



REDEVELOPMENT AUTHORITY OF THE COUNTY OF GREENE

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

MEETING AGENDA October 12, 2021

1. CALL TO ORDER – Chair, Barry Nelson.
2. SIGN IN
3. PUBLIC COMMENT
4. APPROVAL OF THE MEETING MINUTES—September 13, 2021.
5. EXECUTIVE SESSION
6. TREASURER’S REPORT.
 - A. 2021 Balance Sheet through September 2021.
 - B. Current month P&L through September 2021.
 - C. YTD P&L through September 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. Solicitor for Nonprofit Development Corporation concerned with Federal IRS liens against Jay Gardner personally. He is researching.

-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 in March. Approved for USDA mortgage. Appraised high enough. Title issue.

-263 4th Avenue, Crucible. Asking \$86,400. Listed with Rick Kalsey.

-193 S. Washington St and 9 W Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, will purchase for \$23,000. Title issues with 9 W. Lincoln St from Judicial Sale. Colin Fitch is working on title issue.

-141 North Avenue, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property.

- b. Update on Nineveh Heights project with Morris Township. \$800K PHARE grant received. Project is not doable due to costs per lot. Review additional land CNX might consider donating in Jefferson/Crucible. Looked at land with Rich Cleveland. Jamie Harshman is looking at cost

per lot to develop based on plans submitted by Harshman, total of 34 lots, for the property in Jefferson Township. Grant modification will need to be submitted.

- 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. Colin sent letter to Mike Belding in response to his proposal.
- d. Two modular homes for Rogersville ordered. Delivery mid-October. Crawl space foundations are in place. An oversize detached 1-car garage will be built for each home. Homes will be craned on crawl space. Center Township and Planning Commission signed off on subdivision plan with understanding that RDA will install catch basins at either end of Peach Alley and all down spouts be run to catch basins.
- e. Review of homes in rehab inventory:
 - 1. 64 Diaz, 17 Wood, Nemaquin.
 - 2. 124 2nd St, Clarksville (Pitt Gas).
 - 3. 82 C St, Clarksville (GI Town). ½ of duplex. Other ½ is rented.
 - 4. 295 5th Ave, Crucible (Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA)
 - 5. 363 Nazer St, Waynesburg.
- f. Title issues from properties purchased at Judicial Sales are being addressed: 47 School St, 114 Bliss Ave, 141 North Ave, 9 W. Lincoln St. 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. RDA long-term planning meeting, Wednesday, October 13, 9-12 noon. 2nd Floor Conference Room.
- i. Update on donation of 154 W. Greene St, Waynesburg from John and Kathy McNay. Had Article of Agreement with Joseph Larkin. Article of Agreement has been rescinded and title search is being done.

8. NEW BUSINESS

- a. Review LIPCs expiring this calendar year: Chuck Kokoska and Donna Nelson.
- b. Review letter from Greene County Industrial Development Authority regarding vacant lot located at 803 8th St, Mather.
- c. Review bid from Ed Gaskill to rehab 363 Nazer St, Waynesburg. Recommendation is to put on new roof.
- d. Accepted offer of \$84,900 on 263 4th Ave, Crucible. No seller assist. Couple purchasing home asked to increase selling price to \$90,000 to assist them with closing costs. Rick Kalsey believes home will appraise at \$90,000 and will close.
- e. Sale of 324 5th Ave, Crucible to Don and Joyce Davis. Title issues. Signed Sales Agreement in March 2021. Rent to Davis' if title insurance company denies title insurance. Davis' gave their 30-day notice and must be out of Woodside Manor by October 31. Previous owner of home was Joanne M. Fisher.
- f. 54 1st Ave, Crucible Land Contract paid in full, September 27. Profit of \$9,917.18.
- g. Establish selling price on 46 School St, Clarksville. Title issues on 46 School St. have been cleared up. Still a title issue on 47 School St lot. Was under a Land Contract for \$75,000 which included both lots. Review CMA prepared by Rick Kalsey in January 2020. \$73,000 in home prior to Land Contract. List with realtor?

9. DIRECTOR'S REPORT

- a. Update on Steve Salisbury.
- b. Finances. Need to sell house(s). Ten LIPCs in place (1880 Jefferson Rd, 333 Steele Hill Rd, 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. Nemaclin home-owner repair payments also.
- c. Payments in arrears (over one month): 185 & 186 March Ave, Nemaclin, two months on mortgage, seventeen months behind on home repair which started January 2020. 126 Fairview Ave, Jefferson, paid partial through September through County rental assistance. 33 A St, Clarksville (GI Town), paid through October by County rental assistance.

10. NEXT MEETING: November 8, 2021.

11. ADJOURNMENT