

**Redevelopment Authority County of Greene
Meeting Minutes
January 10th, 2022**

CALL TO ORDER

Barry Nelson called the meeting to order at 1:02pm.

SIGN-IN

Present: Thelma Szarell, Barry Nelson, George Scull, Marcia Sonneborn.

Absent: Ralph Burchianti

Guests Present: Adam Herreid, Mike Belding, Connie Bloom, Betsy McClure, Blair Zimmerman

REORGANIZATION OF 2022 OFFICERS.

Marcia Sonneborn	Chairperson
Ralph Burchianti	Vice Chairman
George Scull	Treasurer
Thelma Szarell	Secretary
Barry Nelson	Asst Treasurer/Secretary

George Scull made motion to accept the reorganization of officers for 2022. Thelma Szarell seconded the motion. All were in favor and the motion passed.

PUBLIC COMMENT:

No public comment.

APPROVAL OF THE MINUTES- December 13th, 2022

Thelma Szarell made a motion to accept the minutes from December 13th, 2022 meeting as distributed via email. Barry Nelson seconded. All were in favor and the motion passed.

EXECUTIVE SESSION

RDA Executive Director stated that no executive session needed at this time.

TREASURER'S REPORT

Marcia Sonneborn presented the 2021 Balance Sheet through December 2021, current month Profit and Loss, Year-to-Date profit and loss through December 2021, county statement of revenues and expenditures through December 31, 2021.

George Scull made motion to accept treasurer's report as presented for file and final audit. Barry Nelson seconded motion. All in favor and the motion passed.

Marcia Sonneborn reviewed the list of current land contracts (LIPC).

OLD BUSINESS

Properties for sale

23 Wood St. Nemocolin is for sale. Asking \$45,000. Renovations completed in August 2020. No interest.

323 5th Ave, Crucible is for sale. Asking \$81,500

193 S. Washington Street and 9 W. Lincoln St, Waynesburg- vacant land. Prompt Quality Painting will purchase for \$23,000. Title issues with 9 W. Lincoln Street. No update as of 02/08/2022

141 North Avenue, Jefferson. Quit Claim sent from Marriner, Jones, & Fitch with deadline of January 31st, 2022. No update 02/08/2022

Nineveh Heights

Subdivision in Nineveh Heights not feasible due to costs to bring infrastructure to the development.

Tax assessment appeals on 40 Wood and 46 School Street. Petition filed in Greene County Court of Common Pleas by Colin Fitch on both properties. No date scheduled for hearing (46 School Street sold).

Two modular homes for Rogersville are in place. Work on inside in progress. Water, and sewer are hooked up. No electricity. An oversized detached 1-car garage will be built for each home.

Review of home in rehab inventory:

64 Diaz, 17 Wood, Nemaocolin

124 2nd Street, Clarksville

82 C street, Clarksville (GI Town). ½ duplex, other half is rented.

295 5th Ave, Crucible (Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA. Need to establish time line.

363 Nazer Street, Waynesburg. New roof installed. Contract signed with Gaskill Construction. Working on inside, kitchen delivered 12/14/2021.

Title issues from properties purchased at Judicial Sales are being addressed: 47 School Street, 114 Bliss Ave, 141 North Ave, 9 W. Lincoln St. List of 19 properties for Colin Fitch to search.

Update on summary George Scull prepared on RDA properties. Continues to make progress, not yet completed.

Update on donated property 154 W. Greene St, Waynesburg from John and Kathy McNay. Deed recorded by RDA on 12/8/2021 and closed 12/09/2021 with Trakken Properties, LLC. Sold \$10,000; Date 12/9/2021.

NEW BUSINESS

Review of LIPCs expiring this year (2022). Desiree Yoss, Kevin Baker 333 Steele Hill Road.

Title issues with 46 School St cleared up and closed November 24th, 2021. Title clearing continues work in progress for 47 School Street.

Peggy Walker interested in 23 Wood, Nemaocolin. Confirmed that she can pay \$550/month for 36 month LPC contract. Board supports decision to move forward with Peggy Walker. Barry Nelson made motion to approve LPC for 36 months, at \$550 per month. Thelma Szarell seconded the motion, all in favor and motion passed.

363 Nazer Street LPC with Melissa Haught, deferred until next meeting until home is completed.

126 A Street to close January 21, 2022. Repairs, updated paperwork for USDA Loan submitted.

2022 Ethics statements for board members distributed.

Director act as Executing Agent on behalf of RDA needs resolution by board. George Scull made resolution to approve Executive Director Adam Herreid to act as executing agent on behalf of the RDA. Barry Nelson seconded resolution. All in favor, resolution passed.

Lower Ten Mile Joint Sewer Authority Price increase per month. Verify which homes RDA is paying for sewer.

DIRECTOR'S REPORT

No update on Steve Salisbury.

Finances. Need to sell houses specifically 141 North Ave and 323 5th Crucible. Correction from agenda 01/10/2022; 9 LPC contracts: 1880 Jefferson, 114 Bliss, 333 Steele Hill, 63-64 C Street, 323 3rd Street, 190 March, 40 Wood St, 215 Second Street, 401 Market Street.

Payments in arrears (over one month): Rental homes in arrears: 126 Fairview Ave, Jefferson – 7 months behind- last payment received 08/01/2021. 33 A Street, Clarksville 2-3 months behind in rent. Last partial payment made 01/14/2022 for \$200. Correction from Agenda 01/10/2022 185-186 March Ave, last payment on mortgage 08/31/2021, last payment for Nemaocolin Home Repair 08/31/2022.

Projects underway: Rogersville Homes; 363 Nazer Street, 126 A street due to close; Carmichael Area School District Helping House- 29 Wood Street Nemaocolin.

NEXT MEETING 02/14/2022

ADJOURNMENT

Thelma Szarell made motion to adjourn the meeting. George Scull seconded the motion to adjourn the meeting. Meeting adjourned at 2:04 PM