

Redevelopment Authority County of Greene
Meeting Minutes
November 9, 2020

CALL TO ORDER Barry Nelson called the meeting to order at 1:04 p.m.

SIGN IN

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

Absent: Thelma Szarell

Guests Present: Mike Belding, Betsy McClure

Staff Present: Steve Salisbury, Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the October 13, 2020 meeting as distributed via email. Marcia Sonneborn 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 September 30, 2020). Calvario stated that expenditures and income were normal for the month, and the October Profit & Loss shows \$33,436.30 income from sale of two properties. Sold 55-56 B St, Clarksville for \$84,900, and sold empty lot, 27 A St, Clarksville, to neighbor where blighted home was torn down for \$6,500. George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Marcia Sonneborn 2nd. 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 November 1, 2020.

OLD BUSINESS

Properties for Sale

Floral Shop asking \$89,000. No update from Center for Community Resources or those interested in starting distillery.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. A few phone calls inquiring. No showings. Discussed options to get occupied (rent with regular inspections?). Keep trying to sell.

215 2nd St, Clarksville (Pitt Gas). Steve is almost finished. Asking \$72,500. Couple interested.

Land Bank Law

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, said Land Bank will not be in place by end of 2020 due to other projects he has.

Delinquent Taxes on Properties Purchased at 2019 Judicial Sale

Reviewed letter to be sent to Carmichaels Area School District and Jefferson-Morgan School District on tax delinquent properties drafted by Calvario and marked up by Colin Fitch. After discussion, George Scull made a **motion** to send the letter as written and include Fitch's changes to Carmichaels and Jefferson-Morgan School Districts regarding delinquent tax notices on properties purchased at June 2019 Judicial Sale. Marcia Sonneborn 2nd. All were in favor and the motion passed.

Update on Land Contracts Due/Past Due

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

-127 School St, Clarksville. Person is working with Rocket Mortgage to obtain mortgage. Calvario was contacted by Rocket Mortgage to approve closing disclosure statement, and mortgage company approved the deed. It appears we should close soon.

17 Wood Street, Nemaocolin

Home that Robert Morofsky is donating to RDA. Robert has guardianship over his brother Richard. During the title search, a credit card lien was found against the home by Barclay's Bank. Robert has negotiated a payoff with Barclay's and they informed him satisfaction letter will be sent November 30. Goal is to close by December 31.

Nineveh Heights

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing. Jamie Harshman from Harshman CE Group visited the site with Bob Keller and Dave Calvario. Jamie is working on a new design and budget. George Scull expressed concern that this project is too big for RACG and we should contact developers to develop site. Calvario suggested that we consider starting smaller on land near Carter and Tripp Roads that CNX owns with four to six homes. Will review budget from Harshman when completed.

29 Wood Street, Nemaocolin

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

64 Diaz St, Nemaocolin

Purchased from John Krecy estate. We need to have Steve rehabilitate this home in order to save money due to selling price of homes in Nemaocolin. Plan is for County Prisoners to gut inside of home to save Steve time when he rehabs.

NEW BUSINESS

1. Held interviews for Maintenance Worker 1 position to work with Steve Salisbury. Recommendation made by Steve Salisbury and Dave Calvario to hire Howard Moats. After discussion, George Scull made a **motion** to hire Howard Moats as a full-time County Maintenance Worker 1, at a rate of \$13.08 per hour, following all hiring and personnel practices by Greene County, and Redevelopment Authority will reimburse Greene County for salary and all associated benefits. Ralph Burchianti 2nd. All were in favor and the motion passed.
2. Update on Tax Assessment Office increasing assessment of homes after rehabbed. Tax Assessment appeal of 40 Wood, Nemaocolin, filed by Fitch and Calvario. Gene Grimm, County Solicitor, said RDA cannot appeal. Appeal can only be made by owner of home. Fitch wrote to Grimm disagreeing since deed was not transferred. Appeal should be heard in early 2021.
3. Discussed email from Scott Kelly, Budget Director, requesting RDA to pay 100% of Steve Salisbury's salary and benefits. Calvario said that in meeting with Carol Gooden, Deputy Controller, she felt RDA could pay 50% of Steve's salary and benefits in 2021 with profits from sale of homes and 5% Administrative Fee from PHARE grants.

