

Redevelopment Authority County of Greene
Meeting Minutes
June 8, 2020

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

SIGN IN

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

Absent:

Guests Present: Betsy McClure, Blair Zimmerman (both via phone)

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Ralph Burchianti made a **motion** to accept the minutes from the May 11, 2020 meeting as distributed via email. Barry Nelson 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through May 30, 2020). Calvario stated that expenditures and income were normal for the month. Calvario explained that the Contract Services Expenses Line Item is low because most contractors shut down during the Covid virus. Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2nd. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts. Nine Land Contracts in place.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000.

40 Wood St, Nemaocolin. For sale. Asking \$45,000. Couple interested in home through Land Contract.

46 School St, Clarksville (Upper Chartiers Hill). Sales Agreement signed. Closing delayed due to pandemic and not being able to get into Court House for title search. Text messages on closing from Emily distributed.

Land Bank Law

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, believes we will have Land Bank in place by end of 2020.

Delinquent Taxes

Gene Grimm and Colin Fitch have discussed 2019 delinquent tax notices received on properties purchased at the June 2019 Judicial Sale. RDA is not permitted to participate in June 30, 2020 Judicial Sale until this matter is resolved.

NEW BUSINESS

1. Three student interns have been hired through SW Training for the summer to work with Steve. Starting June 8. Paid by: County June 8-30, SW Training July 1-August 11, County August 12 through end of summer.
2. Sold 122 2nd St, Clarksville to Michelle Harvey on May 20. Profit of \$17,135.09.
3. Signed Land Contract with Scott Hoy and Faith Morris on May 21 for 126 A St, Clarksville.
4. Land Contract on 1880 Jefferson Rd with Victoria Murray. She is currently unemployed. Calvario cannot get an answer from Victoria regarding her Father's estate. The estate has been closed in the Recorder's Office. Text message from Victoria distributed. Will keep Land Contract as is for now, and once Victoria gets a job the Board will decide how to proceed. Calvario will report at the next meeting when LIPC expires.
5. Land Contract on 127 School St with Melissa Beabout/Frameli. She is paid through June 2020. Text message from Melissa distributed. She reported that she has qualified for an FHA loan.
6. Homebuyer Assistance Application and summary from Blueprints on David Drake and Jadeana Walters distributed and reviewed. They are interested in pursuing a Land Contract on 40 Wood St, Nemaocolin. After discussion, Marcia Sonneborn made a **motion** to sign a 24-month Land Installment Purchase Contract with David Drake and Jadeana Walters, selling price of \$45,000, with 5% down payment, \$600 monthly payment (PITI). George Scull 2nd. All were in favor and the motion passed.
7. No concerns with payments in arrears. Tim Guesman paid March, April, and May.
8. Summary of all rentals distributed.
 - A. 363 Nazer St. 1-year lease signed with Human Services on June 14, 2019. \$877 per month which includes all utilities. Breakdown of utility costs distributed. After discussion, Barry Nelson made a **motion** to extend lease 1-year and to keep the monthly payment at \$877. George Scull 2nd. All were in favor and the motion passed.
 - B. 126 Fairview Ave, Jefferson. Lease signed May 1, 2019. Intent was to rollover into Land Contract within 6 months. This has not happened yet. Rent is \$450 per month. At May 2020 Board meeting, motion was made to increase rent to \$600 per month and \$150 of payment would be put towards down payment towards Land Contract in 24 months.
 - C. 295 5th Ave, Crucible. Was occupied when purchased at the October 2018 Judicial Sale. Month-to-month lease signed January 30, 2019 with current tenant. \$400 per month. Tenant has sweat equity hours in the rehab of home with intent for him to purchase home.
 - D. 81 C St, Clarksville (GI Town). ½ of duplex. Both sides of duplex were occupied when purchased at the June 2019 Judicial Sale. Residents of 82 C St were evicted. Twelve-month lease signed with Robin Howes on September 13, 2019 for \$350 per month which includes water and sewage.

- E. 55-56 B St, Clarksville (GI Town). Tom Martin rents garage for \$25 per month and cuts four properties in GI Town.
- 9. After discussion and review of Market Analysis, George Scull made a **motion** to set the selling price of 55-56 B St, Clarksville at \$84,900. Ralph Burchianti 2nd. All were in favor and the motion passed.
- 10. Judicial Sale was moved from April 1 to May 20, and now moved to June 30 due to Covid 19. Steve Salisbury and Dave Calvario have identified seven properties to pursue.

DIRECTOR'S REPORT

- 1. Finances. Need to sell houses/LIPCs. Nine 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, 126 A St); 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. Distributed and reviewed projected expenses and income for next six months.
- 3. Selling properties in Nemaocolin once rehabbed (40 Wood, 114 Bliss, 23 Diaz, 29 Wood, 64 Diaz) and taking a holistic approach. Meeting with Fred Morecraft, Carmichaels Area School District Superintendent, on June 10 to discuss ideas on homes and Nemaocolin overall. Will speak with fire and police departments to see if offering one of the homes in Nemaocolin as an incentive to live in Nemaocolin might be an option.
- 4. Jim Sokol, Cumberland Township Supervisor, showed Calvario a vacant single-family home at 17 Wood St, Nemaocolin. Family may want to donate to RDA.
- 5. Update on home rehabs:
 - 1. 55-56 B St, Clarksville (GI Town). Steve Salisbury is rehabbing and should be completed by mid-June. Steve will start rehabbing 215 2nd St, Clarksville (Pitt Gas) when finished with 55-56 B St.
 - 2. 114 Bliss Ave, Nemaocolin. Hughes Construction is rehabbing.
 - 3. 29 Wood, Nemaocolin. Home Remodeling by Riggs is rehabbing.
 - 4. 23 Wood and 64 Diaz, Nemaocolin. Hosanna Industries is rehabbing.
 - 5. Crucible, NAP Tax Credit: 323 and 324 Fifth Ave, 263 Fourth Ave will be completely rehabbed, and 295 Fifth Ave (currently occupied and sweat equity rehab has started, but professionals must do some of the work). Threshold has started.
- 6. Moving offices to main County Building 2nd floor this week. Will have Board meetings in same location.
- 7. Participated in five webinar trainings on Blight with Bryan Cumberledge and Mike Devecka. Benedum Foundation grant paid for these.
- 8. Summer intern through California University of PA to help with Blight Study/Inventory. This is part of the Benedum Foundation grant.
- 9. Kristi Rohm, owner of 103 3rd St, Rogersville, contacted Calvario inquiring about putting in an above ground pool on the side yard. Since HOA is involved and room is limited, Board needed to take action. After discussion, Marcia Sonneborn made a **motion** that a temporary pool could be erected, a document signed by both owners (103 and 105) would need to be developed stating they give approval for the pool, the pool would be removed by October 1, and Center Township would be involved regarding Zoning/Right of Way/Set Backs, etc. Barry Nelson 2nd. All were in favor and the motion passed.

Miscellaneous

Betsy McClure announced that a Farmer's Market would be set up every Tuesday evening during the live concerts at the Lion's Club Park, 5 p.m.-8 p.m.

ADJOURNMENT

George Scull made a motion to adjourn at 2:12 p.m.