

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**July 12, 2021**

**CALL TO ORDER** Barry Nelson called the meeting to order at 1:02 p.m.

**SIGN IN**

Present: Marcia Sonneborn (on phone), Barry Nelson, George Scull, Ralph Burchianti

Absent: Thelma Szarell

Guests Present: Betsy McClure, Mike Belding

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Ralph Burchianti made a **motion** to accept the minutes from the June 14, 2021 meeting as distributed via email. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

George Scull made a **motion** to enter Executive Session at 1:05 p.m. to have a call with Colin Fitch to discuss potential litigation. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed. Went into Executive Session.

George Scull made a **motion** to leave Executive Session at 1:21 p.m. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed. Exited Executive Session.

**TREASURER'S REPORT**

Calvario presented the June 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 5-31-21). Calvario stated that expenditures and income were normal for the month. The \$13.14 that Marcia Sonneborn questioned on the Balance Sheet during the May meeting under Long Term Liabilities has been corrected. After discussion, George Scull made a **motion** to accept the Treasurer's Report as presented. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Twelve Land Contracts are in place as of July 1, 2021. Calvario expects one or two 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. Company is doing title search. Closing date extended to July 21.

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.

324 5<sup>th</sup> Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis. Hand-money received. USDA mortgage application approved. Some items from home inspection report need to be addressed. Next step is for USDA to order appraisal.

### **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. Discussed additional land CNX might consider donating in Jefferson/Crucible for residential developments. A grant modification will need to be submitted to PHARE. After discussion, George Scull made a **motion** for Calvario to pursue developers for this land with Rich Cleveland. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

### **Tax Assessment Appeals**

Tax Assessment Appeals on 40 Wood and 46 School. Petition filed in Greene County Court of Common Pleas on both properties. No date on hearing. Submitted Tax Assessment Appeal on 215 2<sup>nd</sup> St, Clarksville (Pitt Gas). Land Contract with couple signed January 8, 2021. Home was reassessed from \$19,060 to \$34,740 (82% increase). Listed on letter: "Reason for Change: House Renovated by RDA."

### **Old Rogersville School Development**

Two modular homes ordered. Do not expect delivery until October. Homes will be placed on Superior Walls over a crawl space. An oversized 1-car garage will be built for each home. Homes will be craned on crawl space. Should have walls and some utilities in by end of July.

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

1. 141 North St, Rices Landing. John Hughes, Hughes Construction, started rehabbing home. Hughes will invoice RDA for labor only. RDA will purchase all material.
2. 263 4<sup>th</sup> Ave, Crucible. Threshold Housing rehabbed. Complete.
3. 64 Diaz and 17 Wood, Nemaocolin.
4. 124 2<sup>nd</sup> St, Clarksville (Pitt Gas). Working on bid with Wayne Lumber.
5. 82 C St, Clarksville (GI Town). Half of duplex to renovate. Other ½ of duplex is rented.
6. 295 5<sup>th</sup> Ave, Crucible. Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA.
7. 363 Nazer St, Waynesburg.

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

## **Update on Demolitions with DCED Grant**

353-354 Dewey, 287-288 Sheridan, 293-294 Sheridan (condemned by Township), Nemaocolin. 675 Crucible Rd, 274 4<sup>th</sup> Ave, 73-73 2<sup>nd</sup> St, Crucible. 311 E. George St, Carmichaels. Started demolitions June 21. Goal is to have all demolitions completed by July 16. Everything is going well. A lot of cooperation between Cumberland Township, Nemaocolin and Carmichaels Fire Departments, and RDA.

## **Title Issues with Properties Purchased at Judicial Sales**

Title issues from properties purchased at Judicial Sales are being addressed: 46-47 School St, Clarksville, 401 N. Market St, Carmichaels, and 114 Bliss Ave, Nemaocolin. Plan is to do title search on all properties purchased at Judicial Sales.

