

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**May 10, 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: Betsy McClure, Mike Belding, Blair Zimmerman (on phone), Ami Cree

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

George Scull made a **motion** to accept the minutes from the April 12, 2021 meeting as distributed via email. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

George Scull made a **motion** to enter Executive Session at 1:14 p.m. to have a call with Colin Fitch to discuss potential litigation. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

George Scull made a motion to leave Executive Session at 1:56 p.m. Marcia Sonneborn 2<sup>nd</sup>. Exited Executive Session.

**TREASURER'S REPORT**

Ami Cree, County Controller, presented the results of the 2020 Financials and Audit. Due to questions, Marcia Sonneborn made a **motion** to table the report on the 2020 Financials and Audit until the June meeting. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario presented the April 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 3-31-21). Calvario stated that expenditures and income were normal for the month. The \$720,000 PHARE grant for Rogersville was received in April, and the \$100,000 PHARE grant for Blueprints was also received in April. He also stated that the invoice from the County for December 2020 and First Quarter 2021 salary and benefits for laborer position was received and will be processed soon. Ralph Burchianti questioned why the handout on the 2020 Financials and Audit were not close to the Balance Sheet numbers presented by Calvario. After discussion, Ralph Burchianti made a **motion** to accept the Treasurer's Report as presented, but to get clarification at the June meeting as to why the 2020 Financials and Audit numbers are so different from the RDA Balance Sheet. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Eleven Land Contracts are in place as of May 1, 2021. 133 Bowlby Land Contract was paid in full on April 28, and Land Contract was signed on 401 N Market St April 30. Calvario expects one or two additional Land Contracts to be paid in full by the end of the year.

## **OLD BUSINESS**

### **Properties for Sale**

Floral Shop asking \$89,000. Sales Agreement with Nonprofit Development Corporation to sell for \$60,000 has been signed, and hand-money was received.

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

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

324 5<sup>th</sup> Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis, and hand-money received. Blueprints reported that USDA mortgage application was submitted.

### **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. George Scull asked what was taking so long to develop Land Bank. Commissioners said Gene Grimm is busy with other projects.

### **Delinquent Taxes on Properties Purchased at 2020 Judicial Sale**

Delinquent school tax notices received from Jefferson Morgan School District and Cumberland Township on properties purchased at June 2020 Judicial Sale. Letters sent to both entities asking for delinquent taxes to be exonerated. Letter received from Jefferson Morgan School District and Cumberland Township stating that 2020 taxes have been exonerated on properties in question.

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

1880 Jefferson Rd, Rices Landing. Has been under a Land Contract since February 2016. Payment is \$350 per month, which includes principal, 5% interest, taxes, and insurance. Addendum to Land Contract will be signed soon increasing monthly payment to \$550 (PITI) on June 1, 2021 for 24 months.

### **Nineveh Heights**

2018 PHARE grant of \$800,000 received to build homes in Nineveh. After evaluating, project is not doable due to cost per lot. Have not heard back from CNX on land they asked us to look at in Jefferson and Crucible.

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

Lease signed with Carmichaels School District. School District has started to move in furniture and are developing job description.

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

Data collection is complete. Reports distributed to Board. Conference call with Tom Hardy to review results. Calvario will schedule a meeting with Cumberland Township Supervisors and other Cumberland Township officials for Tom Hardy to do and in-person review of data results. Action plan will be developed.

## **Tax Assessment Appeals**

Appeals on 40 Wood and 46 School were held on April 27, 2021. Letter received stating both appeals were denied and assessed values will remain the same. After Executive Session, Thelma Szarell made a **motion** authorizing Colin Fitch to appeal assessment appeals to the Greene County Court of Common Pleas. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

## **Old Rogersville School Development**

Two modular homes were ordered. Do not expect delivery until September or October. Homes will be placed on Superior Walls over a crawl space. An oversized 1-car garage will be built for each home.

## **Review of Homes in Rehab Inventory**

1. 141 North St, Rices Landing. Next home to be rehabbed. DCED blight remediation grant application submitted. This is a reimbursable grant.
2. 114 Bliss Ave, Nemaocolin. Hughes Construction should complete in one month.
3. 263 4<sup>th</sup> Ave, Crucible. Threshold Housing should complete in 3-4 months.
4. 64 Diaz and 17 Wood, Nemaocolin. Will do internally. DCED blight remediation grant application submitted.
5. 124 2<sup>nd</sup> St, Clarksville (Pitt Gas). DCED blight remediation grant application submitted.
6. 81 C St, Clarksville (GI Town). ½ of duplex to renovate. Other ½ of duplex is rented.
7. 363 Nazer St, Waynesburg.

