rirealestatelaw.com>

Subject: FW: DRAFT P & S MENDON ROAD LOTS

Hi Mike, Please confirm you received my earlier e-mail with the proposed P & S and the questions listed below.

Thank you,



LAW OFFICE OF

GLENN J. ANDREONI, INC.

Loriann Donahue, Esq.

Law Office of Glenn J. Andreoni, Inc.

628 George Washington Hwy.

Lincoln, RI 02865

401.334.4770 Ext. 113

401.334.0696 Fax

lori@rirealestatelaw.com

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From: Lori Donahue [mailto:lori@rirealestatelaw.com]

Sent: Friday, March 10, 2023 2:30 PM

To: 'Debroisse, Mike' <MDebroisse@woonsocketri.org>; 'Glenn Andreoni' <glenn@rirealestatelaw.com>

Cc: 'KERRY@RIREALESTATELAW.COM' <KERRY@RIREALESTATELAW.COM>; 'Brianna Andreoni' <brianna@rirealestatelaw.com>

Subject: DRAFT P & S MENDON ROAD LOTS

Good Afternoon Mike, I used the information you provided, however I will need the following additional information to complete:

Confirmation that the property is Mendon Road and Mendon Road Rear;

Please provide the agreed upon closing date;

Will this be a cash deal;

Are you conducting any inspections regarding the vacant lot;

Confirm Vacant Lots;

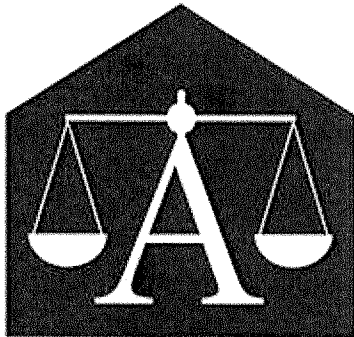
Are there any additional provisions that should be added to the Agreement;

Who will be signing the Agreement on behalf of City of Woonsocket;

Does the Seller have an attorney?

Once you review and provide the requested information, I can finalize the Agreement for review by the Seller/Seller's attorney.

Thank you,



Loriann Donahue, Esq.

Law Office of Glenn J. Andreoni, Inc.

628 George Washington Hwy.

Lincoln, RI 02865

401.334.4770 Ext. 113

401.334.0696 Fax

lori@rirealestatelaw.com

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From: Debroisse, Mike [mailto:MDebroisse@woonsocketri.org]

Sent: Tuesday, March 7, 2023 4:29 PM

To: Lori Donahue <lori@rirealestatelaw.com>; 'Glenn Andreoni' <glenn@rirealestatelaw.com>

Cc: KERRY@RIREALESTATELAW.COM; 'Brianna Andreoni' <brianna@rirealestatelaw.com>

Subject: Re: Draft P&S needed

Sorry about that.

When are you available to take a call

From: Lori Donahue <lori@rirealestatelaw.com>

Sent: Tuesday, March 7, 2023 4:27 PM

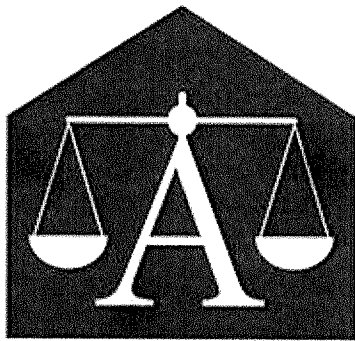
To: 'Glenn Andreoni' <glenn@rirealestatelaw.com>; Debrousse, Mike <MDebrousse@woonsocketri.org>

Cc: KERRY@RIREALESTATELAW.COM <KERRY@RIREALESTATELAW.COM>; 'Brianna Andreoni' <brianna@rirealestatelaw.com>

Subject: RE: Draft P&S needed

Mike, I actually left you a message that I needed additional information. Please give me a call to discuss.

Thank you,



Loriann Donahue, Esq.

Law Office of Glenn J. Andreoni, Inc.

