

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
May 8, 2023
1:00pm

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

Present:	Absent:
Thelma Szarell	
George Scull	Marcia Sonneborn
Ralph Burchianti	
Barry Nelson	

Guests:	Nikki Mickens	Rich Cleveland(phone)
	Ginny Phillips	Rich FitzHarris (phone)
	Greg Firely(phone)	

Chairman Scull asked for public comments. No public comment noted.

Chairman Scull requested a motion to accept the meeting minutes from the April 10, 2023 meeting. Upon the motion of Barry Nelson and seconded by Thelma Szarell, motion approved and carried.

Chairman Scull 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 CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Nikki Mickens stated that as discussed last meeting, the CFA reimbursement grant with DCED was denied and under appeal. Upon further review the DCED stated that they would not accept material costs for 141 North Ave for reimbursement, as the original budget submitted in 2020 requested reimbursement for construction & labor costs of the project, and it was specifically identified that the materials were to be purchased by the third party contractor. Additionally, the contract labor was not advertised correctly, and the required contract was never signed. After requesting to meet with the CFA Board and DCED, they agreed to waive the contract language requirement for the demo portion, and will be reimbursing \$51,000 of those costs. The DCED also agreed to a 1-year extension to complete rehab projects according to their guidelines to be reimbursed for the remaining \$49,000. Nikki Mickens stated that after review, she does not think we have a feasible project under the Neighborhood Assistance Program tax credit match that can be completed in the timeframe required, and will not be applying to the program. Upon the motion of Ralph Burchianti, and seconded by Barry Nelson, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Greg Firely(AMO) and Rich FitzHarris(Empowerment Living)were introduced and requested a Letter of Appointment from the Board to obtain site control and seek funding and developers for a housing community in Jefferson that the RDA could potentially obtain control of. Mr. FitzHarris gave a synopsis of some projects that Empowerment Living completed in Washington and a few projects similar to what they envision. Nicole Mickens asked how many housing units they anticipate constructing, and Mr. FitzHarris stated that a market study would need to be done and a master plan created, but he envisions 50-100 condo units. These would likely be rentals with the goal of converting to homeownership. Barry Nelson asked for the price point, and Mr. FitzHarris said \$200-\$300K, with some units at a lower cost to meet the HUD matrix. Ralph Burhcienti asked if a feasibility study had been done, and Mr. FitzHarris replied that they had not conducted a feasibility study yet. The Board advised Mr. FitzHarris that they would look into it and discuss and

then would contact him with a decision or to request further clarification.

Greg Firely, Rich Cleveland, and Rich FitzHarris were disconnected from the conference line at 1:21 p.m.

At 1:22 p.m. a motion was made by Thelma Szarell to enter into Executive Session to discuss real estate matters, seconded by Ralph Burchianti.

Executive Session ended at 1:41 p.m.

Ginny Phillips entered the meeting at 1:42 p.m.

A motion was made by Thelma Szarell to extend the LIPC contract for 401 North Market Street Carmichaels for 12 months due to the homeowner changing from self-employment to W-2 employment. Seconded by Barry Nelson. Motion approved and carried.

A discussion was held regarding the Comparative Market Analysis of 81-82 C Street in Clarksville. Barry Nelson made the motion to set the sales price at \$114,500 and to try to sell outright before selling on a land contract. The motion was seconded by Ralph Burchianti. Motion approved and carried.

Discussion was held regarding offers on tax parcels in Nemaocolin. Joe Brown made an offer on a parcel across the street from his home of \$500 for parcel 05-35-328(353-354 Dewey Lane) to make parking for his teenaged children's additional vehicles. The parcel is assessed at about \$2700. The Board was agreeable to selling the parcel, but directed Nicole Mickens to counter offer. Thelma Szarell made a motion to counter-offer \$1,400 for the parcel, seconded by Ralph Burchianti. Motion approved and carried.

Vince Kowloski made an offer of \$1000 total to purchase parcels 05-35-120 & 15-35-121(287-288 Sheridan Lane) next to his home. He has been cutting the grass there for a couple years. After reviewing the site pictures, the Board stated that we would likely build on those 2 lots in the future and they do not wish to consider offers on the property at this time.

Old Business: Nikki Mickens discussed status of 109 Third Street, Rogersville. Home was ordered in March, Nikki has contacted Harshman to get the necessary items for the building permit. Waiting on 3D Development, who is contracted with Wades to install, to send the foundation prints. Nikki has obtained and paid for floodplain approval and sewer permits from Center Township, and has paid the sewer connection fee. Will meet with Bob Lang to start coordinating the project.

Nikki also discussed the progress of the new construction at 327 Third Street in Mather. House plans have been printed, and Wayne Lumber is working on pricing. Nikki and George met with Greta and Ryan Mooney and Mike Rosenbaum of MR Structures to review the building plans and discuss changes and material recommendations to meet code and obtain a quality construction while still remaining cost reasonable.

Nikki then updated on the properties for sale. 675 Crucible Rd, Rices Landing was sold to Wells for \$31,000, for a profit of \$12,865. Mr. & Mrs. Wells will be building a stick-built home on the lot. 115 School Street, Rogersville is pending sale for \$212,000. The attorney for the potential buyers has requested some changes to the sales agreement, which were discussed in executive session.

Nikki stated that the lot at 274 4th Ave, Crucible was sold to the Kovalchecks and closed on May 4, 2023 for \$5,000.00. They will be building a garage on the lot.

Nikki Mickens announced that Ginny's last day will be May 24, as she is moving out of state.

Ginny Phillips gave updates on the Housing rehab programs. 5 inspections have been completed under the PHARE program and 4 projects should be awarded bids this week. 6 homes are still underway with 2020 Home funds, and are at 75% complete or more.

Ginny stated that the Whole Home Repair Program is funded and pre-screens closed on May 5. These funds will prioritize veterans, disabled veterans, and repairs related to ADA modifications. Applications were sent to eligible applicants that were pre-screened, which included 6 disabled veterans and 3 disabled persons. Those who pre-screened and were not disabled or veterans were sent applications and added to the PHARE waitlist.

Tier II of the Environmental Reviews are underway. The SHPO portion has been contracted to AMO for \$510/house. Nikki and Ginny will be taking pictures this week to cut down on travel costs for AMO, and Ginny has completed the rest of the Tier II review for the first 4 homes. Will be scheduling for lead testing in the next month, and will be able to get to the inspections and cost estimates when lead testing has been completed.

Barry Nelson made a motion to adjourn, seconded by Ralph Burchianti, motion approved and carried.

ADJOURNMENT 2:23 p.m.