

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
November, 2023
1:00pm

Chairman Scull called the meeting to order at 1:05 p.m., and those present and absent were as follows:

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

Guests: Nikki Mickens
Betsy McClure

Thelma Szarell asked for public comments. No public comments.

Thelma Szarell requested a motion to accept the meeting minutes from the October 16, 2023 meeting. Upon the motion of George Scull and seconded by Ralph Burchianti, motion approved and carried.

Thelma Szarell asked for a motion to approve the treasurer's report for filing and final audit. The Board reviewed updates to the 4 PHARE grants, the CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Ralph Burchianti asked for clarification as to why the balance sheet showed a liability of \$793,365. He recalled asking this some time ago but did not know what the explanation was. Nikki Mickens stated that she was not sure, but that she would check with the Controller to find out. Upon the motion of Ralph Burchianti, and seconded by Marcia Sonneborn, it was resolved that pending clarification, the treasurer's report be approved as submitted for filing and final audit, motion carried.

Nikki Mickens reviewed the status of the modular home purchases, including discussion with solicitor regarding bidding requirements. Sent out a request for proposals 11/1, taking proposals until 11/20. Hope to have 2 homes on order by mid-December.

Nikki asked for approval to enter into an LIPC contract with Ryan and Haley Belmonte for 109 Third St, Rogersville in the amount of \$154,000, which is the maximum affordability. This contract will satisfy the LMI benefit for this grant. George Scull requested that we get an appraisal from Rick Kalsey first, and upon the motion of Marcia Sonneborn, and seconded by George Scull, it was resolved that this agenda item will be tabled until the next meeting or until a special meeting can be held.

Old Business: Nikki and George gave construction and renovation updates on 109 Third Street, Rogersville.

Nikki updated on the properties for sale. 115 School Street, Rogersville sold for \$224,000(VA loan with approximately \$12K seller assist). 33 A Street has an offer pending for \$11,000.

295 North Ave, Crucible was valued at \$45,000 by Rick Kalsey. Renter has met with a loan officer, officer called 11/8 to get some information on the home.

Nikki discussed the Court foreclosure action regarding 185-186 March Ave. A family member of the homeowner paid off the first mortgage and part of the home repair loan portion, still owes legal fees.

190 March Ave Complaint in Ejection filed 11/9, homeowners refusing to vacate.

Nikki Mickens gave updates on the Housing rehab programs.

George Scull made a motion to adjourn at 1:42 p.m., seconded by Marcia Sonneborn, motion approved and carried.

The next meeting is scheduled for December 11, 2023 at 1:00 p.m.