

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**July 9, 2018**

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

**SIGN IN**

Present: Marcia Sonneborn, Thelma Szarell, Ralph Burchianti

Absent: Barry Nelson

Guests Present:

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Ralph Burchianti made a **motion** to accept the minutes from the June 11, 2018 meeting. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

No Executive Session.

**TREASURER'S REPORT**

2018 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. Expenditures and income are normal for month. County Statement of Revenues and Expenditures is through 5-31-18. Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Final L&I lien waver has been recorded. It appears that the building is now free and clear. Colin Fitch does not believe that personal liens against Jay Gardner will impact sale of the building. Property listed with Rick Kalsey for \$89,000. Rick has not received any calls on property. Calvario reported that Samson Glass called recently to inquire on price and zoning. Handout from Chris Gulotta distributed on funding to assist a local developer.

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

Asking \$108,000 for home and vacant lot next to home. Matthew Gajan and JoAnna Perkins are interested in home. Calvario met with Matthew and JoAnna and discussed selling price of

\$108,000. RACG would subsidize \$18,000 over 10 years for a purchase price of \$90,000; \$4,000 down payment; \$800 per month (P, 5% I, T, I) for five years under Land Contract. Matthew and JoAnna are interested, but not knowing assessed value of home and what taxes will be creates a quandary. Ralph Burchianti said the length of the Land Contract could be stretched out over 20-30 years to accommodate lower principal payment, but balloon payment would increase at end of Land Contract. PITI should not exceed 40% of income. Calvario will meet with Matthew and JoAnna.

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

Calvario discussed with Keith Davin and sent letter stating \$75,000 of the \$150,000 PHARE Grant was being reallocated, and that footers and framing must be completed by October 15, 2018 or remaining \$75,000 would be reallocated. Keith said Habitat should break ground soon.

At August Board meeting, decision will need to be made on how \$75,000 PHARE funds from Habitat should be reallocated. A grant modification will need to be submitted to PHARE.

### **Old Rogersville School Development**

Units are not complete. Walk through with Zach Hughes, Steve Salisbury, summer students and Calvario done on June 25 to develop punch list. Final payment of approximately \$25,000 due to Hughes Corporation when finished.

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

-Wind Ridge, Chambers property. RDA appointed Conservator. Sealed bids to purchase property RDA was Conservator of were due by July 5, 2018, 4:30 p.m. Three bids were received. Marcia Sonneborn proceeded to open the bids: 1<sup>st</sup> Bid Opened, Jesse Lowell Satterfield, for \$1,210; 2<sup>nd</sup> Bid Opened, Melissa and Charles Gorby, for \$2,000; 3<sup>rd</sup> Bid Opened, Adam and Diane Stokes, for \$3,000. After discussion, Thelma Szarell made a **motion** to accept the highest bid. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

-Morris Township: Meeting was held with Bob Keller and Glenn Adamson (Township Supervisors), Bruce Hotchkiss from Threshold Housing, and Dave Calvario to discuss Threshold USDA Rural Development Self-Help development in Morris Township in 2020. Bruce Hotchkiss is retiring. Calvario suggested we consider 2018 PHARE grant application for this project.

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

Land Installment Purchase Contract signed with Russell and Virginia Pratt on June 27. LIPC should be paid in full by end of August. Guaranty & Suretyship Agreement signed by Kathleen Spease and notarized that gift of \$75,000 from sale of her home will be given to Virginia Pratt. This gift will be used to pay off house in full.

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

Patsy Bell has two properties in Pitt Gas she would like to relinquish to RDA (duplex and single-family home). Title searches revealed liens on both properties. HSBC holds mortgage. No action will be taken by RACG and we will wait for homes to come up during Judicial Sale.

## **Proposals from Realtors**

Tabled discussion on proposals from realtors to sell RDA properties.

### **Benedum Foundation Grant—Blight Study**

Discussing potential third round of Benedum Foundation grant with Chris Gulotta on an economic development piece to include: Old Bank in Rices Landing, Floral Shop, and Greensboro.

### **HOA for Rogersville Town Homes**

Calvario working with Colin Fitch to make documents simple.

### **FHLB Affordable Housing Program (AHP) Grant Application**

Calvario decided not to pursue FHLB AHP grant.

### **Clarksville (Teagarden Homes/GI Town)**

Cheryl Sarvey accepted offer of \$45,000 for two homes in Clarksville. 126 A Street and 63-64 C Street. Working with Cheryl to sign sales agreements. Colin Fitch doing title search on both properties.

## **NEW BUSINESS**

1. Home Inspection report on 83 2<sup>nd</sup> St, Crucible distributed and reviewed. Items must be rectified prior to closing on USDA mortgage. Calvario asked who should pay for repairs? After discussion, Ralph Burchianti made a **motion** to proceed with repairs and RACG would pay to rectify items as outlined on home inspection summary. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
2. Rental of garage located at 55-56 B St, Clarksville to neighbor. Insurance company and Colin Fitch are ok with renting to neighbor as long as RACG is held harmless. Information on storage rental units distributed. After discussion, Ralph Burchianti made a **motion** to rent the garage to James Martin for \$50.00 per month and Martin would cut the grass at up to three RACG owned properties in Clarksville every other week. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
3. Closed on 296 5<sup>th</sup> Avenue, Crucible May 16. Was under LIPC for one year. Sold for \$65,000. Profit of \$47,401.52 made. Balance sheet close out report distributed.
4. New SB 667 Land Bank Law distributed. Calvario will look into more and determine application for RACG.
5. When Rogersville project is complete, will list with Keith Herrington. Two homes (73 Dalzell Ave and 126 Fairview Ave) for sale. Will advertise in Greene Saver again.
6. Tax Assessment appeal letter for 146 E. High St reviewed and approved to submit as written. Assessed value of six properties on High St reviewed.
7. 105 Eight St, Clarksville (Pitt Gas) for sale. Calvario summarized condition of home from three visits and Barry Nelson toured home with him. In poor condition. Water issue in basement. Will need at least \$40,000 in renovations. After discussion, Ralph Burchianti made a **motion** to offer \$7,500 for house and lot. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
8. Reviewed summary of houses in inventory/projects sheet which was part of agenda.
9. Colin Fitch has responded to the Howard Contracting lawsuit.
10. Discussed Land Contracts for 252 Cherry Alley, Waynesburg and 1880 Jefferson Rd, Rices Landing. Both have been extended and Calvario asked if Board would like individuals at next Board meeting to inform Board where they are in qualifying for a mortgage. After

discussion, Calvario will send each of them a letter requesting a written explanation on steps they have take to qualify for a mortgage, approximately when will they qualify, how have credit scores been repaired, etc.

### **DIRECTOR'S REPORT**

1. No date set for next Judicial Sale. Looking to hold in October 2018. Continue to look for houses.
2. Need to sell houses/LIPCs. Finances are tight. Nine LIPCs are in place and rental of 145 Fairview Avenue, Jefferson. Should close on 83 2<sup>nd</sup> St, Crucible and 117 Duquesne St, Greensboro which are under LIPCs by end of August. Approximately \$128,000 will come from sale of both properties.
3. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership.
4. Additional help for Steve Salisbury. Two GCCTC students during school year? UMWA Training Center? Calvario will discuss with Jeff Marshall.
5. Emailed Jeff Marshall on new Board Member. No update at this time.

### **ADJOURNMENT**

Thelma Szarell made a **motion** to adjourn at 2:53 p.m.