

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**August 10, 2020**

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

**SIGN IN**

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

Absent: Marcia Sonneborn

Guests Present: Betsy McClure, Mike Belding, Blair Zimmerman (on phone), Ami Cree, Carol Gooden

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the July 13, 2020 meeting as distributed via email. Ralph Burchianti 2<sup>nd</sup>. 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. Ralph Burchianti made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts. Eleven Land Contracts are in place as of August 1, 2020.

**OLD BUSINESS**

**Properties for Sale**

Floral Shop (listed with Rick Kalsey) for \$89,000. Megan from Butler contacted Calvario to see the Floral Shop. Showing is scheduled for August 19. Megan said she works for a non-profit and her boss asked to gather information on the building. Consensus was to wait until after showing to determine next step. Build-out estimate from Harshman Engineering distributed to put commercial in basement and on first floor, and single apartments on second and third floors.

55-56 B St, Clarksville (GI Town) is For Sale. Asking \$84,900. Calvario reported that a potential buyer has looked at the home and is reviewing the Sales Agreement.

23 Wood, Nemaocolin is almost finished.

### **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 and Gene Grimm are working on a long-term solution to have municipal and school taxes exonerated on properties RDA purchases at Judicial Sales. If a Declaratory Judgement is decided upon, RDA would sue all three taxing bodies.

### **Update on Land Contracts Due**

-1880 Jefferson Rd, Rices Landing. Person is still unemployed. Is current on payment.

-127 School St, Clarksville. Person is working with Rocket Mortgage to obtain mortgage. She reported mortgage is in Underwriting.

### **List of Properties Purchased at June 2020 Judicial Sale**

Reviewed properties purchased at Judicial Sale and whether homes will be rehabbed or demolished. Salisbury and Calvario looked at all homes recently even though deeds have not been received.

### **439 Sheridan Avenue, Nemaocolin**

Reviewed letter from Brandon Nuckels on his intentions of rehabbing 439 Sheridan if he purchased property from RDA. After discussion, Barry Nelson made a **motion** to sell the home to Brandon Nuckels for \$2,000. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

### **17 Wood Street, Nemaocolin**

Home that Robert Morofsky is donating to RDA. Calvario said during the title search a lien was found against the home by Barclay's Bank. Morofsky is working to have lien dismissed since his brother was in no state of mind to obtain credit card.

### **Nineveh Heights**

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing will not occur due to soil conditions. A grant modification will need to be submitted to PHARE for the funds. Commissioners, Jeff Marshall and Calvario had conversations with Consol regarding other land and/or homes available. Per Zach Smith, Consol only owns approximately 12 homes in the Western part of the County. Zach Smith put Calvario in touch with the land people at CNX to discuss further.

### **29 Wood Street, Nemaocolin**

Home is not rehabbed yet. Once completed, Carmichaels Area School District will begin setting up "Mikes Homework House" for the youth of Nemaocolin.

## NEW BUSINESS

1. July 31, signed 24-month Land Contract with Emily Haywood and Christian Wilson on 46 School St, Clarksville. Emily was pre-qualified for a mortgage through Wesbanco, but when she changed jobs prior to closing, she was no longer qualified. Land Contract included 46 School St and vacant lot for \$75,000. Gave \$5,000 down payment (6.66%), and paying \$600 per month (PITI).
2. Ami Cree and Carol Gooden discussed whether or not RDA could afford to hire a full-time Maintenance Worker 1 to work with Steve Salisbury. Ami and Carol distributed handout summarizing income from interest on Land Contracts and income from rental properties. Their conclusion was that RDA could afford to hire Maintenance Worker 1 and would reimburse County. Maximum cost would be \$54,201.56 (salary and benefits). Employee would be covered under all County hiring and workplace policies.

