

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**August 14, 2017**

**CALL TO ORDER** John Dorean called the meeting to order at 1:10 p.m.

**SIGN IN**

Present: Marcia Sonneborn, Barry Nelson, Ralph Burchianti, John Dorean

Absent: Thelma Szarell

Guests Present: Victoria Murray, Bryan Johnston

Staff Present: Dave Calvario

**PUBLIC COMMENT**

Adjusted order of business and went to Item A under New Business: 1880 Jefferson Rd, Rices Landing. Discussion to extend Land Installment Purchase Contract (LIPC) with Victoria Murray. LIPC for 1880 Jefferson Rd was to be paid in full on September 1, 2017. Calvario reported Murray has been in home since February 2016. In conversations with Victoria Murray and Community Action SW, the September deadline was not going to be met. Victoria was present and discussed situations going on in her life that have put qualifying for a mortgage on the back burner. Victoria's desire is to keep the home and make this work. Calvario stated that Murray has not missed a monthly LIPC payment since moving into home. After discussion, Barry Nelson made a **motion** to extend LIPC one year, require Murray to meet with Housing Counselors at Community Action Southwest every three months, and to keep monthly payment at the current amount. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

**APPROVAL OF THE MINUTES**

Ralph Burchianti made a **motion** to accept the minutes from the July 10, 2017 meeting. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

**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 (from June) presented. Calvario stated that expenditures and income are normal for month. Income from sale of 56 W. Lincoln St. and 292 S. Morris St. to Buck Sondericker reflected as a profit of \$49,415.18. After discussion, John Dorean assumed the **motion** (after consensus) to accept the Treasurer's Report as distributed for file and final audit.

## **OLD BUSINESS**

### **Floral Building**

Calvario reported that Mike (Harry) Gardner signed the Quit Claim Deed and it has been recorded in the Prothonotary's Office. Mike Gardner said he was never notified of the Judicial Sale. PA Department of Revenue and PA Department of Labor and Industry liens are still current. Calvario has been in contact with Jeff Marshall and Commissioners regarding PA liens and earlier conversations they had with Governor's Office. Fitch submitted preliminary objections to Pastorius' attorney on August 3.

Calvario will develop information to put on web site regarding sale of building.

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

After discussion, Barry Nelson made a **motion** retroactive to August 1, 2017 to rent 145 Fairview Avenue to Larry and Ruth Barnhart for \$450.00 per month for one year. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

126 Fairview Avenue, no update.

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

No update on demolishing 343 and 355 Nazer St in cooperation with Waynesburg Borough and Pirhl Development.

Greene County Habitat receiving \$150,000 from 2015 PHARE funds to build two homes on E. Franklin St. As of August 9, 2017, construction has not started on 1<sup>st</sup> home. 2015 PHARE funds were received around March/April 2016. After discussion, Barry Nelson made a **motion** that construction must start by October 1, 2017, and must be completed by October 1, 2018. Construction on the 2<sup>nd</sup> home must be started by July 1, 2018 and occupied by July 1, 2019, or a request to reallocate funds will be made to PHARE. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

### **Old Rogersville School Development**

Calvario stated that Home Remodeling by Riggs informed him their bid must be increased from \$115,000 to \$130,000 per unit. After discussion, Ralph Burchianti made a **motion** to proceed with signing contract with Hughes Corporation to build homes at cost of \$105,000 per unit pending due diligence by Calvario checking with references, vendors, and credit/cash flow. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

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

-Wind Ridge, Chambers property. RDA appointed Conservator. Letter from Tim Neil distributed. Calvario reported that septic was assessed by Tim Neil, but due to brush in wooded area, Tim suggested that further assessment be done in the fall after weeds die. Calvario will explore with Colin Fitch the possibility of the Court ordering the sale of the property to RACG.  
-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. Steve should be finished at 333 by mid-September and will then move to 117 Duquesne St., Greensboro.

**Parkview Knoll, Carmichaels**

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

**133 Bowlby St., Waynesburg**

Property donated to RDA. Home Remodeling by Riggs has started to rebuild home.

**117 Duquesne St., Greensboro**

Steve Salisbury repaired caved in roof. Hughes Construction will install a metal roof.

**Cumberland Township Donation**

Cumberland Township has pledged \$90,000 to address blight in the Township.

**54 1<sup>st</sup> Avenue, Crucible**

Calvario reported that we closed on 54 1<sup>st</sup> Avenue, Crucible on June 28.

**73 Dalzell Avenue, Bobtown**

After discussion, Marcia Sonneborn made a **motion** retroactive to July 25, 2017 to purchase 73 Dalzell Avenue, Bobtown for \$27,000. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

**Pitt Gas Properties**

Calvario discussed that Patsy Bell has two homes in Pitt Gas that she would like to sell. Some Board Members, Steve Salisbury, and Calvario inspected duplex. Couple lives in ½ of duplex, other ½ empty. Considering offering up to \$5,000 for duplex and RACG would pay back taxes. Will inspect single family home before making an offer.

**Nemacolin Properties**

No update on Community Bank properties.

## **NEW BUSINESS**

1. 1880 Jefferson Road, Rices Landing. Extending LIPC dealt with under Public Comment.
2. Homeownership application from Nick and Jenna Riggleman for 333 Steele Hill Rd. distributed. After discussion, Marcia Sonneborn made a **motion** to approve LIPC with Nick and Jenna Riggleman, 5% of home selling price down payment, and at least \$800.00 a month in payment (includes principal, 5% interest, taxes and insurance) for up to two years. Calvario instructed to discuss \$900.00 a month payment and \$100 each month would be put towards down payment for mortgage after LIPC expires. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
3. Calvario reviewed amount of money in 333 Steele Hill Rd. home, approximately \$59,000 currently and approximately \$7,500 additional to finish. Selling price will be established at September meeting once CMA completed.
4. Reviewed lease from EQT for properties in Jefferson Borough and Jefferson Township. Calvario instructed to obtain clarification on post-production fees and other items.
5. Profit of \$49,415.18 made from sale of 56 W. Lincoln St. and 292 S. Morris St. to Buck Sondericker.
6. Proposals to sell RACG properties from realtors distributed. Tabled until next meeting.

## **DIRECTOR'S REPORT**

1. No date set for 2017 Judicial Sale.
2. Distributed finances and expenses for next six months. Calvario will have discussion with Commissioners regarding line of credit from County.
3. Initial meeting held with Cumberland Township regarding PHARE application for blight remediation project in Nemaacolin.
4. Benedum Foundation grant approved to address blight in Pitt Gas, Chartiers Hill, and Teagarden Homes (GI Town). Grant will be administered by PA Housing Alliance for Washington, Somerset, Fayette, and Greene Counties.
5. Mistake made in closing out 2015 PHARE grant. Only Rogersville Development and Nazer St. stabilization can be included in 2015 grant. Calvario has fixed. 2015 PHARE grant still open.
6. Assessed values on LIPCs has increased and impacting amount being escrowed. When homes under LIPC are sold, amount due RACG will be higher to make up for higher taxes and insurance.

## **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:53 p.m.