

Redevelopment Authority County of Greene
Meeting Minutes
August 9, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:11 p.m.

SIGN IN

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

Absent: Thelma Szarell

Guests Present:

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the July 12, 2021 meeting as distributed via email. Marcia Sonneborn 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session was held.

TREASURER'S REPORT

Calvario presented the July 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 6-30-21). Calvario stated that expenditures and income were normal for the month. Under July Profit and Loss, the negative net income reflects expenses to tear down seven homes. Cumberland Township will reimburse RDA for one of the homes. After discussion, Ralph Burchianti 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 were in place as of August 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 received. Company is doing title search. Closing date extended to July 21. Colin Fitch contacted their attorney for update on sale, but received no

response. Calvario sent email to CFO, no response. Calvario spoke with Megan from CCR and she will look into.

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

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

324 5th Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis. Hand-money received. USDA mortgage application approved. Appraisal should occur soon.

263 4th Ave, Crucible is For Sale. Asking \$86,400. Listed with Rick Kalsey, but not on MLS.

193 S. Washington St and 9 W. Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, agreed to purchase for \$23,000. Tim verbalized to Calvario possible title issues.

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. Looked at land with Rich Cleveland to see if a developer might be interested. Cleveland said a layout by an engineer is needed in order to submit to a developer/builder. Calvario contacted Jamie Harshman to begin layout. A grant modification will need to be submitted to PHARE. RUNNING OUT OF TIME TO USE GRANT.

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 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).

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. Superior Walls will go in soon. Homes will be craned on crawl space. This must go through Greene County Planning Commission because it is considered a sub-division.

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. Should be completed early September.
2. 64 Diaz and 17 Wood, Nemaocolin.
3. 124 2nd St, Clarksville (Pitt Gas).
4. 82 C St, Clarksville (GI Town). Half of duplex to renovate. Other ½ of duplex 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?

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. Current owners/next of kin were not notified of Judicial Sale on three properties mentioned.

Data on History of RDA Properties, Presented by George Scull

George Scull will have more information at a future meeting.

Sale of Vacant Lots in Clarksville (Pitt Gas)

James Howard expressed interest in purchasing two vacant lots in Clarksville (Pitt Gas). Calvario informed him of selling prices. \$10,500 for 116 5th St; \$8,000 for 168 4th St. No written offer received from Howard.

NEW BUSINESS

1. Reviewed LIPCs expiring in 2021. Mortgage Company has been in contact with Calvario regarding 54 1st Ave, Crucible.
2. 46-47 School St, Clarksville. LIPC with Christian and Emily Wilson has been terminated. Down payment of \$5,000 will be returned to the Wilsons'. Home was in good condition upon inspection.
3. List 46-47 School St, Clarksville with realtor? Issues with titles to both parcels are being addressed. Colin Fitch said it might take until the end of the year to clean up titles and we cannot sell home until titles are clean. Some repairs are needed to the shower.
4. Discussed prices on selling vacant lots where homes were recently demolished:
 - A. 353 & 354 Dewey Ave, Nemaocolin. After discussion Marcia Sonneborn made a **motion** to sell this parcel for \$5,500. George Scull 2nd. All were in favor and the motion passed.
 - B. 287 & 288 Sheridan Ave, Nemaocolin. After discussion, Marcia Sonneborn made a **motion** to sell this parcel for \$6,250. George Scull 2nd. All were in favor and the motion passed.
 - C. 274 4th Ave, Crucible. After discussion, Ralph Burchianti made a **motion** to sell this parcel for \$8,500. George Scull 2nd. All were in favor and the motion passed.
 - D. 73 & 75 2nd St, Crucible. After discussion, Marcia Sonneborn made a **motion** to sell this parcel for \$7,200. George Scull 2nd. All were in favor and the motion passed.
 - E. 311 E. George St, Carmichaels. After discussion, George Scull made a **motion** to sell this parcel for \$12,400. Ralph Burchianti 2nd. Marcia Sonneborn voted in favor. Barry Nelson abstained from voting. Motion carried.
5. Reviewed bid from Wayne Lumber to rehab 124 2nd St, Clarksville (Pitt Gas). \$99,010.36. Home is currently a duplex and will be converted into one home. Calvario will obtain other estimates to rehab.

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. Eleven LIPCs are 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, 126 Fairview Ave, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
3. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, one month on mortgage, sixteen months behind on home repair payments which started in January 2020. 126 Fairview Ave, Jefferson (4.5 months). 33 A St, Clarksville (GI Town) (2.5 months). Residents of 126 Fairview and 33 A St, met with Human Service for rental assistance from Covid relief funding.
 4. Trish Keller, Community and Economic Development Administrative Assistant, has started to develop Facebook page for the RDA.
 5. RDA strategic planning and sustainability meeting will be held on Wednesday, October 13, 9-12. Location TBA. Please mark your calendar and plan on attending.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:18 p.m.