

From: Michael Lepie [mailto:bikerml@aol.com]
Sent: Monday, June 05, 2017 8:01 AM
To: Alice Ingerson
Cc: Barney Heath; Donnalyn B. Lynch Kahn; Setti D. Warren; bikerml@aol.com
Subject: Fwd: Can-Do Auburn St. and Financials

Alice,

Please pass this on to all members of the CPA .

Thanks,
Michael
Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>
Date: June 5, 2017 at 7:58:27 AM EDT
To: rpowers@newtonma.gov
Cc: bheath@newtonma.gov, dkahn@newtonma.gov, swarren@newtonma.gov, aingerson@newtonma.gov, bikerml@aol.com
Subject: Can-Do Auburn St. and Financials

Rachel,

Please pas this on to all members of the Planning and Development Board.

Thank You,
Michael

Members,

Can-Do, CPA and the city are rushing another one of Can-Do's project through city hall. Can -Do is in no better financial shape than they were when you voted to forgive almost one million dollars of their debt.

The projects that you have allowed Can-Do to developed are running on negative cash flow.

The rental unit they have produced can not be used towards the city SHI.

Can-Do now is an empty corporation, they have no employees or an office.

Can-Do is a city sponsor tax payer funded Ponzi Scheme.

At your last meeting the city told you that the city rental subsidized program did not work. It takes too much time to manage and not enough people applying .

The city knows their program does not work but continues to support Can-Do's program of subsidized housing, that also does not work.

Auburn Street project has the only thing Can-Do needs, more than three hundred thousand CPA dollars of developer fee to keep their Ponzi Scheme going.

Can-Do has two way over due projects still unfinished.

No one questions this fact.

Can-Do has proven a developer they are not.

Can-Do is using the Price Center to get approval and the \$300,000 plus developer fee.

Maybe the Price Center should work with a real developer not a developer with a proven failed business plan.

Just an idea find a real developer and build three affordable condos sell them to affordable family's and the Price Center buys their building.

Then you have a four unit condo development that should run on positive cash flow with tenants that have their own money invested.

Can-Do has proven they are not a developer they are only a want to be developer.

A real developer does not only produce negative cash flow projects.

I am sure the financials that Can-Do and the city has produced are a joke.

I would like to see the hidden financials so far they are being hidden from the public.

Stop the entitled Can-Do and protect the tax payers cash.

Can-Do probably has more debt than assets .

Can-Do will fail the only question is when and how much more will the tax payers loose when they fail.

Thank You,
Michael Lepie
Senior Citizen & Tax Payer

Sent from my iPad

From: Michael Lepie <bikerml@aol.com>
Sent: Tuesday, May 30, 2017 7:07 AM
To: Alice Ingerson
Cc: Donnalyn B. Lynch Kahn; Barney Heath; bikerml@aol.com
Subject: Fwd: Can-Do Auburn Street Project

Alice,
Please pass this on to all members of the Community Preservation Committee and all members of the Planning and Development Board.

Thank You,
Michael Lepie
Senior Citizen & Tax Payer
Sent from my iPad

From: David A. Olson <dolson@newtonma.gov>
Date: Tue, May 30, 2017 at 8:44 AM
Subject: FW: Can-Do Auburn Street Project
To: citycouncil <citycouncil@newtonma.gov>
Cc: Karyn Dean <kdean@newtonma.gov>
From: Michael Lepie [mailto:bikerml@aol.com]
Sent: Tuesday, May 30, 2017 7:04 AM
To: David A. Olson
Subject: Fwd: Can-Do Auburn Street Project

Mr. Olson,
Please pass this on to all members of the city council.

Thank You,
Michael Lepie
Senior Citizen & Tax Paye
Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>
Date: May 30, 2017 at 7:01:22 AM EDT
To: swarren@newtonma.gov
Cc: dkahn@newtonma.gov, bheath@newtonma.gov, aingerson@newtonma.gov, jfreas@newtonma.gov, mlemieux@newtonma.gov, dzaleznik@newtonma.gov, agoldman@newtonma.gov, bikerml@aol.com
Subject: Can-Do Auburn Street Project

Mr Mayor,

It appears that your planning and development department is a coconspirator with Can-Do in their Ponzi Scheme.

