

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
December 12,
2022 1:00pm

Chairman Marcia Sonneborn called the meeting to order at 1:02 p.m., and those present and absent were as follows:

Present:
Thelma Szarell
George Scull(Phone)
Barry Nelson
Marcia Sonneborn
Ralph Burchianti

Guests: Nicole Mickens
John Wells
Betsy McClure

Chairman Sonneborn requested any comments from those in attendance. John Wells presented an offer to the RACG board to purchase tax parcel 05-01-163 in Crucible for \$25,000.00. The parcel is located next to his home and John and his wife Robyn would like to build a new home on the parcel in the spring. Upon the motion of George Scull and seconded by Ralph Burchianti, motion to add the purchase offer to the agenda carried. Chairman Sonneborn invited Mr. Wells to stay for the meeting and informed him that the offer would be discussed in executive session.

Chairman Sonneborn asked for a motion to approve the minutes from the November 14, 2022. Upon the motion of George Scull and seconded by Ralph Burchianti, the minutes of the November 14, 2022 meeting were approved & the motion carried.

Chairman Sonneborn asked for a motion to approve the treasurer's report for filing and final audit. The Board reviewed updates to the 3 PHARE grants, the Balance sheets, and Profit & Loss Statements. Upon the motion of Ralph Burchianti, and seconded by George Scull, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Chairman Sonneborn asked for a motion to approve the construction of a fence at 114 Peach Alley, Rogersville. The plan has already been approved by Center Township. Upon the motion of George Scull and seconded by Thelma Szarell, motion approved and carried.

Chairman Sonneborn asked for a motion to approve a 12-month extension to the LIPC contract and a monthly payment reduction for the property located at 215 Second Street, Crucible. Nicole Mickens stated that the homeowner requested a reduction in payments due to being a single income household now. After discussion, it was determined that if the monthly payment of \$675.00 were reduced any lower than \$650.00, nothing would be going towards

the principal. George Scull made a motion to reduce the monthly payment for \$650.00 and extend the contract for 12 months, with the understanding that if the contract continues for more than 12 months, the monthly payment will revert to the originally agreed upon amount of \$675.00 per month. Upon the motion of George Scull and seconded by Barry Nelson, motion approved and carried.

Chairman Sonneborn asked for a motion to approve installation of a second French drain at 323 5th Avenue, Crucible to complete the water diversion project at an amount not to exceed \$4,000.00 that was started in October. Upon the motion of George Scull, and seconded by Ralph Burchianti, motion approved and carried.

Chairman Sonneborn asked for a motion to establish a sale price of \$210,000.00 for 114 Peach Alley Rogersville, and a selling price of \$224,400.00 for 115 School Street in Rogersville. Upon the motion of George Scull & seconded by Barry Nelson, motion approved and carried.

Chairman Sonneborn asked for a motion to approve a contract with Cumberland Salvage and Lawn Service in an amount not to exceed \$12,500.00 per structure to demolish the structures at 64 Diaz Ave and 17 Wood Street in Nemaocolin. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

A discussion was held regarding the demolition of 124 2nd Street in Crucible. A quote from Cumberland Salvage and Lawn Service of \$21,000.00 was reviewed. George Scull asked if CSLS had access to a tri-axle, as they estimated 10 dumpsters would be needed if brick from the house was not used as backfill. Nicole Mickens was asked to find out if a triaxle was available to reduce the costs. Chairman Sonneborn asked for a motion to approve a contract with Cumberland Salvage and Lawn Service in an amount not to exceed \$21,0000.00 to demolish the structure at 124 2nd Stret in Clarksville. Upon the motion of George Scull, and seconded by Ralph Burchianti, motion approved and carried.

A discussion was held regarding the donation of the Rogersville site to RACG in 2015. Nicole Mickens presented the Deed, which contained a restriction that the property was being donated to RACG with the condition that the site be named after the donors, John and Kathy McNay. Potential names were discussed, and Chairman Sonneborn asked for a motion to approve Nicole Mickens to reach out to the McNays with the following name suggestions: McNay Square, McNay Heights, and McNay's Corner. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

Re-organization of officers was discussed and voting will take place at the regularly scheduled January meeting.

Commissioner Betsy McClure left the meeting at 2:00 p.m., thanking the Board for their hard work and giving an update on the status of "The Flower Shop", which RACG sold last year. A community group is completing testing before proceeding with architectural plans.

Discussion of old business. Nicole Mickens discussed progress at Rogersville at 114 Peach Alley and 115 School Street, 185-186 March Ave in Nemaocolin, and the foundation work being done at 215 2nd Street in Pittgas. She also reviewed the 2022 Accomplishments of the RDA, which included selling 7 homes, & completing 2 new constructions and 5 rehab projects. She also reviewed the Director's goals for 2023.

Alan Wells left the meeting at 2:15

Barry Nelson made a motion to enter Executive Session to discuss personal information regarding tenants/LIPC homeowners & the real estate offer to purchase tax parcel 05-01-163 for \$25,000.00 at 2:17 p.m. Which was seconded by Thelma Szarell.

Chairman Sonneborn asked for a motion to terminate executive session. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.
Executive Session ended at 2:36 p.m.

Upon exiting Executive Session, Chairman Sonneborn asked for a motion to approve Nicole Mickens to counteroffer John and Robyn Wells \$33,000.00 to purchase tax parcel 05-01-163 and to negotiate no lower than \$30,000.00 for the sale. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Ralph Burchianti left the meeting at 2:38 p.m.

Nicole Mickens asked to re-renter into Executive Session to address a personnel matter that was missed in the initial Executive Session. Chairman Sonneborn asked for a motion to re-enter executive session. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

The second Executive Session ended at 2:49 p.m.

Next meeting is January 10, 2022 at 1:00 p.m.

ADJOURNMENT 2:50 p.m.