

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**July 10, 2017**

**CALL TO ORDER** Marcia Sonneborn called the meeting to order at 1:06 p.m.

**SIGN IN**

Present: Thelma Szarell, Marcia Sonneborn, Barry Nelson

Absent: Ralph Burchianti, John Dorean

Guests Present:

Staff Present: Dave Calvario

**ADJOURNMENT OF JUNE 12, 2017 MEETING**

Thelma Szarell made a **motion** to adjourn June 12, 2017 meeting which was recessed and to reconvene on June 23, 2017 at 1:00 p.m. for the purpose of general business. Due to no general business to conduct on June 23, 2017, the meeting was cancelled and no business was transacted. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

After discussion, Marcia Sonneborn assumed the **motion** (after consensus) stating the minutes of the June 12, 2017 meeting were approved as distributed via email.

**EXECUTIVE SESSION**

No executive session.

**TREASURER'S REPORT**

2017 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. Calvario stated that expenditures and income are normal for month. 52% of County funds remain for salaries and benefits with six months remaining in budget year. Barry Nelson made a **motion** to accept the Treasurer's Report for file and final audit. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Calvario reported that hand money was refunded to potential buyer. Title issues are being addressed. Commissioners working with Governor to release PA Department of Revenue and PA Department of Labor and Industry liens. Calvario spoke with Jay Gardner in regard to

signing Quit Claim Deed. Colin Fitch granted extension to Pastorius' attorney until July 14 to file complaint on Lis Pendens.

Selling price will be \$185,000 based on price established at February 2017 meeting.

### **Delancy Heights (145 Fairview Avenue and 126 Fairview Avenue), Jefferson**

145 Fairview Avenue (new modular) complete. No appliances in home. Listed at \$140,000. No showings. Calvario has not sent RFP letter to realtors to list RDA properties.

126 Fairview Avenue: Calvario reported that construction is on hold for summer. May keep for Steve to complete depending on inventory.

### **Nazer St. Remediation and Stabilization Update**

No progress on demolishing 343 and 355 Nazer St in cooperation with Waynesburg Borough and Pirhl Development. Marcia Sonneborn will discuss with Borough Council Member(s).

Greene County Habitat receiving \$150,000 in 2015 PHARE funds to build two homes on E. Franklin St. RDA will be grantor of funds to Habitat in four progress payments as work progresses. Waiting on MOA from Habitat. Per Keith Davin, family selection committee has selected family for home. Davin said work on footers will begin in late June. Work has not started as of July 10 meeting.

### **Down Payment Assistance/2<sup>nd</sup> Mortgage Discussion**

No decision can be made until we get a potential buyer for 145 Fairview Ave. in the program that would meet PHARE low to moderate income guidelines. Once a potential buyer is identified, will discuss subsidize/underwrite sale of new modular.

### **Old Rogersville School Development**

Home Remodeling by Riggs submitting formal proposal to build townhomes. Calvario reported he met with Township Supervisors regarding assisting with development. Supervisors considering request. Reviewed projected costs. Close to \$135,000 with a few numbers missing.

### **Discussions with Morris, Perry, and Richhill Township Supervisors**

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario reported structure has been demolished. Septic system will be assessed on June 18 with Tim Neill. After septic is assessed, recommendation on next steps will be made to court.

-Nineveh, Kita property. No update.

-Mt. Morris, Dotson property. No update.

### **362 E. Franklin St. (Habitat for Humanity and RDA E. Franklin St. Stabilization Project)**

On proposed 2017 Judicial Sale list.

## **Development of Bonar and Woodland Ave. Property**

No update.

## **Current Projects**

Calvario reported that Steve Salisbury is working on 333 Steele Hill Road, Mt. Morris.

### **Parkview Knoll, Carmichaels**

No update on funds for Parkview Knoll from County and Cumberland Township.

### **133 Bowlby St., Waynesburg**

Property donated to RDA. Fire in home 2012. Home Remodeling by Riggs has started to gut home.

### **117 Duquesne St., Greensboro**

Roof issue. Steve will move to this home next.

### **44 Larimer Avenue, Bobtown**

Calvario offered \$7,500. Owner wants more. Calvario told realtor to keep us in mind. Price down to \$11,900.

### **73 Dalzell Avenue, Bobtown**

Wells Fargo has foreclosed on home. Calvario reported that he has been in contact with Wells Fargo and realtor regarding home.

## **NEW BUSINESS**

1. Calvario reported that he met with David Burg recently and that Pirhl Development is not pursuing work force housing project in Waynesburg Borough. Calvario discussed Carmichaels and Cumberland Township for project. Calvario will have conversation with Pirhl representative regarding Carmichaels and Cumberland Township.
2. Offer of \$17,000 was accepted for 54 1<sup>st</sup> Avenue home in Crucible. Closing scheduled for July 28.
3. Offer of \$12,500 for 220 Third Avenue Crucible was not accepted. Owner said they would sell for \$20,000.
4. Discussed home and property owned by Northeast Energy and Craig Bessinger in Jefferson Fairgrounds. Calvario will stay in touch with Northeast Energy regarding sale of homes.
5. Discussed ideas for 2017 PHARE grant application. Calvario reported that meeting PHARE 30% requirement is challenging and that new construction is too expensive without subsidizes for individuals below 50% Median Area Income. Discussed submitting 2017 PHARE grant to start work in Nemaquin.

## **DIRECTOR'S REPORT**

1. No date set for 2017 Judicial Sale.

2. Closed on properties donated to RDA from Tad and Linda Klaner. Purchased by Buck Sondericker (Split Jack Holdings, LLC). Profit and Loss close-out report on property will be presented at next meeting.
3. \$90,000 has been committed from Cumberland Township for projects in Township.
4. Reviewed application from Larry and Ruth Barnhart for 126 or 145 Fairview Avenue homes. Limited income. Board supportive of renting as long as Commissioners are supportive. Calvario will discuss with Jeff Marshall and Commissioners. Board will consider rental on a case by case basis.
5. Formal request made to Commissioners to reallocate \$200,000 from PHARE 2015 funds (Accessible Dreams) for Teagarden Homes project.
6. Met with Patsy Bell regarding two homes in Pitt Gas she is trying to sell. One is a duplex and one is a single family home. After inspecting with Board members and Steve Salisbury, offered \$5,000 for duplex. Bell will think about it. Told her we would like to look at single family home after it is empty.
7. Discussed properties looked at in Nemaquin that Community Bank may get back in future. No decision made.
8. Reviewed summary of PAHRE close-out reports for 2012, 2013, 2014 and 2015. For grant year 2012, 30% requirement met. 30% requirement for 2013, 2014 and 2015 years not met yet, but as houses are occupied will get closer.

## **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:25 p.m.