628 George Washington Hwy.

Lincoln, RI 02865

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From: Glenn Andreoni [<mailto:glenn@rirealestatelaw.com>]

Sent: Tuesday, March 7, 2023 2:52 PM

To: 'Debrousse, Mike' <MDebrousse@woonsocketri.org>

Cc: KERRY@RIREALESTATELAW.COM; 'Brianna Andreoni' <brianna@rirealestatelaw.com>; 'Lori Donahue' <lori@rirealestatelaw.com>

Subject: RE: Draft P&S needed

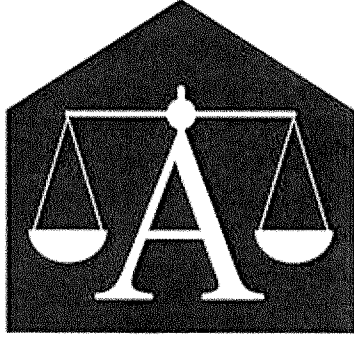
Hi Mike,

On Feb 24 I sent you the below email and never heard back from you?

Glenn

Let me know when you have time to speak and I will call you, give me a few dates and times.
Thanks Mike

Thank you,



Glenn J. Andreoni, Esq.
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From: Debrousse, Mike <MDebrousse@woonsocketri.org>
Sent: Tuesday, March 7, 2023 1:55 PM
To: Glenn Andreoni <glenn@rirealestatelaw.com>
Cc: KERRY@RIREALESTATELAW.COM; 'Patty Smith' <patty@rirealestatelaw.com>
Subject: RE: Draft P&S needed

Good afternoon,

Has there been any progress on getting this P&S request completed?

The owner is getting itchy and the City wants to secure the property.

Thanks,

Michael F. Debrousse

Director of Planning & Development
City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9231 | 📠 401.766.9312 |

✉ Mdebrousse@woonsocketri.org
<https://www.woonsocketri.org/>

From: Debroisse, Mike
Sent: Thursday, February 23, 2023 1:35 PM
To: Glenn Andreoni <glenn@rirealestatelaw.com>
Cc: KERRY@RIREALESTATELAW.COM; 'Patty Smith' <patty@rirealestatelaw.com>
Subject: RE: Draft P&S needed

Following up on this.

Can we schedule a time to discuss as soon as possible?

Michael F. Debroisse

Director of Planning & Development
City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9231 | 📠 401.766.9312 |
✉ Mdebrousse@woonsocketri.org
<https://www.woonsocketri.org/>

From: Debroisse, Mike
Sent: Thursday, February 16, 2023 1:55 PM
To: Glenn Andreoni <glenn@rirealestatelaw.com>
Cc: KERRY@RIREALESTATELAW.COM; 'Patty Smith' <patty@rirealestatelaw.com>
Subject: Draft P&S needed

Happy Thursday, February 16, 2023

The City of Woonsocket is looking to purchase the following wooded lots:

Map B7 Lot 53-1

Map B7 Lot 53-32

Sale price is \$1.13 million

We are looking for a draft P&S. The seller R&K Building Corporation has agreed to have you representing them for this sale process.

Please let me know if you have any questions or concerns.

Michael F. Debroisse

Director of Planning & Development
City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9231 | 📠 401.766.9312 |
✉ Mdebrousse@woonsocketri.org
<https://www.woonsocketri.org/>

RE: PURCHASE OF PROPERTY FROM R&K BUILDING

Lori Donahue <lori@rirealestatelaw.com>

Fri 3/10/2023 3:27 PM

To:Veronica Vega <vvega@woonsocketri.org>

Cc:'Brianna Andreoni' <brianna@rirealestatelaw.com>;Debrousse, Mike <MDebrousse@woonsocketri.org>

Thanks, I think I found it.

Thank you,



Loriann Donahue, Esq.
Law Office of Glenn J. Andreoni, Inc.

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401.334.4770 Ext. 113

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From: Veronica Vega [mailto:vvega@woonsocketri.org]

Sent: Friday, March 10, 2023 2:39 PM

To: Lori Donahue <lori@rirealestatelaw.com>

Cc: 'Brianna Andreoni' <brianna@rirealestatelaw.com>; Debrousse, Mike <MDebrousse@woonsocketri.org>

Subject: RE: PURCHASE OF PROPERTY FROM R&K BUILDING

Hi Lori,

It may be indexed under 0 Mendon Road.