As I have stated many times before :

Can-Do is a city sponsor tax payer funded Ponzi Scheme.

Your planning and development department instructs and help produce all of Can-Do's paper work to maximize cash flow to Can-Do's pocket.

Your planning and development changes the Community Preservation Committee meeting to work around Can-Do's schedule.

The meeting is being held at an off site location. Not at city hall.

Can-Do's off cycle Auburn Street development is going to be presented and voted on in one night at an off site location, almost in hiding .

Any other project that want CPC money has many meeting to be look into but Can-Do gets approves in one meeting, a bag job.

As I have told you before Can-Do has two incomplete projects years pass due date.

Without any question asked.

Can-Do has been given millions of tax payer dollars to produce negative cash flow projects.

Can-Do has no employees or an office any more.

Can-Do needs the more than \$300,000 developer and overhead fees to pay old bills.

Isn't it your job to protect tax payers funds ?

Please do your job.

Thank You,

Michael Lepie

Senior Citizen & Tax Payer

<http://www.newtonma.gov/civicax/filebank/documents/82989>

Sent from my iPad

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From: Susan Albright <susansophia.albright@gmail.com>

Sent: Tuesday, May 30, 2017 8:58 AM

To: Alice Ingerson

Subject: Fwd: FW: Can-Do Auburn Street Project

Hi Alice

Just curious - why is the cpc meeting at the senior center? (hardly a hidden location) but i would like to know why.

Thanks

Susan

Susan Albright

Councilor-at-Large Ward 2

Newton City Council

From: Alice Ingerson

Sent: Tuesday, May 30, 2017 9:20 AM

To: Susan Albright

Cc: Rachel Powers; Barney Heath

Subject: Re: FW: Can-Do Auburn Street Project

Dear Susan,

The CPC has often met at the Senior Center in the past, for one of 2 reasons: no usable room at all was available at City Hall (often the case on Wednesday nights), or no room large enough was available at City Hall. The 2nd reason applies to May 31.

In late April, after we moved the May CPC mtg to May 31, the Planning Dept. asked us to invite the Planning & Development Board. At that time, it looked like we might have almost all P&D Board members, as well as almost all CPC mbrs, several staff members for the two boards/committees, and at least 4 presenters for the Auburn Street proposal.

To me, that sounded like Room 204 would not really have adequate room for the public, so we requested the larger room at the Senior Center.

As of last Friday, it now seems very few P&D Board members will actually attend after all (far short of a quorum). But I didn't want to move the mtg again at the last minute, after all the announcements had already gone out.

Alice



LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org

617-383-4598 Email: info@lwvnewton.org

May 25, 2017

Alice Ingerson
Community Preservation Committee Program Manager
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Board of Directors

President

Pia Bertelli

Vice Presidents

Susan Flicop
Lisa Mirabile

Clerk

Theresa Fitzpatrick

Treasurer

Andrea Kozinetz

Directors

Bonnie Carter
Ellen Grody
Marcia Johnson
Lois Levin
Lisa Mirabile
Linda Morrison
Sharyn Roberts

Dear Alice:

Volunteer readers from the League of Women Voters of Newton (LWVN) have reviewed the application for the Auburn Street affordable housing proposal. We strongly recommend that the Community Preservation Committee support this proposal for the following reasons:

- The application is complete, thorough, well written and clear.
- It has the support of the State* and Newton Historical Commissions, Massachusetts EOHHS Department of Developmental Services, and the Village Bank.
- The project will fulfill a need in Newton for diverse housing made available to citizens whose needs are not traditionally met in our community.

Our readers did express concern about the expected rise in property taxes, as the current building now pays around \$10,000, but will add new units. They also noted that in the body of the application, there is a description of the site's proximity to the Newtonville Commuter Rail station. We assume this is a typo, since the site is nearly on top of the Auburndale Commuter Rail station.

