

Redevelopment Authority County of Greene
Meeting Minutes
August 13, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:12 p.m.

SIGN IN

Present: Marcia Sonneborn, Thelma Szarell, Ralph Burchianti, Barry Nelson

Absent:

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 July 9, 2018 meeting. Thelma Szarell 2nd. 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. Negative on Profit and Loss statement for July reflects loss on Wind Ridge property. Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2nd. All were in favor and the motion passed. Ralph Burchianti suggested loss from 146 E. High St be written off now to reflect more accurate assets. Calvario will discuss with Carol Gooden.

OLD BUSINESS

Floral Building

Property listed with Rick Kalsey for \$89,000. Rick has not received any calls on property. Large number of for sale and for rent signs on High and Greene Streets (**FOR SALE:** Greene County Beer by Fox Ford, 180 High St, Hot Rods. **FOR RENT:** Across from NAPA on Greene St, Pastorius has one office space and two apartments, Mark IV through corner where Art Beat was located, office space in Wilson Building where State Farm is located). Ideas discussed on possible grant to finish back wall, elevator? Calvario will discuss possible grant opportunities with Crystal Simmons and Emily Luckey, but first will discuss with Jeff Marshall and Commissioners.

Delancy Heights, 126 Fairview Avenue, Jefferson

For sale. Asking \$108,000 for home and vacant lot next to home. Matthew Gajan and JoAnna Perkins have not returned calls to purchase home. \$108,353 in project currently. Comparative Market Analysis was \$70,000-\$120,000, with comps in the mid-90Ks. After discussion, Ralph Burchianti made a **motion** to list with Coldwell Banker. Barry Nelson 2nd. All were in favor and the motion passed.

Nazer St. Remediation and Stabilization Update

\$75,000 PHARE grant to Greene County Habitat for Humanity to build one home on E. Franklin St, Waynesburg. Calvario reported that Habitat has broken ground and poured footer.

Discussed reallocation of remaining \$75,000 PHARE funds which were to be used by Habitat. Calvario suggested funds be reallocated to Clarksville (Pitt Gas), since RACG currently owns one home in Pitt Gas which will be rehabbed and are trying to obtain others. After discussion, Thelma Szarell made a **motion** to submit a grant modification to PHARE and request that \$75,000 be reallocated to Clarksville (Pitt Gas) for neighborhood stabilization. Barry Nelson 2nd. All were in favor and the motion passed.

Old Rogersville School Development

Units are not complete. Getting closer to completion. Expect to wrap-up by mid-September. Final payment of approximately \$25,000 due to Hughes Corporation when finished. Sit on other lots? Market other lots for single-family homes with building covenants? Will wait to see how duplex sells.

Discussions with Morris Township Supervisors

Morris Township: Calvario suggested we consider 2018 PHARE grant application for Threshold Housing to start USDA Rural Development Self-Help development in 2020.

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.

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.

Two Homes in Clarksville (Pitt Gas)

Cheryl Sarvey accepted offer of \$45,000 for two homes in Clarksville, but having doubts. Sales agreement not signed yet. An empty lot that is part of 63-64 C Street has been identified. Half of detached 2 car garage sits on lot that is with the home, and half of garage sits on additional lot. After

discussion, Ralph Burchianti made a **motion** to purchase the vacant lot for \$1,000 from Sarvey. Thelma Szarell 2nd. All were in favor and the motion passed.

83 2nd St, Crucible

Repairs being made to 83 2nd St, Crucible from Home Inspection report are progressing. Calvario believes we can close on home by end of August. Mortgage is through USDA Rural Development program.

Howard Contracting Lawsuit

Howard is disputing our counterclaim to obtain relief on improper installation of French drains.

Land Bank Law

Calvario will research SB 667 and report at future Board meeting.

NEW BUSINESS

1. Distributed and reviewed responses from Land Contract buyers. Letters sent to: Victoria Murray, Jessica Cole, Fallon Black, Melissa Beabout, Tamara Nicholson. Responses received from Jessica Cole and Fallon Black. Tamara Nicholson texted Calvario prior to meeting. From responses received, it appears that families are moving in right direction to qualify for a mortgage.

Discussed Shayne Krause and Fallon Black request to stay in home until June 2019, without purchasing home through Land Contract. After discussion, Barry Nelson made a motion to convert Land Contract into a lease at \$700 per month. Ralph Burchianti 2nd. All were in favor and the motion passed. Calvario will work with Colin Fitch on this matter since it involves voiding a contract.

2. Reviewed Land Contract escrow accounts. Some are in arrears due to reassessment of home increasing after renovated. Calvario said when buyer obtains mortgage, account will be made whole. Calvario will discuss with Colin Fitch and determine if we should make up for short escrow accounts now or is it OK to handle at closing.
3. Closed on Wind Ridge property with Adam and Diane Stokes. Loss of \$16,831.31.
4. Two homes (73 Dalzell Ave and 126 Fairview Ave), plus Rogersville duplex for sale. List with realtor? Steve should be finished with 163 Larimer Ave, Bobtown in four weeks. After discussion, Ralph Burchianti made a **motion** to list 73 Dalzell Ave and 163 Larimer Ave with Coldwell Banker. Barry Nelson 2nd. All were in favor and the motion passed.
5. Inventory of homes for Steve to Rehab. Four homes: Crucible, Mather, GI Town and Pitt Gas. Over two years of work for Steve.
6. Nemaocolin home owner occupied rehab meetings will be held August 15 and 16 at Nemaocolin Fire Hall to discuss program.
7. Nemaocolin PHARE Grant. Calvario received question if a home under a rent to own contract is eligible for the owner occupied rehab program. Ralph Burchianti stated that a legal rent to own document must be on file at the Court House leading to home ownership in order to be considered.
Discussed administrative fee for home owner rehab program. After discussion, Barry Nelson made a **motion** to charge a 5% administrative fee. Thelma Szarell 2nd. All were in favor and the motion passed.
8. Discussed keeping Land Installment Purchase Contract interest rate at 5%. Decision was to keep at 5%.

9. Discussed names of potential new Board members to take to Commissioners. Suggestion of someone from Clarksville (Pitt Gas or GI Town). Contact American Legion in Jefferson for potential Board member.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Looking to hold in October 2018. Continue to look for houses.
2. Finances. Need to sell houses/LIPCs. Finances are tight. Nine LIPCs are in place and rental of 145 Fairview Avenue, Jefferson. Should close on 83 2nd St, Crucible and 117 Duquesne St, Greensboro which are under LIPCs by end of August. Approximately \$130,000 of income will come from sale of both properties.
3. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership.
4. Ryan and Brandi McCollum are interested in 323 3rd St, Mather. Their application distributed. McCollums would like to give a down payment on home now. Home will not be ready for 14-16 months. After discussion, no down payment will be accepted, but Calvario will let them know they are first in line to purchase home.
5. Plan to hire both GCCTC students for fall and spring. Up to 12 hours per week. GCCTC need to determine number of classroom hours students need in order to meet graduation requirements since both are juniors. Budget was approved by County, plus \$5,000 from RACG which was allocated to GCCTC students in spring.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:38 p.m.