Veronica Vega

Federal Programs & Grants Coordinator

City of Woonsocket | Department of Planning and Development

169 Main Street, Woonsocket, RI 02895 | (401) 597-0498

[LinkedIn](#) | [Planning Department Facebook Page](#)

From: Lori Donahue <lori@rirealestatelaw.com>

Sent: Friday, March 10, 2023 1:30 PM

To: Veronica Vega <vvega@woonsocketri.org>

Cc: 'Brianna Andreoni' <brianna@rirealestatelaw.com>; Debrosse, Mike <MDebrosse@woonsocketri.org>

Subject: PURCHASE OF PROPERTY FROM R&K BUILDING

Veronica, Do you have any additional information other than MAP B7 LOT 53-1 AND 53-32. I cannot find the lots doing a search and R&K Building owns several properties. Do you have a street name?

Thank you,



LAW OFFICE OF

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Loriann Donahue, Esq.

Law Office of Glenn J. Andreoni, Inc.

628 George Washington Hwy.

Lincoln, RI 02865

401.334.4770 Ext. 113

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Re: <External Message> Re: Mendon Rd. Acquisition

Alyssa McDermott <amcdermott@woonsocketri.org>

Thu 7/27/2023 9:21 AM

To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>

Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>

Hello Amy,

I will review and let you know!

Thank you,

Alyssa

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>

Sent: Wednesday, July 26, 2023 5:13 PM

To: Alyssa McDermott <amcdermott@woonsocketri.org>

Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>

Subject: RE: <External Message> Re: Mendon Rd. Acquisition

Hi Alyssa,

Based on the notes Chris let for me, it sounds like the PY2021 CAPER in IDIS may actually be for PY2020. Do you know if that's the case? I really can't tell. The data is pulled from the system is for 2021 because that's what was entered on the CR-00 screen. The attached PR26 CDBG Financial Summary Report is also for 2021.

Let me know. I can review it as is for PY2021, but don't want to do that if it's really for PY2020.

Thanks,

Amy

From: Alyssa McDermott <amcdermott@woonsocketri.org>

Sent: Wednesday, July 26, 2023 8:32 AM

To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>

Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>

Subject: Re: <External Message> Re: Mendon Rd. Acquisition

Hello Amy,

Thank you for all of this information!

If you could please send me the list of things that need to be revised for the PY21 CAPER that would be great. Just to make sure I have a copy for my records.

-Alyssa

Alyssa McDermott

Federal Administrator of Programs & Grants

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9232
<https://www.woonsocketri.org>

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Sent: Tuesday, July 25, 2023 4:13 PM
To: Alyssa McDermott <amcdermott@woonsocketri.org>
Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: RE: <External Message> Re: Mendon Rd. Acquisition

Oh good, I'm glad there isn't a weird system issue to try to figure out. The current status of 2019-2021 is below along with the time period covered by each.

PY2019 (7/1/2019-6/30/2020) Reviewed and approved
PY2020 (7/1/2020-6/30/2021) Doesn't appear to be in IDIS, but there's a duplicate 2019 CAPER. The wrong year may have been entered when setting up the 2020 CAPER.
PY2021 (7/1/2021-6/30/2022) Reviewed and waiting for modifications

For the PY2020 CAPER, you're going to have to start from scratch, because I don't the system will allow you to change the program year on the CR-00 screen. Do you have a list of things that need to be revised for the PY2021 CAPER? If not, please let me know and I'll do a quick review for you and get you one.

In response to your question about ESG reporting for the CAPER, please see the following from the [Sage ESG CAPER Guidebook for ESG-funded Programs \(hudexchange.info\)](https://www.hudexchange.info):

Beginning October 1, 2017, recipients began to use Sage to report all required HMIS data on persons assisted with ESG. Beginning October 1, 2021, the CAPER in Sage replaces all CAPER forms in the jurisdiction's annual CAPER report submitted in the eCon Planning Suite. This includes forms CR-65, CR-70, and CR-75.

Please let me know if you have any questions.

Thanks!
Amy

From: Alyssa McDermott <amcdermott@woonsocketri.org>
Sent: Tuesday, July 25, 2023 3:41 PM
To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: Re: <External Message> Re: Mendon Rd. Acquisition

Hello Amy,

I apologize, I do see the two 2019 CAPER submissions. I was on the wrong screen in IDIS. I have to take the CAPER trainings and will work on these once our AAP is submitted.

-Alyssa

From: Alyssa McDermott <amcdermott@woonsocketri.org>
Sent: Tuesday, July 25, 2023 11:02 AM
To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Cc: Veronica Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: Re: <External Message> Re: Mendon Rd. Acquisition

Perfect, thank you Amy!