We are delighted to see this application for affordable housing, and urge the CPC to support it.

Sincerely,

Susan Flicop
Vice-President, LWVN

* CPC staff note: As of 25 May 2017, the Massachusetts Historical Commission had not yet completed its review of the project.

From: Michael Lepie [mailto:bikerml@aol.com]
Sent: Monday, April 03, 2017 7:28 AM
To: Alice Ingerson; rpower@newtonma.gov
Cc: Donnalyn B. Lynch Kahn; Barney Heath; bikerml@aol.com
Subject: Auburn Street CAN-DO pre-proposal

Please pass this on to all members of the Community Preservation Committee and The Planning and Development Board .

Thank You,
Michael Lepie
Senior Citizen & Tax Payer

Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>
Date: April 3, 2017 at 7:19:43 AM EDT
To: swarren@newtonma.gov
Cc: dkahn@newtonma.gov, bheath@newtonma.gov, aingerson@newtonma.gov, jfreas@newtonma.gov, mlemieux@newtonma.gov, dzaleznik@newtonma.gov, agoldman@newtonma.gov, bikerml@aol.com
Subject: Auburn Street CAN-DO pre-proposal

Mr. Mayor,

Here we go again.

After Josephine retired last month and took the cash from her retirement party, I guess not enough cash was raise she is back with another overpriced development.

The good news for her, there is another \$300,000 development and overhead fee for her pocket.

She need the cash to keep her Ponzi Scheme going.

Can - Do still has two projects in development that are long overdue and loosing money every day.

Most of Can-Do's development are running at negative cash flow.

How long will you allow tax payers cash to continue supporting this failed business with a failed business plan ?

How does a corporation running on negative cash flow, buy 236 Auburn St for \$900,000 on 12/31/16 ?

Are you going to just pass the Can-Do problem on to the next Mayor like Mayor Cohen did for you ?

Isn't part of your job is to protect the tax payers funds ?

Isn't it time to do something to stop the Can-Do Ponzi Scheme ?

Thank You,
Michael Lepie
Senior Citizen & Tax Payer

Sent from my iPad

From: Priscilla M. Leith <islpris@verizon.net>
Sent: Friday, April 28, 2017 5:48 PM
To: Alice E. Ingerson
Cc: Josephine McNeil
Subject: CAN-DO, etc. proposal for CPC meeting on May 31st

Dear Alice,

You send me an email a while ago regarding the changed proposal which I had written you that I support. I've reviewed the new plan, and I still support it.

I would add two suggestions:

- 1) That those involved in this request that a pedestrian crossing light be installed at the intersection of Auburn Street and Grove Street where there is now a traffic light, so that folks who are going to the shopping area on Auburn Street can cross easily. Right now cars come along Grove Street very fast, they try to make it thru the light. Furthermore, there are lots of cars turning right from Auburn Street onto Grove to go over the Mass Pike and then turning left to park and/or continue on past the row of shops.
- 2) That those petitioning for the CPC funds and permits make an arrangement with Lasell Village to have its van/bus pick up residents of Auburn Street CAN-DO houses enroute to the Star Market for grocery shopping. I think that van goes at least twice/week.

Priscilla Leith,
Auburndale

From: Priscilla M. Leith [mailto:islpris@verizon.net]
Sent: Tuesday, December 06, 2016 2:35 PM
To: Alice Ingerson
Cc: Josephine McNeil
Subject: 236 Auburn Street, Auburndale

Dear Alice and Community Preservation Committee:

I support the proposal by CAN-DO for 236 Auburn Street in Auburndale for funds from the Community Preservation Fund for affordable housing and historic preservation.

I looked at the site from the street today. It appears well able to support the proposed 6 units. It seems to be in concert with the rest of the houses in that block. It is within very easy walking distance of both the Auburndale business district where I shop, and of the MBTA's commuter rail station in Auburndale. There is also a bus that runs along Commonwealth Avenue and stops both at the Auburndale post office and in front of the Star Market during commuter hours in the morning and the evening. The Auburndale Star Market is within walking distance, although not for carrying heavy groceries - which would require a car or a sturdy cart.

