

Redevelopment Authority County of Greene
Meeting Minutes
July 13, 2020

CALL TO ORDER Thelma Szarell called the meeting to order at 1:02 p.m.

SIGN IN

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

Absent:

Guests Present: Mike Belding

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the June 8, 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

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through June 30, 2020). Calvario stated that expenditures and income were normal for the month. 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. Ten Land Contracts are in place as of July 1, 2020.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. Calvario reported that the County will not be placing any offices/services in the building. Building was completed in April 2017 and has been vacant since completed. Little interest in the building. Briefly discussed next steps: PHARE application for mixed use (retail on 1st floor, apartments on 2nd and 3rd floors); Vo-tech culinary; Trade Institute of Pittsburgh; small businesses on 1st floor if we build out; ½ Way House, etc. Will continue to discuss and weigh options.

George Scull asked that a professional put together a cost estimate on the Floral Shop. Putting commercial on 1st floor, and apartments on 2nd and 3rd floors. Calvario has a meeting with Jamie Harshman from Harshman Engineering on Wednesday and will look at Floral Shop.

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. Still on track to sell. Couple purchased appliances and were delivered.

55-56 B St, Clarksville (GI Town) is For Sale. Asking \$84,900.

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

Colin Fitch sent letter to Carmichaels and Jefferson Morgan School Districts asking that taxes be waived on properties purchased at the June 2019 Judicial Sale since RDA is immune. We will need to do this after each Judicial Sale, but are trying to come up with a better solution.

Hiring Full-Time Staff for Steve Salisbury

Cost to hire a Maintenance Worker 1 distributed (\$54,201.56 annually, salary and benefits included). RDA will need to pay cost of new position. Briefly discussed if RDA can afford the position. Calvario will meet with Ami Cree and Carol Gooden from Controller's Office to review RDA books and if we can afford position.

NEW BUSINESS

1. Signed Land Contract with David Drake and Jadeana Walters for 40 Wood, Nemaocolin on July 1.
2. Reviewed Land Contract on 1880 Jefferson Rd, with Victoria Murray and letters sent. Land Contract was supposed to be paid in full August 31, 2017. Contract has been extended. She is currently unemployed. After discussion, monthly payment will stay at \$350. Board will revisit when Victoria is employed.
3. Land Contract on 127 School St, Melissa Beabout, was paid through June 2020. She has applied for mortgage and asked Calvario for payoff. She reported she is working with Rocket Mortgage.
4. Thirteen properties were purchased at the June 30 Judicial Sale. Some will be rehabbed and some demolished. \$45,244.94 spent.
5. Discussed whether or not to accept donation of 439 Sheridan Avenue, Nemaocolin from Community Bank. Calvario spoke with owner of other ½ of duplex, George Wilson, and he is not interested in the home. Calvario also reported that he spoke with Brandon Nuckles, owner of BNC Remodeling and Construction. Brandon is interested in the home if RDA obtains control.

After discussion, Barry Nelson made a **motion** to accept 439 Sheridan Avenue as a donation from Community Bank. George Scull 2nd. Thelma Szarell and Marcia Sonneborn were in favor. Ralph Burchianti abstained. Motion carried.

- After discussion, Barry Nelson made a **motion** for Calvario to inform Brandon Nuckles of the following: Selling price of \$2,000; submit letter outlining his intentions with the home, start date of repairs, completion date of repairs, he must meet minimum property maintenance standards of Cumberland Township, his intentions will be presented at the August Board meeting, and if approved by Board, RDA will enter into a Sales Agreement with Nuckles. George Scull 2nd. Thelma Szarell and Marcia Sonneborn were in favor. Ralph Burchianti abstained. Motion carried.
6. Lease on 81 C St, Clarksville (GI Town) expires August 30. Home is rented to Robbin Howes and son. ½ duplex. Pay \$350 per month. RDA pays water and sewage due to common hookups. Sewer is \$55 per month. Water is \$44 per month. Other ½ of duplex is now empty. After discussion, Marcia Sonneborn made a **motion** to increase monthly lease to \$375, and Robbin will be responsible for paying water and sewage. Ralph Burchianti 2nd. All were in favor and the motion passed.
 7. Geotechnical Investigation Report was completed on Nineveh Heights project. \$800,000 in 2018 PHARE was received to build homes with Threshold Housing. Soil is prone to slip and many cubic yards of rock would need to be hauled in to stabilize building pads. Most likely will not build here. Other options will be pursued.
 8. After discussion, Ralph Burchianti made a **motion** to accept the donation of 17 Wood, Nemaocolin, from Robert Morofsky as long as the title was clear. Marcia Sonneborn 2nd. All were in favor and the motion passed.
 9. Calvario reported that a \$300,000 grant application was being submitted to DCED for blight remediation, and that a resolution was needed from the Board to approve submission of the grant. After discussion, Barry Nelson made a **motion** to submit the application to DCED for blight remediation. George Scull 2nd. All were in favor and the motion passed.
 10. Calvario reported that a minimum of 10% match is required in order to submit the DCED blight remediation grant application. A higher percentage is looked upon more favorable. After discussion, George Scull made a **motion** to match the \$300,000 grant application at 16%, \$48,000 with RDA funds. Marcia Sonneborn 2nd. All were in favor and the motion passed.
 11. Tabled establishing selling price on 23 Wood, Nemaocolin.
 12. Reviewed and discussed proposal from Carmichaels Area School District to use 29 Wood, Nemaocolin as a study/homework home for students who live in Nemaocolin. After discussion Marcia Sonneborn made a **motion** to continue to pursue proposal as submitted. Barry Nelson 2nd. All were in favor and the motion passed.
 13. Reviewed and discussed offer to purchase land at 247 and 248 Sheridan Avenue, Nemaocolin from Mandy Teagarden. Mandy lives next to vacant lot. Blighted duplex was torn down at site May 2019. Marcia Sonneborn made a **motion** not to accept the offer from Mandy Teagarden and asked Calvario to pull together information on what vacant lots are assessed at in Nemaocolin. George Scull 2nd. All were in favor and the motion passed.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Ten 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, 40 Wood); 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. Selling properties in Nemaocolin once rehabbed (114 Bliss, 23 Diaz, 29 Wood, 64 Diaz) and taking a holistic approach. Calvario reported that meeting with Fred Morecraft, Carmichaels Area School District Superintendent, and four staff members went well. School District would like to invest directly in the youth of Nemaocolin beyond the normal school day. Calvario also reported that he met with Pastors of Crosspoint Church in Carmichaels and they are interested in supporting efforts of the School District and RDA in Nemaocolin.

3. Open PHARE Grants: 2017 Nemaquin, \$525,000 (\$396,191 spent thus far); 2018 Nineveh Heights, \$800,000 (no funds have been spent). Submitted 2019 grant application for Rogersville Development for \$720,000.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:36 p.m.