-Alyssa

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Sent: Tuesday, July 25, 2023 11:00 AM
To: Alyssa McDermott <amcdermott@woonsocketri.org>
Cc: Veronica Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: RE: <External Message> Re: Mendon Rd. Acquisition

No problem! Ignore the 2pm meeting – I can't cancel or change it because Chris created it – and I'll send you an invitation for a 3pm meeting.

From: Alyssa McDermott <amcdermott@woonsocketri.org>
Sent: Tuesday, July 25, 2023 10:22 AM
To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Cc: Veronica Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: Re: <External Message> Re: Mendon Rd. Acquisition

Hello Amy,

Yes, we can do today at 3. I apologize. I have my days all mixed up as I was out yesterday!

Thank you,
Alyssa

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Sent: Tuesday, July 25, 2023 9:59 AM
To: Alyssa McDermott <amcdermott@woonsocketri.org>
Cc: Veronica Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: RE: <External Message> Re: Mendon Rd. Acquisition

Thanks, Alyssa. Are you available at 3:00 today? Tomorrow I'm free at 4:00.

From: Alyssa McDermott <amcdermott@woonsocketri.org>
Sent: Tuesday, July 25, 2023 9:44 AM
To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Cc: Day, Christopher S <Christopher.S.Day@hud.gov>; Veronica Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: Re: <External Message> Re: Mendon Rd. Acquisition

Hello Amy,

We will work on reviewing this internally prior to committing HOME funds for the acquisition.

I am available to meet tomorrow at 3 instead of 2 if you would like to update the meeting invite?

Thank you,
Alyssa McDermott

Alyssa McDermott

Federal Administrator of Programs & Grants
City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9232
<https://www.woonsocketri.org>

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Sent: Monday, July 24, 2023 1:35 PM
To: Alyssa McDermott <amcdermott@woonsocketri.org>
Cc: Day, Christopher S <Christopher.S.Day@hud.gov>; Veronicka Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: RE: <External Message> Re: Mendon Rd. Acquisition

Hi Alyssa,

Chris forwarded your email below to me. I'm concerned about the timing of the proposed project. There are many requirements that need to be met before committing HOME funds to a project. These requirements are in place to try to ensure that funding, developer experience and market demand, etc. are considered prior to commitment and the project will proceed to completion within the required four-year completion deadline. While it's possible to request a year-long extension prior to the deadline date, if completion isn't achieved within required timeframes, all HOME funds expended will need to be repaid by the PJ.

I would closely review the following notice to ensure that the City is able to meet all requirements before committing HOME funds for the acquisition: <https://www.hud.gov/sites/documents/15-09CPDN.PDF>.

Also, I see that your monthly meeting with Chris is scheduled for tomorrow at 2 p.m. Would it be possible to meet at 3:00 p.m. instead or to move it to another day. I have an unexpected conflict.

Thanks, and I look forward to working with you while Chris is out.

Amy



Amy Yuhasz
Program Manager
Community Planning and Development
Boston Regional Office
U.S. Department of Housing & Urban Development
617.994..8504

From: Day, Christopher S <Christopher.S.Day@hud.gov>
Sent: Friday, July 21, 2023 9:09 AM
To: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>
Subject: FW: <External Message> Re: Mendon Rd. Acquisition

From: Alyssa McDermott <amcdermott@woonsocketri.org>
Sent: Tuesday, July 18, 2023 2:12 PM
To: Day, Christopher S <Christopher.S.Day@hud.gov>
Cc: Veronica Vega <vvega@woonsocketri.org>; Debrouse, Mike <MDebrouse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>
Subject: <External Message> Re: Mendon Rd. Acquisition

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Hello Chris,

Here is more information for you to review regarding Mendon Rd Activity:

The City of Woonsocket seeks to purchase approximately 5 acres of land off of Mendon Rd. for the development of approximately 10-11 modest sized single-family homes (~1200 sqft.) on the property. The acquisition cost is \$1.13 million, and the city would like to purchase the land in order to then work with an architect to develop a site plan and renderings for the construction of the homes. That would then be put out to bid for a construction firm. All this is subject to the HOME regulations.