Please attach this message to your packet for future reference during hearings and when it comes before the Newton City Council.

Priscilla M. Leith, 162 Islington Road, Auburndale 02466

From: Michael Lepie [mailto:bikerml@aol.com]
Sent: Monday, May 15, 2017 6:59 AM
To: Alice Ingerson
Cc: Barney Heath; Donnalyn B. Lynch Kahn; bikerml@aol.com
Subject: Fwd: Can-Do's Auburn Street Project CPA Funds Again !

Alice,
Please pass this on to all members of the Community Preservation Committee and the Planning and Development Board.
I hope this makes your 5/15/17 deadline for comments .

Members,

Please find email sent to the Mayor and friends about Can-Do's continue Ponzi Scheme.
Can-Do has only produced overpriced projects that run on negative cash flow.
Not a business plan that can survive but some how Can-Do continues to get tax payers CPA fund to keep their Ponzi Scheme going.

I would hope you would protect tax payers funds.
Tax payers funds should go to projects that help the citizens of the city not just the entitled Can-Do.

Look with eyes open and stop the entitled Can-Do's Ponzi Scheme.

Thank You,
Michael Lepie
Senior Citizen & Tax Payer

Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>
Date: May 15, 2017 at 6:36:30 AM EDT
To: swarren@newtonma.gov
Cc: dkahn@newtonma.gov, bheath@newtonma.gov, aingerson@newtonma.gov,
jfreas@newtonma.gov, mlemieux@newtonma.gov, dzaleznik@newtonma.gov,
agoldman@newtonma.gov, bikerml@aol.com
Subject: Can-Do's Auburn Street Project CPA Funds Again !

Mr. Mayor,

Here we go again.

Your Planning and Development Department is pushing Can-Do's CPC latest off cycle project full speed ahead with a vote the same night the public hears about it.
A bag job again.

Can-Do has a proven failed business plan.

Can-Do runs on negative cash flow.

Can-Do's does not have a person in charge.
Their executive director retired and collect retirement cash at her retirement party.

The last time Can-Do did a project of this size the tax payers had to forgive about one million dollars of their debt on that failed project .

Can-Do's Veteran House, Pearl Street and Eddy Street projects seven units of housing funded with tax payer funds can not be used towards the city Subsidized Housing Inventory. Can-Do does not use a lottery to find tenants.

Can-Do has two developments still under development Taft Ave and Cambria Rd .
Both should have been completed years ago.
Both have tax payer funds, both incomplete .
Both have been paid with CPA funds for development fees for these unfinished units.

This new project Auburn Street does have over \$300,000 in development and overhead fees for Can-Do's pocket paid for with CPA funds.
Can-Do doesn't even have an office or any staff.
Can-Do needs the \$3000,00 to pay their old bills.

A Ponzi Scheme needs new funds to pay old bills.
A fact.

But why do you allow tax payers funds to pay Can-Do's old bills ?
Isn't part of your job to protect tax payers funds ?
As you know Can-Do is a Ponzi Scheme.

Can-Do now without a director and with a proven failed business plan.
Wants more tax payer funds to keep their Ponzi Scheme going.
Stop this waste of tax payer funds.

Can-Do will fail the only question is how much more will their failure cost the tax payers?

If there isn't any other place to throw away tax payers CPA funds maybe the city should stop collecting CPA funds, if there isn't any real use of the funds.

Before another Penney is given out to this failed corporation shouldn't an adult look to see if Can-Do is worthy of any more of tax payers' funds ?
Maybe even look at Can-Do's finished projects to see what the tax payers money paid for.

Mr. Mayor do your job and stop the entitled Can-Do with their proven failed business plan that runs on negative cash flow.

Thank You,
Michael Lepie
Senior Citizen & Tax Payer

Sent from my iPad