## **Rental Property, 363 Nazer St, Waynesburg**

Tenants were evicted and moved out. Calvario estimates home will need \$15,000 to \$20,000 in repairs to put on market. Reviewed expenses and income on home since purchased by RDA in March 2016. Was under a Land Contract for a period of time, and a rental property. Expenses are approximately \$64,200. Income was approximately \$26,800.

## **Update Resolution**

After review and discussion of resolution authorizing David A. Calvario to sign as executing agent on behalf of RACG, George Scull made a **motion** approving the resolution as written and distributed to the Board. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed. All Board members signed the resolution at this time.

## **Demolition of Homes in Crucible and Nemaocolin**

Calvario reported that once RDA hears from DCED on Blight Remediation Grant, we are ready to proceed. Three homes in Crucible, two homes in Nemaocolin will be demolished. Grant is reimbursable and cannot start until notified of grant.

### **311 E. George St, Carmichaels**

Home was purchased by Seneca Leandro View, LLC from CA at September 2020 Upset Sale. Shortly after purchase, home caught on fire and cannot be rebuilt. Seneca Leandro View is donating to RDA and providing \$2,600 to demolish. Colin Fitch is handling closing.

### **NEW BUSINESS**

1. Reviewed LIPCs expiring in 2021: 333 Steele Hill Rd, extended, expired 2-1-21, \$116,000 principal due. 54 1<sup>st</sup> Ave, extended, gave information on payoff to family. 63-64 C St, family is going through a job change. All LIPCs are current on payments.
2. Tim Frye, Prompt Quality Painting, Inc. submitted letter that he is interested in purchasing vacant lots owned by RDA at the corner of Washington and Lincoln Streets, Waynesburg. Reviewed and discussed CMA prepared by Rick Kalsey. After discussion, George Scull made a **motion** to sell both lots for \$23,000. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
3. Discussed purchasing 176 Larimer Ave, Bobtown. Calvario reported that home was foreclosed on and is vacant. Home is in bad shape and would be a complete rehab. After discussion, George Scull made a **motion** to offer up to \$5,000 subject to inspection by Calvario. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
4. Discussed title issues with 46 and 47 School St, Clarksville. Home/structure is located at 46 School St. and was purchased at 2019 Judicial Sale. 47 School St is vacant lot that Morgan Township donated to RDA. Home is currently under a Land Contract with Christian and Emily Wilson. When Brandon Meyer did the title search, he found service issues from the Judicial Sale. Brandon Meyer and Colin Fitch are discussing how to settle the issue, and Quit-Claim Deeds seem the route to travel.

A discussion ensued regarding properties purchased at Judicial Sales and title issues. Commissioners will call a meeting with concerned parties to review.

5. Letter distributed from Christine Yourchik regarding her interest in purchasing the lot located at 116 5<sup>th</sup> St, Clarksville (Pitt Gas) where a blighted home was tore down recently. Calvario informed Christine previously that the Board established the selling price of the lot at \$12,000. After review of tax assessment information and pictures of lot, Marcia Sonneborn made a **motion** to lower the selling price to \$10,500. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.

### **DIRECTOR'S REPORT**

1. Steve Salisbury has appointment with Dr. Avolio on Friday, May 14. He might be released for light duty at this time. Interviews will be held this week for laborer position. Also, two vo-tech students will be hired if/when Steve returns.
2. Laborer position was posted and six applications submitted.
3. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 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, 215 2<sup>nd</sup> St, 401 N Market St); and rentals of 295 5<sup>th</sup> Ave, 126 Fairview Ave, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
4. Signed Land Contract on 401 N Market St, Carmichaels with David and Susan DeBolt for \$99,900.
5. Chris and Melissa Fawley, 133 Bowlby St, Waynesburg, were under Land Contract for three years. Chris and Melissa qualified for a mortgage on April 28, 2021 and paid RDA in full.
6. Payments in arrears (over one month): 295 5<sup>th</sup> Ave, Crucible, paid through June 2021. 185 & 186 March Ave, Nemaocolin, mortgage is paid through May 2021, made home repair payment in April. Fifteen months in arrears on home repair.
7. Next Judicial Sale will be July 7. Started to look at properties.

8. Discussion on entering into a contract with Rick Kalsey, Baily Real Estate, to market home and do CMAs at an annual fee. Calvario got to Rick last week and he will be out of town for two weeks. Will follow up when he returns.
9. Unsure about hiring GCCTC students through Southwest Training for the summer. Depends on Steve Salisbury returning.
10. Strategic Planning session with Board on sustainability of RDA. Will be held by end of year.

## **ADJOURNMENT**

George Scull made a **motion** to adjourn at 3:30 p.m.