The questions we have are related to sequencing. The property itself has been made available to the city for purchase rather than listed for a private sale. Based on our analysis of the acquisition cost (current comps and prior sales), it is reasonable. The city does not want the land to go to private sale because there will be no control over what gets built on it. So can the city acquire the property, and then go through the process of developing the site plan, contracting for the road construction, sidewalks, water and sewer, and a developer for the construction of the new homes, and then market the homes to qualified buyers during the construction phase? The city would essentially serve as the GC for the entire project, using HOME funds for the site work, then the construction company would build the homes and be paid out of the sale proceeds when the homes are sold.

Thank you,

Alyssa McDermott

Federal Administrator of Programs & Grants

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895

☎ 401.767.9232

<https://www.woonsocketri.org>

From: Alyssa McDermott
Sent: Monday, July 17, 2023 2:37 PM

To: Day, Christopher S <Christopher.S.Day@hud.gov>

Cc: Veronicka Vega <vvega@woonsocketri.org>; Debrouse, Mike <MDebrouse@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>

Subject: Mendon Rd. Acquisition

Hello Chris,

Attached is the Request for Release of Funds form and the proof of the public notice. There were no public comments received during the comment period.

Thank you,

Alyssa McDermott

Federal Administrator of Programs & Grants

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895

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<https://www.woonsocketri.org>

RE: Mendon Road Acquisition

Steenbergen, Priscilla <psteenbergen@woonsocketri.org>

Mon 8/29/2022 10:05 AM

To: Brian Hull <bh@cewadvisors.com>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Veronicka Vega <vvega@woonsocketri.org>; Carl J. Johnson <cjohnson@woonsocketri.org>

FYI – Tribal letters are being mailed today.

Thanks,

Priscilla Steenbergen

Administrative Coordinator/Research Analyst

Department of Planning and Development

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895

☎ 401.767.9237 | 📠 401.766.9312 |

✉ Psteenbergen@woonsocketri.org

<https://www.woonsocketri.org/>

From: Brian Hull <bh@cewadvisors.com>

Sent: Friday, August 26, 2022 8:09 AM

To: Steenbergen, Priscilla <psteenbergen@woonsocketri.org>; Debrousse, Mike <MDebrousse@woonsocketri.org>; Veronicka Vega <vvega@woonsocketri.org>; Carl J. Johnson <cjohnson@woonsocketri.org>

Subject: Mendon Road Acquisition

Priscilla,

See attached for temple tribal letter.

It needs to be sent out to the 5 tribes in the attached consultation list.

Mike, let me know if the city wants to put this out for public review now.

It will have to go out to review before construction since it needs a full Environmental Assessment level of review.

For now, I'm just doing the review for acquisition because I understand the speed that the Mayor wants to move on this project.

Thank you,

Brian

Fw: AUGF for the HOME Mendon Rd project

Alyssa McDermott <amcdermott@woonsocketri.org>

Thu 8/24/2023 12:33 PM

To: Debroisse, Mike <MDebroisse@woonsocketri.org>; Veronicka Vega <vvega@woonsocketri.org>; Ryan Leech <rleech@woonsocketri.org>

📎 1 attachments (124 KB)

Woonsocket Mendon Rd AUGF.pdf;

Hello,

FYI. We got approval to move forward with 0 Mendon Rd!

Thank you,
Alyssa

From: Yuhasz, Amy E <Amy.E.Yuhasz@hud.gov>

Sent: Thursday, August 24, 2023 12:27 PM

To: Alyssa McDermott <amcdermott@woonsocketri.org>

Subject: AUGF for the HOME Mendon Rd project

Hi Alyssa,

Please see the attached Authority to Use Grant Funds form for the HOME-funded project on Mendon Road.

Thanks,
Amy



Amy Yuhasz
Program Manager
Community Planning and Development
Boston Regional Office
U.S. Department of Housing & Urban Development
617.994..8504

CDBG, HOME & ESG Status Update

Brian Hull <bh@cewadvisors.com>

Tue 9/6/2022 7:40 AM

To: Carl J. Johnson <cjohnson@woonsocketri.org>; Veronicka Vega <vvega@woonsocketri.org>; Debroisse, Mike <MDebroisse@woonsocketri.org>; Steenbergen, Priscilla <psteenbergen@woonsocketri.org>

📎 2 attachments (499 KB)

HOME-ARP-Allocation-Plan-Woonsocket_2022-07-08.docx; HOME-ARP Compliance Notes.docx;

Hey everyone,

I apologize for the length of this email, but I wanted to send a status update and "to do" list for all the CDBG, HOME, and ESG grants as of Friday, Sept 2, 2022. Please review it in its entirety.

