

Redevelopment Authority County of Greene
Meeting Minutes
March 8, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:00 p.m.

SIGN IN

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

Absent:

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

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the February 8, 2021 meeting as distributed via email. Thelma Szarell 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the February 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. Marcia Sonneborn asked a question about the Mileage (Inc Tk Fuel) line item on the Balance Sheet. Calvario explained that this line item contains mileage for use of his personal vehicle, and gas for and maintenance of the company truck. Further, Calvario explained when a property is sold, in consultation with Carol Gooden, \$500 is charged to specific property to begin lowering this line item. Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2nd. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Eleven Land Contracts are in place as of March 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 has contacted lenders; 63-64 C St., by end of year).

OLD BUSINESS

Properties for Sale

Floral Shop asking \$89,000. Reviewed offer of \$40,000 from Center for Community Resources. After discussion, George Scull made a **motion** to counter offer at \$60,000 and authorizing the Executive Director to go down to \$55,000. Thelma Szarell 2nd. All were in favor and the motion passed.

23 Wood Avenue, Nemaquin is For Sale. Asking \$45,000. No calls. Home was finished in September 2020.

323 5th Ave, Crucible is For Sale. Asking \$81,500. Some interest.

324 5th Ave, Crucible is For Sale. Asking \$83,900. Lisa Sowden, and Don and Joyce Davis are interested in purchasing this home. Reviewed applications and summaries from Blueprints on each family. After discussion, Ralph Burchianti made a **motion** that whichever family gets pre-approval letter from a bank to the Redevelopment Authority first will be approved to purchase the home at the full price of \$83,900. George Scull 2nd. All were in favor and the motion passed.

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 received from Carmichaels School District stating that 2019 school taxes have been exonerated on properties in question. Similar letter asking for 2020 delinquent taxes to be exonerate on properties purchased at June 2020 Judicial Sale sent to JM School District and Cumberland Township.

Update on Land Contracts Due/Past Due

1880 Jefferson Rd, Rices Landing. Person is employed and current on payment.

Clarksville Blighted Homes (Pitt Gas)

Two homes in Pitt Gas in partnership with Jefferson Township have been demolished. Received verbal offer of \$8,000 for 116 5th St empty lot. Asking \$12,000. Asked person to put offer in writing.

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.

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

Home is finished. Retaining wall will be rebuilt by Township. Colin Fitch's letter regarding RACG liability if/when home is used by Carmichaels School District distributed. Letter from Baily Insurance on insurance liability if/when Carmichaels School District uses home distributed. After discussion, Ralph Burchianti made a **motion** based on letters from Fitch and Baily insurance to lease to School District for \$1.00 a year, RACG obtain a "certificate of Insurance" from the Carmichaels School District naming RACG as additional insured on General Liability, and for all normal on-going maintenance to be done by School District. Thelma Szarell 2nd. All were in favor and the motion passed.

Blight Survey of Nemaocolin and Crucible

Survey is finished. Each structure will be put into four different categories based on level of blight, then layers will be placed on Crucible and Nemaocolin through GIS.

Tax Assessment Appeals

Appeals on 40 Wood and 46 School should be heard April 27, 2021 at 9 a.m. After discussion, the Board was in consensus to have Colin Fitch participate in the hearings.

Old Rogersville School Development

Two modular home ordered. Do not expect delivery until April or May. Homes will be placed on Superior Walls over a crawl space. An oversized 1-car garage will be built for each home. Reviewed layout of homes and garages. Homes come with electric base board heat. RACG will need to install AC and work to install natural gas into each home.

March 9, 2021 Judicial Sale

Reviewed proposed vacant lots in Crucible to purchase. Marcia Sonneborn, George Scull and Barry Nelson registered to attend and bid at sale since Calvario will be out of town. After discussion, George Scull made a **motion** to purchase lot 05-24-264-A which is contiguous to land owned by RACG. Marcia Sonneborn 2nd. All were in favor and the motion passed.

141 North St, Rices Landing

This is the next home to be rehabbed by RACG. Columbia Gas is utility in this area. Main gas line is 200' short of house and would need to be extended. Cost for Columbia to extend is \$5,412. After discussion, Calvario will discuss with Columbia if a grant may exist to extend line since we are a Government Agency working to develop affordable housing.

Review of Homes in Rehab Inventory

1. 401 N. Market, Carmichaels. Currently working on.
2. 141 North St, Rices Landing. Next home to be rehabbed. DCED blight remediation grant application submitted. This is a reimbursable grant.
3. 114 Bliss Ave, Nemaocolin. Hughes Construction should complete in one month.
4. 263 4th Ave, Crucible. Threshold Housing should complete in 4-5 months.
5. 64 Diaz, 17 Wood, Nemaocolin. Will do internally. DCED blight remediation grant application submitted.
6. 124 2nd St, Clarksville (Pitt Gas). DCED blight remediation grant application submitted.
7. 274 4th Ave, Crucible. DCED blight remediation grant application submitted.

NEW BUSINESS

1. After discussion and review of the Market Analysis, George Scull made a **motion** to set the selling price of 401 N. Market St, Carmichaels at \$109,900. Ralph Burchianti 2nd. All were favor and the motion passed.
2. Reviewed Homebuyer Assistance Applications and Blueprints summary on David and Susan DeBolt, and Jennifer Koolen. Both families are interested in purchasing 401 N. Market St, Carmichaels. After discussion, the Board was in agreement that whichever family gets pre-approval letter from a bank or pursues a Land Contract with the Redevelopment Authority first will be approved to purchase the home.
3. Reviewed LIPCs expiring in 2021: 333 Steele Hill Rd, extended previously, expired 2-1-21. 133 Bowlby St, extended previously, gave payoff information to family. 54 1st Ave and 63-64 C St, gave payoff information to each family.

After discussion, Thelma Szarell made a **motion** to extend and review the Land Contract on 333 Steele Hill Rd in three months. George Scull 2nd. All were in favor and the motion passed.

4. Christian and Emily Wilson, 46 School St, have been under a LIPC since July 31, 2020. They started the process to qualify for a mortgage.
5. After discussion, RACG will not place an advertisement in the Herald Standard Progress Edition.
6. Calvario gave an update on 363 Nazer St, Waynesburg. Lease expires June 30, 2021. Calvario's recommendation was not to renew lease, rehab home and try to sell or put under a LIPC. Board agreed and Calvario will work with Colin Fitch on letter stating RACG is not renewing lease.
7. After discussion, Land Installment Purchase Contract interest rate will remain at 5%.
8. Summary of properties placed back on tax rolls after rehabbed, sold or under LIPC distributed.

DIRECTOR'S REPORT

1. 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.
2. Howard Moats is currently rehabbing 401 N. Market St, Carmichaels.
3. Payments in arrears (over one month): 295 5th Ave, Crucible, eight months (see text message sent to Calvario). 185 & 186 March Ave, Nemaocolin, four months on mortgage (made two payments in February, thirteen months on home repair. Residents of 185 & 186 plan to use tax return to catch up payments.
4. Steve Salisbury had appointment with Workmen's Comp Independent Medical Evaluator on February 26. Waiting on summary report from medical evaluator.
5. In consultation with HR, Howard Moats probationary period extended 60 days and reviewed with him performance improvement plan.
6. Calvario reported he is traveling with his family March 9-13 and will be out of the office during this time.

ADJOURNMENT

George Scull made a **motion** to adjourn at 2:30 p.m.