After discussion, Barry Nelson made a **motion** to hire a full-time Maintenance Worker 1, to assist Steve Salisbury, pending job description review by Board of Directors, following all hiring and personnel practices by Greene County, and the Redevelopment Authority will reimburse Greene County for salary and all associated benefits. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

3. Reviewed information on 33 A Street, Clarksville (GI Town). Home is For Sale through American Destiny Home Real Estate Service. Being sold by Nik Roberts on behalf of the Estate of James D. Roberts. Calvario reported that it is a whole duplex and is currently occupied by a family. They pay either \$500 or \$600 a month rent. After discussion, Barry Nelson made a **motion** authorizing Calvario to offer between \$19,000 and \$21,000 pending inspection by Steve Salisbury and Dave Calvario, and that Salisbury and Calvario agree it would be a good home to purchase. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
4. Calvario asked Board to consider purchasing another metal shipping storage container in partnership with maintenance. Container would be used for storage. Approximate cost would be \$2,500. After discussion, Barry Nelson made a **motion** authorizing the purchase of a metal shipping storage container and the cost would be split with Greene County Maintenance. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
5. Calvario reported that an individual is interested in purchasing 55-56 B Street, Clarksville at full price of \$84,900. He has been pre-approved for a mortgage from First Federal. Individual needs 3% Seller Assistance to close on home. Blueprints will provide assistance through their First-Time Home Buyer Assistance Program. After discussion, Barry Nelson made a **motion** to provide 3% seller assistance to Dennis Woodring. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
6. Reviewed Comparative Market Analysis on 23 Wood, Nemaocolin. Calvario reported that we have almost \$70,000 in the project. After discussion, Barry Nelson made a **motion** to sell 23 Wood at \$45,000 and allow Calvario to go down to \$42,000 without having to come back to the Board of Directors. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
7. Discussed home repair and mortgage payments on 185 and 186 March Avenue, Nemaocolin. Calvario reported RDA assisted owner of 185 March (1/2 duplex), purchase 186 March (1/2 duplex) through a mortgage so owner would own entire home. Mortgage was for \$16,089.13, at 5% interest, for 60 months. In addition, owner participated in Home Owner Repair program on 185 and 186 March. Total of Home Owner Repair program expenditure was \$17,575, plus 5% administrative fee. Home owner is current on mortgage through June 2020. No payments have been made on Home Repairs note due to boyfriend being injured at Cumberland mine, and laid off at various times from Cumberland due to Covid shutdowns. Payments on Home Repairs were scheduled to start January 2020. Calvario read text message he received from home owner. Calvario will keep Board informed of situation.

### **DIRECTOR'S REPORT**

1. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1<sup>st</sup> Ave, 63-64 C St, 323 3<sup>rd</sup> St, 190 March Ave, 126 A St, 40 Wood, 46 School); and rentals of 295 5<sup>th</sup> Ave, 126 Fairview Ave, 363 Nazer St, 81 C St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments are also being made monthly.
2. Selling properties in Nemaocolin once rehabbed (114 Bliss, 23 Diaz, 29 Wood (Homework House), 64 Diaz) and taking a holistic approach.
3. Decided not to enter into contract with Hosanna Industries to rehab 64 Diaz, Nemaocolin due to cost. Most likely Steve Salisbury will rehab to keep costs down.
4. Submitted DCED Blight Remediation grant application on July 29 to rehab/demolish eight properties (Rehab: 124 2<sup>nd</sup> St, Clarksville; 141 North St, Rices Landing; 274 4<sup>th</sup> Ave, Crucible; 17 Wood Ave, Nemaocolin. Demo: 675 Crucible Rd, Crucible; 287 and 288 Sheridan, Nemaocolin; 353 and 354 Dewey, Nemaocolin; 73 and 75 2<sup>nd</sup> St, Crucible). This is a reimbursement grant and cannot start project until notified of grant.
5. Steve is currently rehabbing 215 2<sup>nd</sup> St, Clarksville (Pitt Gas).
6. Final drawings and RFPs for next Rogersville duplex are in hand. Harshman Engineering will distribute to builders in Washington County. Calvario gave set of plans to Ed Gaskill.
7. Distributed note from Ryan Brownfield, SW Training Supervisor, thanking Steve for working with students.

### **ADJOURNMENT**

George Scull made a **motion** to adjourn at 2:20 p.m.