I'll be coming into the office on Thursday, the 8th. I'll be there around 8:30am.

Overview

There are several documents that I'm going to be referencing throughout that I've uploaded to a shared Google drive here: <https://drive.google.com/drive/folders/1jEgguFD-LTsbiI7JNGCyasvGtI923jDK?usp=sharing>

I've split up everything into the following grants:

- CDBG
- CDBG-CV
- HOME
- ESG
- ESG-CV

And I'm going to reference them individually as that is how I've gotten everything reconciled.

CDBG

The aggregate CDBG and CDBG-CV reconciliation budget is here:

https://docs.google.com/spreadsheets/d/1Hx6vt_KvHD2LxH2LAJpEQaB3fY_MT_bUIetzrZ_dM/edit#gid=1181254288

Everything up through the 2021 and 2022 budget years has been fully obligated and everything has been assigned in IDIS and funded, except for two 2022 activities which still need IDIS numbers.

- Department of Human Services
- Health and Wellness Club

I will need project descriptions for these two activities. The Director of Human Services should be sending descriptions and budgets for both of these activities.

There are still several project types that have LOTS of money available to fund specific activities. However, you should **only** be looking at the 2021 and 2022 project years for funding. The primary project line items and available balances are as follows:

- Acquisition, Demo and Clearance = \$87,880.00
- Infrastructure Improvements = \$596,890.58
- Parks & Playgrounds = \$75,000.00
- Facility Improvements = \$30,000.00
- Fire Equipment = \$255,000.00

These unassigned funded amounts already account for the new activities that were identified over the last couple weeks, so this is funding that can be spent on whatever projects the Mayor is interested in doing. Whatever is going to be funded through this money will need to go through the entire Environmental Review process.

CDBG-CV

All CDBG-CV funding has been obligated; however, only about 67% has been expended. The newer projects that need to be watched are on the second tab of this document:

https://docs.google.com/spreadsheets/d/1Hx6vt_KvHD2LxFfH2LAJpEQaB3fY_MT_bUletzrZ_dM/edit#gid=1846147158

ESG

The ESG & ESG-CV Reconciliation Budget is here:

<https://docs.google.com/spreadsheets/d/19ozOJR4ewmzg1fAEQNgB5fWVVOoIVsS4GQ5QMqsRXscU/edit#gid=1102923378>

There are several 2020 ESG activities that are fully expended that need to be closed. They are not included in the reconciliation budget linked above.

With the funding for the 2021 budget allocated to Sojourner House, the 2021 ESG budget is fully obligated. The 2022 budget is still unclear and will require additional information from the Consolidated Homeless Fund. You should receive ALL the applications from Maryrose Mensah and Rosa Pichardo, and not just the three that were submitted to Mike on August 30. There is \$100,369.90 in 2022 ESG money (July 1, 2022 - June 30, 2023 budget year) that needs to be obligated.

Please let Maryrose and Rosa know that all communications for the Consolidated Homeless Fund should be sent to Mike, Carl, Veronicka, and me. Woonsocket should be kept informed of all CHF meetings, all applications, and all funding decisions because the city will be allocating its ESG funds through the CHF moving forward. Their email addresses are: Maryrose.Mensah@doa.ri.gov and Rosa.Pichardo@doa.ri.gov.

ESG-CV

All the ESG-CV funds went to Community Care Alliance for their motel voucher program and the homeless prevention program. The motel voucher program has been fully expended, and the homeless prevention program has about \$70,000 remaining. You should follow up with CCA to see if they want to shift funds from their homeless prevention program to the motel voucher program. If they need to shift funds, they will need contract amendments.

There is also quite a bit of funds left for administration, which could be obligated to either of these programs if they need additional funding.

HOME

The HOME Reconciliation Budget is here:

<https://docs.google.com/spreadsheets/d/1CnlhL1L2GjdJF98nb2jm5YOSTEnLvslNf7lksOnknc/edit#gid=1458544459>

There is a **LOT** of unexpended and unobligated money in the HOME program.

There are several old projects that need to be closed out. I added the projects for down payment assistance for 2148 Mendon Rd. and the \$1 million for Mendon Road Acquisition for Senior Housing. Even with those commitments, there is still over \$1.5 million in unobligated HOME funds.

