

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**December 14, 2020**

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

**SIGN IN**

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

Absent: Ralph Burchianti

Guests Present: Mike Belding, Betsy McClure, Blair Zimmerman (On Phone)

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the November 9, 2020 meeting as amended and distributed via email. George Scull 2<sup>nd</sup>. All were in favor and the motion passed. Page 3, item 8 amended: 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 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

No Executive Session.

In public session, Calvario informed the Board that Steve Salisbury is still on Workmen's Compensation and has an appointment with a new Doctor on January 11.

**TREASURER'S REPORT**

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 11-30-20). Calvario stated that expenditures and income were normal for the month, \$800,000 is in the Community Bank MMA account for Nineveh Heights. George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2<sup>nd</sup>. 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 December 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. Calvario will contact John Bokak and CCR on interest in building.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. No calls in last 45 days. Discussed options to get occupied (rent with regular inspections?). Advertise in Greene Saver? After discussion, Calvario will put together a For Sale flier and put in various locations in Carmichaels, Crucible, and Nemaocolin.

215 2<sup>nd</sup> St, Clarksville (Pitt Gas). Almost finished. Asking \$72,500. Couple interested.

323 5<sup>th</sup> Ave, Crucible. Some interest.

### **Land Bank Law**

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, will work on in early 2021.

### **Delinquent Taxes on Properties Purchased at 2019 Judicial Sale**

Delinquent school tax notices received from Carmichaels and Jefferson Morgan School Districts on properties purchased at June 2019 Judicial Sale. Letter approved at November RDA meeting was sent to both school districts. Joe Orr, JM Superintendent, called Calvario and said letter will be presented at December 7 School Board meeting.

### **Update on Land Contracts Due/Past Due**

-1880 Jefferson Rd, Rices Landing. Person is still unemployed. She is current on monthly payment and, attending Laurel Business Institute for Accounting & Business Administration.

### **Clarksville Blighted Homes (Pitt Gas)**

Demolishing two homes in Pitt Gas in partnership with Jefferson Township.

### **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. Colin Fitch said we can close on home based on documentation they received from Barclay's and cancelled check.

### **Nineveh Heights**

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing. Jamie Harshman from Harshman CE Group proposed a new design/layout which will cost \$56,000 per lot (32 proposed lots). After discussion, too costly to pursue and too big of a project for RDA. Calvario will discuss with Harshman a smaller development on land that CNX owns by Carter and Tripp Roads, and ask Harshman to see if developers would be interested in developing land.

## **29 Wood Street, Nemaocolin (Homework House w Carmichaels School District)**

Home is finished. A few punch list items to be completed by Riggs.

## **64 Diaz St, Nemaocolin**

Purchased from John Krenzy 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. Due to Steve Salisbury's injury and absence, Calvario will pursue contractors to work for RDA alongside Howard Moats. Contractors to be contacted: Hughes, Riggs, Hosanna Industries, Brandon Nuckels.
2. Land Installment Purchase Contract paid in full on 127 School St, Clarksville. Profit of \$11,411.66.
3. Reviewed Tax Assessment Change of Assessment Notice for 2021 on 46 School St, Clarksville due to Update Condition. After discussion, George Scull made a **motion** to appeal change in assessment on 46 School St. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario said assessment appeals would not be held until April 2021 per Lou Lewis.

Mike Belding stated he would get clarification on what the procedure is that triggers a reassessment so County has uniform guidelines.

4. After discussion, Marcia Sonneborn made a **motion** to set the selling price of 323 5<sup>th</sup> St, Crucible at \$84,900. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
5. Reviewed Homebuyer Assistance Application and letter from Meghan Cox and Ridge Pass. After discussion, George Scull made a **motion** to enter into a Land Installment Purchase Contract with Meghan Cox and Ridge Pass on 215 2<sup>nd</sup> St, Clarksville, at a selling price of \$72,500, with the 5% down payment to be spread out as written in letter (\$1,500 to be paid at signing of Land Contract, and remaining balance of \$2,125 to be paid by end of April 2021 through tax return), at a monthly payment of \$675 which includes principal, 5% interest, taxes, and insurance. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
6. Discussed offer from EQT of \$6,362 per acre on 2.86 acres of minerals RDA owns in Morgan Township (Clarksville, GI Town). After discussion, George Scull made a **motion** not to sell the mineral rights to EQT. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
7. Calvario was contacted by neighbor regarding price of vacant lot, 116 5<sup>th</sup> St, Clarksville (Pitt Gas), once home is torn down. Aerial photographs, tax assessment information, and input from Rick Kalsey distributed. After discussion, Marcia Sonneborn made a **motion** to sell the lot for \$12,000 once the blighted structure is torn down. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
8. Ralph Burchianti's RDA Board of Directors term was renewed by the Commissioners. Term now expires 12-31-2025.
9. Blight survey of Nemaocolin and Crucible started. Data will assist in providing overall summary of condition of homes, and assist when applying for grants in the future. Blight survey is being paid for by a grant from the Benedum Foundation through the Local Government Academy.

## **DIRECTOR'S REPORT**

1. Finances. Need to sell houses/LIPCs. Ten LIPCs are in place (1880 Jefferson Rd, 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 33 A St. Nemaocolin home-owner repair payments are also being made monthly.

2. Selling properties in Nemaocolin once rehabbed (114 Bliss, 23 Diaz, 64 Diaz). Must be creative and take a holistic approach. For Sale signs for 23 Diaz put in Carmichaels, Crucible and Nemaocolin Post Offices, Medicine Mine, Shop N Save, Gabler's Drug Store.
3. Howard Moats is finishing 215 2<sup>nd</sup> St, Clarksville. Will have completed by end of year and Ankrom will then install flooring. Hired professional drywaller to finish mudding of drywall on 2<sup>nd</sup> floor. Will move to 401 N. Market St, Carmichaels next.
4. Payments in arrears (over one month): 295 5<sup>th</sup> Ave, Crucible, five months (unemployed due to Covid, health issues, has sweat equity in home); 185 & 186 March Ave, Nemaocolin, three months on mortgage, nine months on home repair. Calvario will get a written letter from Tim Guesman, 295 5<sup>th</sup> Ave, on how he plans to catch up on payments and his plans for the future.

## **ADJOURNMENT**

Marcia Sonneborn made a **motion** to adjourn at 2:39 p.m.