

Redevelopment Authority County of Greene
Meeting Minutes
February 8, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:01 p.m.

SIGN IN

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

Absent:

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

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Marcia Sonneborn made a **motion** to accept the minutes from the January 11, 2021 meeting as distributed via email. George Scull 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the January 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 12-31-20). Calvario stated that expenditures and income were normal for the month. Rental property income is high since \$2,300 was paid in January on 363 Nazer St (for December and January). Once the County Revenue and Expenses are finalized, the RDA will need to pay the County for wages to cover the worker with Steve. This payment was established as a policy by the Board a few years ago. George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2nd. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Eleven Land Contracts are in place as of February 1, 2021. Calvario expects two or three Land Contracts to be paid in full this spring/summer (133 Bowlby, asked for payoff amount recently; 54-55 1st Ave, spring/summer; 63-64 C St., by end of year).

OLD BUSINESS

Properties for Sale

Floral Shop asking \$89,000. Center for Community Resources (CCR) is still interested in the building, but need financial assistance to build out the building to meet their needs. Human Services Fiscal Officer has had conversations with CCR staff regarding funding to assist with renovations.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. No calls. Home was finished in September 2020. Board does not want to consider renting home at this time. Wait until weather breaks and see if any interest.

323 5th Ave, Crucible is For Sale. 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 received from JM School District stating that 2019 school taxes have been waived on properties in question. No response from Carmichaels School District. Calvario will continue to follow up with Carmichaels Superintendent.

Update on Land Contracts Due/Past Due

1880 Jefferson Rd, Rices Landing. Person is still unemployed, enrolled in school, and current on payment.

Clarksville Blighted Homes (Pitt Gas)

Demolishing two homes in Pitt Gas in partnership with Jefferson Township. One home is down.

Nineveh Heights

2018 PHARE grant of \$800,000 to build smaller number of homes in Nineveh. CNX owns property where we are looking to put in 4-6 homes. Jeff Marshall and Calvario had a call with CNX landmen to discuss CNX donating a portion of MacDowell and Koloski property. Calvario met at site with Chief Sewage Officer. Two options for septic exist, Ecoflo or AdvanTex, per Sewage Officer.

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

Home is finished. Retaining wall will be rebuilt by Township. District waiting for CARES Act funds to purchase appliances and furniture.

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. As soon as County Prisoners are permitted to work, they will begin to gut inside of home.

Blight Survey of Nemaocolin and Crucible

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

Tax Assessment Appeals

Appeals on 40 Wood and 46 School should be heard in early April 2021.

Old Rogersville School Development

Two modular home were ordered. Do not expect delivery until April or May. Homes will be on a crawl space. Most likely homes will be put on Superior Walls. A slightly oversized 1-car garage will be built for each home. Draft of drawings on how homes will be set distributed.

NEW BUSINESS

1. After discussion and review of the Market Analysis, George Scull made a **motion** to set the selling price of 324 5th Ave, Crucible at \$83,900, and gave the Executive Director authority to go down to \$80,900 without bringing an offer back to the Board. Ralph Burchianti 2nd. All were favor and the motion passed.
2. Reviewed Homebuyer Assistance Application, along with pre-qualification letter from First Federal from Lisa Sowden. Lisa is interested in purchasing 324 5th Ave, Crucible. Calvario will inform Lisa of the price of the home. This home should be completed in early March.
3. List of properties under rental agreement distributed and reviewed. As leases expire, Board will review whether to renew.
4. Next Judicial Sale will be held on March 9. Calvario informed the Board that he will be out of town during the sale. After discussion, Thelma Szarell made a **motion** authorizing three Board members, Marcia Sonneborn, Barry Nelson, and George Scull to attend the sale and bid on properties recommended to the Board by the Executive Director. George Scull, 2nd. All were in favor and the motion passed.
5. 141 North St, Rices Landing (Jefferson Township), is next home RDA will rehab. Columbia Gas is gas utility in area. Their main gas line is approximately 150' away from home. Calvario has been in contact with Columbia regarding cost to extend line.
6. Calvario voiced concern that the price set previously on 323 5th Ave, Crucible, \$84,900, was too high when the Market Analysis suggested a listing price of \$79,900. After discussion, Thelma Szarell made a **motion** to change the asking price to \$81,500, and gave the Executive Director authority to go down to \$79,900 without bringing an offer back to the Board. George Scull 2nd. All were in favor and the motion passed.

DIRECTOR'S REPORT

1. Steve Salisbury has next doctor appointment with surgeon on February 19, and will meet with independent medical evaluator through Workmen's Comp on February 26.
2. RDA office may be moving.

3. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 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, 215 2nd St); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
4. Howard Moats is currently rehabbing 401 N. Market St, Carmichaels.
5. Payments in arrears (over one month): 295 5th Ave, Crucible, seven months (unemployed due to Covid, health issues, has sweat equity in home). 185 & 186 March Ave, Nemaocolin, five months on mortgage, eleven months on home repair. Letters sent to each family after January Board meeting distributed.
6. List of RDA 2020 accomplishments and highlights distributed.
7. Review of LIPC in general? Any changes or updates to contract? LIPC has been in place since February 2016. LIPC has been successful assisting families to purchase homes.
8. RDA involved in initial discussions to be part of Brownfields grants focused on assessment and cleanup. Crystal Simmons, CDBG, is leading effort. Marcia Sonneborn is involved representing Cumberland Township.
9. Calvario reported he is helping son move February 9-14 and will be out of office during this time.
10. QuickBooks must be upgraded since RDA has 2017 version. Upgrade will not exceed \$899.00.

ADJOURNMENT

George Scull made a **motion** to adjourn at 2:18 p.m.