HOME-ARP

The HOME-ARP Allocation Plan still needs to be completed and put out for public review before the funds can be obligated to projects. I'm attaching the HOME-ARP Allocation Plan draft. HOME-ARP funds are even more difficult to use than regular HOME funds since there is a requirement for the funds to be used to benefit qualifying populations. The easiest way for these funds to be expended would be to give them all to Sojourner House because victims of domestic violence are a qualifying population. I've also attached a summary of the guidance for these funds.

There are about \$1.4 million in HOME-ARP funds that need to be obligated.

PR-02s

I downloaded all the PR-02 reports and they are in this folder: https://drive.google.com/drive/folders/1BCj-IC6J8w7cl-sOoNol4_vS0j8yDVvR

All the PR-02s have been sorted to only show open projects. There are several projects that have been fully expended and should be closed out so you can do the CAPER report. If you are unclear of what the specific accomplishments are, or about the specific activities themselves, the city will have to do its best in completing this information. Honestly, just come up with anything to close out these projects.

Master Project Tracking Sheet

This spreadsheet should be used to track progress on all open projects. You should also use it to ensure that everything is in the project file. We can review it together on Thursday when I'm in the office.

<https://docs.google.com/spreadsheets/d/1FTzRTiD7p1wle7zlxenljXhxY2z1ne-vSxuO-2HHDeM/edit#gid=1464849869>

File Review

Carl, I think it would be best if you and Veronicka reviewed all the 2021 and 2022 project files to make sure that all the specific compliance information is included in them. If anything is missing, we can discuss it on Thursday. Let me know if you have a specific compliance checklist that you use, or you can look at the Master Project Tracking Sheet for all the compliance items (although the sheet has everything but not every project file will need every item).

See everyone on Thursday.

Thank you,
Brian

Mendon Rd Subdivision

Veronica Vega <vvega@woonsocketri.org>

Tue 8/23/2022 4:19 PM

To: Brian Hull <bh@cewadvisors.com>

Hi Brian,

I'm not sure which lot it is, this is the link to GIS <https://www.axisgis.com/woonsocketri/>, if you search mendon road and follow it would you be able to know what it looks like? If not I can text Mike

Thank you,

Veronica Vega

Federal Programs & Grants Coordinator

Department of Planning & Development

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895

☎ 401.597.0498 | [LinkedIn](#)

[Planning Department Facebook Page](#)

RE: 0 Mendon Road (AP53- 1 and 32)

Horbert, Chuck (DEM) <chuck.horbert@dem.ri.gov>

Tue 10/17/2023 8:40 AM

To:Veronicka Vega <vvega@woonsocketri.org>

Good afternoon, Ms. Vega,

It appears that only one of those files (02-0129) relates to the specific plat and lots you provided. The 06-0132 file relates to four lots in AP 55. Both files were only verification of wetland limits and both of those verifications expired long ago. There were no projects permitted on AP 53 Lots 1 & 32 after that. So essentially there are no valid wetland limits confirmed or projects approved on those lots and any project would need to start from scratch to obtain permits for construction, which likely will include the need to reflag all wetland edges. Note that all wetland jurisdictional areas have increased when new Wetland Rules were promulgated in July 2022.

I am no longer involved in the day to day decisions for the Freshwater Wetlands Program, so any questions on wetlands jurisdiction or permitting for these lots should be directed to staff at that Program. You can contact the program at DEM.FWW@dem.ri.gov. Another good place to start familiarizing yourself with the new freshwater wetlands Rules the web page here: <https://dem.ri.gov/environmental-protection-bureau/water-resources/permitting/freshwater-wetlands/new-rules>.

Let me know if there is any other way I can assist.

Chuck Horbert, Deputy Administrator
Groundwater & Freshwater Wetlands Protection
RIDEM Office of Water Resources
(401) 222-6820, ext. 2777402

STAY INFORMED on our **New Freshwater Wetlands Rules!**
For info, go to dem.ri.gov/newwetlandrules

Visit our updated construction stormwater webpage: dem.ri.gov/stormwaterconstruction

ONLINE PERMIT SEARCH TOOLS: View Permit Status, Historical Information and download available documents at dem.ri.gov/waterpermits

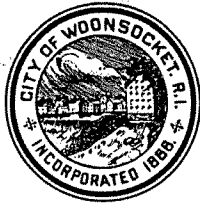
From: Veronicka Vega <vvega@woonsocketri.org>
Sent: Monday, October 16, 2023 1:12 PM
To: Horbert, Chuck (DEM) <chuck.horbert@dem.ri.gov>
Subject: 0 Mendon Road (AP53- 1 and 32)

Good afternoon,

My director Mr. Michael Debrosse, shared your contact information with me. The City of Woonsocket recently purchased two pieces of property from Raymond Bourque/ R&K Building Corporation with the plan to develop a small affordable housing neighborhood. We are aware of the existing wetland area and I have found two applications from the previous owner from 2007 and 2002. (#02-0129 and #06-0132).