After discussion, Marcia Sonneborn made a **motion** to pay 50% of Steve Salisbury's salary and benefits, up to \$33,000 for calendar year 2021, with the understanding this will be revisited in one-year to continue Steve's employment. Ralph Burchianti 2nd. All were in favor and the motion passed.

4. RDA will be demolishing two homes in Pitt Gas in cooperation with Jefferson Township to save money.
5. Reviewed summary from Blueprints on Kevin Baker and Desiree Yoss being mortgage ready to purchase 333 Steele Hill Rd, Mt. Morris which is under a Land Installment Purchase Contract. LIPC has been extended one year and expires February 1, 2021. Kevin has been laid off for the past few months. Calvario reported they are current on monthly payment. Board told Calvario to keep them apprised, and for now continue as is with LIPC.
6. Reviewed offer of \$70,000 received on 215 2nd St, Clarksville (Pitt Gas). Couple submitted pre-approval letter from First Federal. Asking \$72,500. After discussion, Calvario will inform couple that price is \$72,500.
7. Reviewed request from EQT to purchase mineral rights on lease we signed in September 2019. Offer only includes minerals in Clarksville (GI Town). 2.86 acres at a price of \$6,362 per acre, for a total of \$18,195.32. Conference call with Jeremy Nester, EQT Land Man, to discuss offer and answer questions. After discussion, George Scull made a **motion** to counter EQT's offer at \$25,000. Ralph Burchianti 2nd. All were in favor and the motion passed.
8. 2020 PHARE application. Calvario reported that he met with Jeff Marshall. Consensus was that RDA will submit application to put in nine modular homes on land owned by RDA where blighted structures were torn down. Application is due November 20. After discussion, Ralph Burchianti made a motion authorizing the RDA to allocate up to \$25,000 as gap funding, and for Steve Salisbury and Dave Calvario to commit the time necessary to see project to completion. Marcia Sonneborn 2nd. All were in favor and the motion passed.
9. Reviewed projected cost and pricing information to place two pre-manufactured single-family homes on Plum Alley in Rogersville. Funding will come from 2019 PHARE Rogersville application that was just approved by PHFA. After discussion, Ralph Burchianti made a **motion** to accept the bid from Wades Auto Body for two Wheatfield homes by Professional Building Systems. Marcia Sonneborn 2nd. All were in favor and the motion passed.
10. Calvario reviewed list of Board Members term expiration dates. Ralph Burchianti's term expires on December 31, 2020. Burchianti is willing to serve another 5-year term. After discussion, George Scull made a **motion** recommending that the Commissioners reappoint Ralph to another 5-year term. Marcia Sonneborn 2nd. All were in favor and the motion passed. Calvario will make this recommendation to the Commissioners and ask that it be placed on the Commissioners' November 18, 2020 Agenda Meeting.

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 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave, 126 A St, 40 Wood, 46 School); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, and 81 C St. 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). Must be creative and take a holistic approach.
3. Steve and Howard are currently rehabbing 215 2nd St, Clarksville (Pitt Gas). Goal is to have finished by end of year. They will move to 401 N. Market St, Carmichaels next.
4. Sold 55-56 B St, Clarksville (GI Town). Profit of \$19,907.69.
5. Sold vacant lot, 27 A St, Clarksville (GI Town) where blighted structure was torn down. Profit of \$2,975.88.
6. Held conference call with Career Link, SW Training, GCCTC, Commissioners, Bret Moore, and Associated Builders and Contractors to consider starting pre-apprenticeship program for contractors in the County.
7. Two homes in Crucible will be completed soon. Homes are being rehabbed by Threshold Housing. One home is two weeks from being completed. Second home will be completed towards end of year. Second payment of \$100,000 will be made to Threshold Housing soon.
8. Update on blight study of Crucible and Nemaocolin given. Maps of tax delinquent properties in Crucible and Nemaocolin presented.
9. Payments in arrears (over one month): 295 5th Ave, Crucible, four months (unemployed due to Covid, health issues, has sweat equity in home); 185 & 186 March Ave, Nemaocolin, three months on mortgage, eight months on home repair.

ADJOURNMENT

Marcia Sonneborn made a **motion** to adjourn at 3:16 p.m.