

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**November 13, 2017**

**CALL TO ORDER** John Dorean called the meeting to order at 1:03 p.m.

**SIGN IN**

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

Absent: Thelma Szarell

Guests Present: Nathan Regotti

Staff Present: Dave Calvario

**PUBLIC COMMENT**

Nathan Regotti, Chief of Staff for Representative Pam Snyder, gave update on Impact Fee and Severance Tax legislation being considered by PA Senate and House.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the October 10, 2017 meeting. Ralph Burchianti 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 (through October) presented. Calvario stated that expenditures and income are normal for month. Funds are getting tight with seven Land Installment Purchase Contracts active and Rogersville development progressing. After discussion, John Dorean assumed the **motion** (after consensus) stating the Treasurer's Report is accepted as distributed for file and final audit.

**OLD BUSINESS**

**Floral Building**

Reviewed Order from Court involving Pastorius lawsuit. No update on clearing PA Department of Revenue and L & I liens. Dave Coder told Calvario, Governor's Office is working on release of liens. Todd Moore contacted Calvario to see if any sales agreement active on building.

**Delancy Heights, 126 Fairview Avenue, Jefferson**

Steve Salisbury will begin working on 126 Fairview when finished with 117 Duquesne St., Greensboro. Should be finished with 117 Duquesne St. in late December. Building and

Construction Occupation and Electrical intern students from Greene County Career and Technology Center will begin working with Steve on January 3, 2018. Students will be paid up to 90 hours through a grant administered by Blueprints.

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

Greene County Habitat for Humanity put in drain for rain water, but has not broken ground for footers.

### **Old Rogersville School Development**

Calvario gave update on project. Second progress payment of \$60,088.50 made to Hughes Corporation. Distributed flier prepared by Maribeth Coote to advertise homes. Discussed upgrade of counter tops and first floor flooring. Calvario will gather what upgrades would cost. Distributed current cost of each home. Homes will be advertised in OR and GreeneSaver.

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

- Wind Ridge, Chambers property. RDA appointed Conservator. Will assess septic system in winter after brush gone. Goal is to assess by end of year.
- Nineveh, Kita property. No update.
- Mt. Morris, Dotson property. No update.

### **Current Projects**

Calvario reported that Steve Salisbury is working on 117 Duquesne St., Greensboro. Barry Nelson and John Dorean commented on progress and condition of home from visit made recently.

### **Parkview Knoll, Carmichaels**

Calvario reported invoice for \$100,000 was received from Ralph Falbo, Inc. for payment on completion of Community Center. Requests for \$50,000 were made to Cumberland Township and Greene County.

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

Property donated to RDA. Home Remodeling by Riggs is working on home. Second progress payment of \$20,800 made.

### **Pitt Gas Properties, Clarksville**

Patsy Bell has two properties in Pitt Gas she would like to relinquish. Plan is to donate one and sell one to RDA for \$3,500. Title searches revealed liens on both properties. Ralph Burchianti gave a few thoughts on how titles might be cleared up and for Calvario to discuss with Colin Fitch (notification via Publication and/or file action of Quiet Title).

### **Nemacolin, PHARE Grant**

Calvario distributed summary of grant. Awards will not be made until Spring 2018.

## **Proposals from Realtors**

Tabled discussion on proposals from realtors to sell RDA properties.

## **Benedum Foundation Grant**

Summary of Benedum Foundation grant to address blight in Pitt Gas, Chartiers Hill, Teagarden Homes (GI Town) distributed. Calvario reported Chris Gulotta, consultant with PA Housing Alliance, did a second site visit on October 25. Gulotta will meet with Commissioners and Jeff Marshall on November 30 to review creation of Task Force.

## **NEW BUSINESS**

1. John Dorean and Dave Calvario gave summary of meeting with Melissa Frameli regarding Land Installment Purchase Contract for 127 School St., Clarksville and her mortgage readiness currently. LIPC is due March 31, 2018.
2. Pass through of \$50,000 from Greene County and Cumberland Township for Parkview Knoll. Motion not needed since approved by Board at previous meeting and Funding Agreement signed by John Dorean.
3. Reviewed and accepted 2018 RDA Board meeting dates as distributed.
4. Discussed purchase of George and Freda Pyle's blighted structure in Teagarden Homes. 2015 PHARE funds have been reallocated for blight remediation and rehabilitation in Teagarden Homes. Picture of structure distributed.
5. After discussion, Barry Nelson made a **motion** to purchase 163 Larimer Avenue, Bobtown, for \$15,000, pending clean title, and RDA would pay all closing costs except preparation of deed. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
6. Discussed and confirmed that the Rogersville homes would only be sold.
7. Reviewed email from Northeast Energy on homes they own in Jefferson. Decision made not to pursue.

## **DIRECTOR'S REPORT**

1. No date set for 2017 Judicial Sale. Continue to look for houses.
2. Distributed and reviewed October invoice from Colin Fitch.
3. Reviewed Land Installment Purchase Contract on 252 Cherry Alley, Waynesburg with Reginald Williams. Original LIPC was due December 31, 2016. Board extended LIPC twice, pending progress continuing to be made. Review in late 2017. Calvario reported Reginald submitted Pre-application to USDA for mortgage. Blueprints confirmed his credit score is 648, but has missed last two scheduled appointments.
4. Discussed finances and need to sell homes.
5. Calvario asked for permission to attend PA Housing Alliance annual conference, December 4-6, in Harrisburg. Conference registration will be paid by County's Employee Development budget. Marcia Sonneborn made a **motion** for Calvario to attend conference. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
6. Meeting with Jefferson Township Supervisors on properties in Pitt Gas and use of Conservatorship to get rid of blight.

## ADJOURNMENT

Barry Nelson made a motion to adjourn at 2:45 p.m.