



REDEVELOPMENT AUTHORITY OF THE COUNTY OF GREENE

93 E. High Street
Room 220
Waynesburg, PA 15370
(724) 852-5306

MEETING AGENDA January 10, 2022

1. CALL TO ORDER – Chair, Barry Nelson.
Reorganization/Election of 2022 Officers
2. SIGN IN
3. PUBLIC COMMENT
4. APPROVAL OF THE MEETING MINUTES—December 13, 2021
5. EXECUTIVE SESSION
6. TREASURER’S REPORT.
 - A. 2021 Balance Sheet through December 2021.
 - B. Current month P&L through December 2021.
 - C. YTD P&L through December 2021.
 - D. County Statement of Revenues and Expenditures through December 7, 2021.
 - E. List of current LIPC’s.
7. OLD BUSINESS
 - a. Homes and Properties for Sale:
 - 23 Wood Ave, Nemaocolin. Asking \$45,000. No interest. Renovations completed in August 2020.
 - 323 5th Ave, Crucible. Asking \$81,500.
 - 193 S. Washington St and 9 W Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, will purchase for \$23,000. Title issues with 9 W. Lincoln St from Judicial Sale. Colin Fitch is working on title issue. Letters sent to previous owner’s address in Brownsville were not returned. Colin has filed Complaint—Action to Quiet Title in Court of Common Pleas. Sheriff will serve Brownsville address.
 - 141 North Ave, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property. Not listed or marketing since clouded title. Offer made but rescinded.
 - b. Update on Nineveh Heights project with Morris Township. \$800K PHARE grant received. Project is not doable due to costs per lot. Review additional land CNX might consider donating in Jefferson/Crucible. Looked at land with Rich Cleveland. Jamie Harshman is on hold for looking at cost per lot to develop based on plans submitted by Harshman for the property in Jefferson Township until site visit by potential developer. Contemplating scheduled site visit this week. Grant modification will need to be submitted and is urgent. (This month.)
 - c. Tax Assessment appeals on 40 Wood and 46 School St. Petition filed in Greene County Court of Common Pleas by Colin Fitch on both properties. No date scheduled for hearing. (46 School is sold)

- d. Two modular homes for Rogersville are in place. Work on inside in progress. Electric, water and sewer are hooked up. An oversize detached 1-car garage will be built for each home.
- e. Review of homes in rehab inventory:
 - 1. 64 Diaz, 17 Wood, Nemaocolin.
 - 2. 124 2nd St, Clarksville (Pitt Gas).
 - 3. 82 C St, Clarksville (GI Town). ½ of duplex. Other ½ is rented.
 - 4. 295 5th Ave, Crucible (Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA.) Need to establish time table.
 - 5. 363 Nazer St, Waynesburg. New roof put on home. Contract signed with Gaskill Contracting. Working on inside, kitchen delivered 12-14-21.
- f. Title issues from properties purchased at Judicial Sales are being addressed: 47 School St, 114 Bliss Ave, 141 North Ave, 9 W. Lincoln St. List of properties for Colin Fitch to search.
- g. Update on summary George Scull prepared on RDA activities since its inception.
- h. Update on donation of 154 W. Greene St, Waynesburg from John and Kathy McNay. Deed recorded by RDA on December 8 and closed December 9 with Trakken Properties, LLC. Sold \$10,000; Date: 12-9-2021

8. NEW BUSINESS

- a. Review LIPCs expiring this calendar year: Chuck Kokoska and Donna Nelson. They are working on mortgage application.
- b. Title issues with 46 School St cleared up and closed on sale November 24. See Colin Fitch's letter regarding title issue with 47 School St which is a vacant lot. Intent to sell to owners of 46 School St. when title cleared.
- c. Peggy Walker is interested in purchasing 23 Wood St, Nemaocolin. The Board suggested an LIPC contract for 3 years at \$550/month. Contacted Peggy and she is able to make that monthly payment.
- d. Melissa Haught is interested in purchasing 363 Nazer St, Waynesburg once it is rehabbed. Would need to be through a long-term Land Contract. Contacted Melissa and let her know once the renovations are complete, a market analysis will be conducted and a price will be established.
- e. 126 A St, Clarksville, Scott & Faith Hoy. Repairs and updated Sales Agreement required for USDA loan approval. Repairs submitted to USDA. Closing scheduled for January 21, 2022 in Fitch's office.
- f. Ethics Statements to be completed for 2021.
- g. Director act as Executing Agent on behalf of RDA. Need resolution.
- h. Lower Ten Mile Joint Sewer Authority Price increase per month.

9. DIRECTOR'S REPORT

- a. Update on Steve Salisbury. No update.
- b. Finances. Need to sell house(s). Ten LIPCs in place (1880 Jefferson Rd, 333 Steele Hill Rd, 63-64 C St, 323 3rd St, 190 March Ave, 40 Wood, 215 2nd St, 401 N Market St; and rentals of 295 5th Ave, Crucible; 126 Fairview Ave, Jefferson; 81 C St, Clarksville; 33 A St, Clarksville. Nemaocolin home-owner repair payments also.

- c. Payments in arrears (over one month): 185 & 186 March Ave, Nemaquin, Last payment 7/2021, 5 months on mortgage, Last payment 9/2021 19 months on home repair. 126 Fairview Ave, Jefferson, Partial payment 9/2021. 4 months. 33 A St, Clarksville (GI Town), Last Payment 10/2021 2 months. 1880 Jefferson Rd. Victory Murray, Last payment 11/2021. 1 month.
- d. Projects underway: Rogersville homes; 363 Nazer St rehab; closing on 126 A St Clarksville; Carmichaels Area School District Helping House-29 Wood St Nemaquin.

10. NEXT MEETING: February 14, 2022

11. ADJOURNMENT