

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**January 11, 2021**

**CALL TO ORDER** Thelma Szarell called the meeting to order at 1:00 p.m.

**SIGN IN**

Present: Marcia Sonneborn, Thelma Szarell, Barry Nelson, George Scull, Ralph Burchianti (On Phone)

Absent:

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

Staff Present: Dave Calvario

**REORGANIZATION OF BOARD (Election of New Officers)**

George Scull made a **motion** nominating Barry Nelson as Chair, Marcia Sonneborn as Vice Chair, Ralph Burchianti as Treasurer, George Scull as Secretary, and Thelma Szarell as Assistant Treasurer/Secretary, and moved that nominations be closed. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

**NEW OFFICERS TAKE OFFICE**

Thelma Szarell turned the meeting over to Barry Nelson, newly elected Chair, to continue the meeting.

**PUBLIC COMMENT**

Calvario informed the Board that Steve Salisbury had surgery on December 28 and is still on Workmen's Compensation.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the December 14, 2020 meeting as distributed via email. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

Went into Executive Session at 1:05 p.m. to discuss personnel items. Came out of Executive Session at 1:17 p.m.

**TREASURER'S REPORT**

Calvario presented the December 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. George Scull made a **motion** to accept the

Treasurer's Report as distributed for file and final audit. Thelma Szarell 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 January 1, 2021. Two to three should be paid in full this spring/summer.

## **OLD BUSINESS**

### **Properties for Sale**

Floral Shop asking \$89,000. Meeting on 1-13-21 with Center for Community Resources and County representatives regarding CCR's interest in the building. Message left and text sent to John Bokar regarding interest in building. No response.

23 Wood Avenue, Nemaquin is For Sale. Asking \$45,000. No calls. For Sale fliers placed in Nemaquin, Carmichaels, and Crucible.

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

323 5<sup>th</sup> Ave, Crucible. Asking \$84,900. 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 sent from Colin Fitch and Calvario explaining matter. Letter was received from JM School District stating that 2019 school taxes have been waived on properties in question. No response from Carmichaels School District. Calvario did send an email to the Superintendent asking for update.

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

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

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

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

### **17 Wood Street, Nemaquin**

Home that Robert Morofsky is donating to RDA. Closed on home 12-16-20. Colin Fitch believed documentation from Barclay's Bank and copy of cancelled check was adequate to close.

### **Nineveh Heights**

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing. Drawings from Harshman Engineering of smaller development presented. CNX owns this property. Largest expense

would be running sewer line almost one mile. Calvario will contact CNX regarding donating the land to RDA contingent upon RDA having a plan to develop the land. Calvario will also explore on-lot septic system with Chief Sewage Officer for Township.

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

Home is finished. Retaining wall will be rebuilt by Township. Calvario meeting with School District at home 1-14-21.

### **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.

### **Blight Survey of Nemaocolin and Crucible**

Survey finished last week. Results will be placed into GIS and layers developed to show larger picture to help decide next steps.

### **Tax Assessment Appeals**

Paperwork appealing 46 School Street reassessment submitted. Appeals on 40 Wood and 46 School should be heard in early April 2021.

### **NEW BUSINESS**

1. Two modular homes for Rogersville were ordered. Do not expect delivery until April or May.
2. Next Judicial Sale should be held in March. Per Tax Claim, sale will consist mostly of vacant land.

### **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. Howard Moats is currently rehabbing 401 N. Market St, Carmichaels. Home Remodeling by Riggs is also assisting with this job.
3. Payments in arrears (over one month): 295 5<sup>th</sup> Ave, Crucible, six months (unemployed due to Covid, health issues, has sweat equity in home). 185 & 186 March Ave, Nemaocolin, four months on mortgage, ten months on home repair. Letters from each family distributed.

After discussion, George Scull made a **motion** to revisit payment(s) progress that individual in 295 5<sup>th</sup> Ave, Crucible makes in three months. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

After discussion, Thelma Szarell made a **motion** for family in 185 and 186 March Ave, Nemaocolin to pay as much as they can in the next three months, and Board of Directors will review effort and progress made and evaluate in April. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

4. Article on, "Want to Move to the Countryside?" distributed.

## ADJOURNMENT

Marcia Sonneborn made a motion to adjourn at 2:16 p.m.