## **Data on History of RDA Properties, Presented by George Scull**

George Scull disturbed summary of all properties owned by RDA since its re-organization in June 2009. Summary will highlight number of months properties off tax rolls, and additional information.

## **NEW BUSINESS**

1. Reviewed LIPCs expiring in 2021: 333 Steele Hill Rd, extended, expired 2-1-21, high amount of interest paid monthly. 54 1<sup>st</sup> Ave, extended, gave information on payoff to family. 63-64 C St, family is going through a job change. 323 Third St, Mather.
2. Reviewed CMA on 263 4<sup>th</sup> Ave, Crucible. Approximately \$90,000 spent on rehabbing house and garage. After discussion, Marcia Sonneborn made a **motion** to set the selling price of 263 4<sup>th</sup> Ave at \$86,400. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
3. Reviewed letter from Brandon Meyer, stating that his clients, Emily and Christian Wilson, desire to terminate the Land Installment Purchase Contract signed on July 31, 2020 and refund approximately \$11,000. After discussion, Marcia Sonneborn made a **motion** authorizing Colin Fitch to negotiate with Brandon Meyer to return the \$5,000 down payment pending inspection of the home after vacated and any damage beyond normal wear and tear be deducted from down payment, and that the Redevelopment Authority would retain all monthly payments made. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
4. Reviewed letter from Ryan and Brandi McCollum, 323 3<sup>rd</sup> St, Mather, requesting their Land Installment Purchase Contract be extended one-year. After discussion, George Scull made a **motion** extending the due date of the Land Contract one-year. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed. New due date on qualifying for a mortgage is November 1, 2022.
5. Discussed July 6 letter and assessment form received from Tax Assessment regarding 114 Bliss Avenue, Nemaocolin. LIPC was recorded June 28. In consultation with Colin Fitch, he told Calvario not to complete form since case has been filed in the Court of Common Pleas regarding increase in assessment once home(s) is completed.
6. Discussed establishing selling prices of vacant lots where homes were/are torn down recently. Summary of lots: two lots in Nemaocolin, two lots in Crucible, one lot in Carmichaels. Some neighbors might be interested in purchasing lots.
7. James Howard contacted RDA inquiring on price to purchase vacant lot(s) in Clarksville (Pitt Gas) where blighted homes were demolished recently. After discussion, George Scull made a **motion** setting the selling price of 168 4<sup>th</sup> St in Clarksville (Pitt Gas) at \$8,000, and the price of 116 5<sup>th</sup> St is still \$10,500. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

## **DIRECTOR'S REPORT**

1. Update on Steve Salisbury. Workmen's Compensation case appears to be moving towards mediation.

2. Finances. Need to sell houses/LIPCs. Twelve 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, 114 Bliss Ave); 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.
3. If no Working Supervisor during school year, unable to hire GCCTC students to work. Work days with GCCTC can still occur with proper supervision from GCCTC.
4. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, mortgage is paid through June 2021, made two home repair payment in May (sixteen months behind on home repair payments which started in January 2020). 126 Fairview Ave, Jefferson (3.5 months). 33 A St, Clarksville (GI Town) (1.5 months).
5. Discussed entering into a contract with Rick Kalsey, Baily Real Estate, to list 263 4<sup>th</sup> Avenue, Crucible for a flat fee of \$3,000. Property would not be on the multi-list. After discussion, George Scull made a **motion** to enter into a contract with Rick Kalsey, Baily Real Estate, to list 263 4<sup>th</sup> Avenue, Crucible at a flat fee of \$3,000. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
6. Trish Keller, Community and Economic Development Administrative Assistant, has started to develop Facebook page for the RDA.
7. Distributed updates in wording to Land Installment Purchase Contract due to title issues with properties purchased at Judicial Sales. Colin Fitch reworded Sections 3 and 9.
8. RDA may serve as a pass-through of land owned by the County.
9. RDA strategic planning and sustainability session with Board will be held by end of year.

## **ADJOURNMENT**

Ralph Burchianti made a **motion** to adjourn at 2:41 p.m.