



REDEVELOPMENT AUTHORITY OF THE COUNTY OF GREENE

93 E. High Street
Room 220
Waynesburg, PA 15370
(724) 852-5306

MEETING AGENDA August 9, 2021

1. CALL TO ORDER – Chair, Barry Nelson.
2. SIGN IN
3. PUBLIC COMMENT
4. APPROVAL OF THE MEETING MINUTES—July 12, 2021.
5. EXECUTIVE SESSION
6. TREASURER’S REPORT.
 - A. 2021 Balance Sheet through July 2021.
 - B. Current month P&L through July 2021.
 - C. YTD P&L through July 2021.
 - D. County Statement of Revenues and Expenditures through June 2021.
 - E. List of current LIPC’s.
7. OLD BUSINESS
 - a. Homes and Properties for Sale:

-Floral Shop. Asking \$89,000. Sales Agreement with Nonprofit Development Corporation to sell for \$60,000 signed. Hand-money/deposit received. They are doing title search. Closing date extended to July 21.

-23 Wood Avenue, Nemacolin. Asking \$45,000.

-323 5th Avenue, Crucible. Asking \$81,500.

-324 5th Avenue, Crucible. Asking \$83,900. Joyce and Don Davis signed Sales Agreement and paid hand-money. Approved for USDA mortgage. Appraisal should occur soon.

-263 4th Avenue, Crucible. Asking \$86,400.

-193 S. Washington St and 9 W Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, will purchase for \$23,000. Tim verbalized to Calvario possible title issues.
 - b. Update on Nineveh Heights project with Morris Township. \$800K PHARE grant received. Project is not doable due to costs per lot. Reviewed additional land CNX might consider donating in Jefferson/Crucible. Looked at land with Rich Cleveland. A layout by an engineer is needed in order to submit to a developer/builder. Contacted Jamie Harshman to begin layout. Grant modification will need to be submitted. RUNNING OUT OF TIME TO USE GRANT.

- c. Tax Assessment appeals on 40 Wood and 46 School St. Petition filed in Greene County Court of Common Pleas by Colin Fitch on both properties. No date scheduled for hearing. Clerk of Courts informed Colin Fitch there is a back log of cases with only one Judge.

Submitted Tax Assessment Appeal on 215 2nd St, Clarksville (Pitt Gas). Reassessed from \$19,060 to \$34,740 (82% increase).

- d. Two modular homes for Rogersville ordered. Delivery mid-October. Homes will be put on Superior Walls on a crawl space. An oversize detached 1-car garage will be built for each home. Homes will be craned on crawl space. Superior Walls will be put in soon. Must go through Planning Commission because considered a sub-division.
- e. Review of homes in rehab inventory:
 - 1. 141 North Ave, Rices Landing. John Hughes, Hughes Construction, started rehabbing home. Hughes will invoice RDA for labor only. RDA will purchase all material. Should be completed early September.
 - 2. 64 Diaz, 17 Wood, Nemaquin.
 - 3. 124 2nd St, Clarksville (Pitt Gas).
 - 4. 82 C St, Clarksville (GI Town). ½ of duplex. Other ½ is rented.
 - 5. 295 5th Ave, Crucible (Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA)
 - 6. 363 Nazer St, Waynesburg.

*too many homes in rehab inventory with no Working Supervisor? Consider selling to responsible people/contractors?

- f. Title issues from properties purchased at Judicial Sales are being addressed: 46-47 School St, 401 N Market St, 114 Bliss Ave, 141 North Ave. Plan is to do title search on all properties purchased at Judicial Sales that are being rehabbed.
- g. Update on summary George Scull prepared on RDA activities since its inception.
- h. James Howard interested in purchasing two vacant lots in Clarksville (Pitt Gas). No written offer received. Asking \$10,500 for 116 5th St; \$8,000 for 168 4th St.

8. NEW BUSINESS

- a. Review LIPCs expiring this calendar year: Richard Cox and Christian Brewster, gave information on payoff. Chuck Kokoska and Donna Nelson.
- b. 46-47 School St, Clarksville. LPC with Christian and Emily terminated. Down payment of \$5,000 will be returned to the Wilsons'. Home was in good condition.
- c. List 46-47 School St, Clarksville with realtor? Issues with deeds to both parcels are being addressed, but may take some time. Some repairs are needed to the shower.
- d. Establish selling prices on vacant lots in Nemaquin, Carmichaels and Crucible where homes demolished. Some neighbors have inquired about purchasing. Review handout.
- e. Review bid to rehab 124 2nd St, Clarksville (Pitt Gas). Currently a duplex. Will turn into one home.

9. DIRECTOR'S REPORT

- a. Update on Steve Salisbury.
- b. Finances. Need to sell house(s). Eleven LIPCs in place (1880 Jefferson Rd, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave, 126 A St, 40 Wood, 215 2nd St, 401 N Market St, 114 Bliss Ave); and rentals of 295 5th Ave, Crucible; 126 Fairview Ave, Jefferson; 81 C St, Clarksville; 33 A St, Clarksville. Nemaquin home-owner repair payments also.

- c. Payments in arrears (over one month): 185 & 186 March Ave, Nemacolin, one month on mortgage, sixteen months behind on home repair which started January 2020. 126 Fairview Ave, Jefferson (4.5 months). 33 A St, Clarksville (GI Town) (2.5 months).
- d. RDA Facebook page.
- e. Sustainability of RDA. Plan for future. Set date for planning meeting.

10. NEXT MEETING: September 13, 2021.

11. ADJOURNMENT