

Redevelopment Authority County of Greene
Meeting Minutes
March 9, 2020

CALL TO ORDER Thelma Szarell called the meeting to order at 1:01 p.m.

SIGN IN

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

Absent:

Guests Present: Mike Belding, Matt Mackowiak, Betsy McClure, Ami Cree, Carol Gooden

Staff Present: Dave Calvario

Marcia Sonneborn made a **motion** to install George Scull as Assistant Treasurer/Secretary on the RACG Board of Directors, with a term expiration of 12-31-24. Barry Nelson 2nd. All were in favor and the motion passed.

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the February 10, 2020 meeting as distributed via email. Ralph Burchianti 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Financial Audit:

Carol Gooden, Deputy Controller for Greene County, explained how all checks are written by the Controller's Office, and then the Director is required to get two signatures on each check. All revenues and expenses are reviewed by the Controller's Office, then the Financial Statements are subsequently audited by the County's independent audit firm. Carol explained to the Board why negative balances exist on the P & L Statement under Property Insurance and Real Estate Taxes, and that she is ok with this since they are paid out from Land Contract escrow at a later time.

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through January 31, 2020) and that benefits have not been allocated yet. Calvario stated that expenditures and income were normal for the month. Calvario explained that while \$1,506,667.57 is in the Community Bank MMA account, \$800,000 is reserved for Nineveh Heights, and \$200,000 is reserved for the Crucible NAP Tax Credit project. Also, February P&L Statement shows income of over \$1,000,000. This is not normal,

but two grants were deposited in February. Ralph Burchianti made a motion to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2nd. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts, amounts, and when due.

Calvario presented projected income and expenditures for next six months.

Betsy McClure suggested Calvario get in touch with Mary Ann Albert from Penn Commercial to see if a partnership between RACG and Penn Commercial could be developed.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Mike Belding mentioned that a suicide call hot line is being established in Greene County, and this building might meet their needs.

126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500 listed with Rick Kalsey. Calvario stated that the home has had 8-10 showings. Feedback is no closet space.

Land Bank Law

SB 667 Land Bank law. Commissioners participated in a conference call with Chris Gulotta. Commissioners are in favor of forming a Land Bank. County Solicitor, Gene Grimm, will review Land Bank Law and make recommendation to Commissioners.

NEW BUSINESS

1. Distributed updated Community Bank signature cards to Board. All Board Members signed the new Community Bank signature cards.
2. Vacant lot next to 47 School St, Clarksville, was donated to RACG by Morgan Township Supervisors by Resolution at Township's meeting on March 3, 2020. This lot will be packaged with the sale of 46 School St at a price of \$75,000. Sales Agreement with Emily Haywood for 46 School St is being drawn up by Colin Fitch.
3. Letter from Colin Fitch, RACG Solicitor, and Blane Black, Tax Claim Solicitor, regarding delinquent tax notices on properties purchase at June 2019 Judicial Sale distributed. No decision made by County. Matter is being reviewed by Gene Grimm, County Solicitor.
4. At this time the Board does not wish to make any changes in regard to paying property taxes and will keep same policy in place. The Board wishes to make it known that it does not believe it should be responsible for taxes on properties purchased at the June 2019 Judicial Sale.
5. Reviewed Land Contract with Victoria Murray for 1880 Jefferson Rd. Letter and response distributed. Victoria did meet with First Federal on Friday, March 6 to inquire about a loan. Balance due to RACG is slightly under \$38,000.
6. Reviewed Land Contract with Melissa Beabout/Frameli for 127 School St. Summary of meeting with Blueprints distributed. Melissa is paid through June 2020. Balance due to RACG in June 2020 is approximately \$61,500.
7. Rental of 126 Fairview Ave and converting to a Land Installment Purchase Contract discussed. Current lease is \$450 per month. Calvario does not believe family will be able to

- come up with down payment to convert to Land Contract. After discussion, Calvario was instructed to discuss with family increasing monthly payment by \$150 to \$200 per month, and this amount will go towards down payment. Will explore possibly help from the Veterans Administration since couple are Veterans. Couple will meet with Blueprints soon and review options.
8. Hosanna Industries will start rehab of 23 Diaz Ave, Nemaocolin in March, and blitz rehab during Holy Week. Smaller number of volunteers and will not need housing, but if housing is needed, will contract with CBM Cornerstone Camp and make appropriate donation to camp with Board approval. Calvario reminded the Board a policy was developed three years ago permitting him to purchase food for volunteers up to \$200 per week and some funds may be spent to purchase food while Hosanna is in Greene County.
 9. Offer of \$4,000 on 171 March Ave, Nemaocolin was accepted by Castle Rock. Property is ½ duplex foreclosed on. Owner of other ½ of duplex will purchase. RACG is only working with potential new owner. No RACG funds are being expended.
 10. Next Judicial Sale will be held on April 1. Summary of potential properties to purchase distributed. After discussion, Barry Nelson made a **motion** for Steve Salisbury and Dave Calvario to evaluate properties and bid on properties as they determine appropriate. Marcia Sonneborn 2nd. All were in favor and the motion passed.
 11. Reviewed CMA and discussed selling price for 40 Wood St, Nemaocolin. Calvario reported we will have approximately \$65,000 in project. After discussion, Ralph Burchianti made a **motion** to sell the home for \$45,000. George Scull 2nd. All were in favor and the motion passed.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Eight LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, 81 C St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also are being made monthly.
2. Sales Agreement for 122 2nd St, Clarksville (Pitt Gas) was signed on 3-3-20. Selling price is \$70,500. Individual purchasing the home is working with Blueprints and will receive some financial home buyer assistance.
3. Colin Fitch's office is preparing Sales Agreement for 46 School St, Clarksville. Needed to wait for Morgan Township Supervisors to make resolution donating vacant lot at 47 School St to RACG.
4. Threshold Housing reported bids came in between \$46,000 and \$79,000 to rehab three homes in Crucible.
5. Discussed strategies on selling properties in Nemaocolin once rehabbed. Calvario reported he attended Nemaocolin, Inc. meeting on March 3 to give update on progress in Nemaocolin and to ask for help in identifying potential buyers for homes once rehabbed. Other ideas: promote through Fire Hall, promote through social events, work with School District Superintendent to promote to employees.
6. Distributed information on house packages from 84 Lumber and price Hughes Construction reported they could build for. No discussion.
7. Reviewed draft of story and advertisement that will be placed in Growing Greene published by Direct Results. Changes will be made by Thelma Szarell and Dave Calvario.
8. Meeting with Washington Hospital Greene and Greenbriar. They are looking for land to develop a ½ Way House in Greene County.
9. Closed out PAHRE 2015 Pitt Gas grant. Still open PHARE Grants: 2017 Nemaocolin and 2018 Nineveh Heights.
10. Discussions with Commissioners on hiring another FTE to work with Steve Salisbury. Betsy McClure and Mike Belding are getting a tour of RACG projects and will meet Steve.

11. All Board Members and Executive Director must complete PA State Ethics/Financial forms.
Forms distributed.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:29 p.m.