Mr. Debrosse wanted me to reach out before we begin any construction at the property to see if we would need to flag the wetland again?

Thank you!



Veronica Vega

Federal Programs & Grants Coordinator

City of Woonsocket | Department of Planning and Development

169 Main Street, Woonsocket, RI 02895 | (401) 597-0498

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FW: Map B7 Lots 53-1 and 53-2 Phase I

Debroisse, Mike <MDebroisse@woonsocketri.org>

Mon 1/30/2023 3:56 PM

To:Alyssa McDermott <amcdermott@woonsocketri.org>;Veronicka Vega <vvega@woonsocketri.org>
Cc:Brian Hull <bh@cewadvisors.com>;Steenbergen, Priscilla <psteenbergen@woonsocketri.org>

 2 attachments (562 KB)

Proposal - Phase I Mendon Rd_2023-01-30 Signed.pdf; User Questionnaire 2023.pdf;

I will need to process a PO for the attached which is needed for land acquisition.

Let me know when I'm all set to sign the agreement to engage their services.

Thanks
Mike

From: Patrick J. Dowling <PDowling@fando.com>
Sent: Monday, January 30, 2023 3:43 PM
To: Debroisse, Mike <MDebroisse@woonsocketri.org>
Subject: RE: Map B7 Lots 53-1 and 53-2 Phase I

Hi Mike,

We can do this Phase I at Mendon Rd for the same fee as the Arnold Street site - \$3,400.

I have attached a proposal and the questionnaire. This is addressed to you as the Redevelopment Agency as well. If that changes, we can modify it.

Thanks
Patrick J. Dowling, CPG
Associate | Department Manager
Fuss & O'Neill, Inc. | PDowling@fando.com
(401) 533-5980 | cell: (401) 464-1846
317 Iron Horse Way Suite 204 | Providence, RI 02908
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From: Debroisse, Mike <MDebroisse@woonsocketri.org>
Sent: Monday, January 30, 2023 11:52 AM
To: Patrick J. Dowling <PDowling@fando.com>
Subject: RE: Map B7 Lots 53-1 and 53-2 Phase I

Both lots are vacant.

No house number assigned.

Both lots are private but the City or Redevelopment Agency is looking to purchase.

Michael F. Debroisse

Director of Planning & Development
City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895
☎ 401.767.9231 | 📠 401.766.9312 |
✉ Mdebroisse@woonsocketri.org
<https://www.woonsocketri.org/>

From: Patrick J. Dowling <PDowling@fando.com>
Sent: Friday, January 27, 2023 1:46 PM
To: Debroisse, Mike <MDebroisse@woonsocketri.org>
Subject: RE: Map B7 Lots 53-1 and 53-2 Phase I

No problem Mike.

Just to confirm this is 522 Mendon Rd (~0.25 acre) and the undeveloped property behind it that is ~4.5 acres adjacent to Village Rd?

These are privately owned parcels. Is the City intending to acquire these or is there another reason for doing the Phase I?

Thanks

Patrick J. Dowling, CPG
Associate | Department Manager
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From: Debroisse, Mike <MDebroisse@woonsocketri.org>
Sent: Friday, January 27, 2023 11:37 AM
To: Patrick J. Dowling <PDowling@fando.com>
Subject: Map B7 Lots 53-1 and 53-2 Phase I

Patrick,

We need a quote for Lots 53-1 and 53-2 on Map B7 on Mendon Rd for a Phase I.

Thanks,

Michael F. Debroisse

Director of Planning & Development

City Of Woonsocket | P.O. Box B | 169 Main Street | Woonsocket, RI 02895

☎ 401.767.9231 | 📠 401.766.9312 |

✉ Mdebrouse@woonsocketri.org

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