

Redevelopment Authority County of Greene
Meeting Minutes
January 14, 2019

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:03 p.m.

SIGN IN

Present: Marcia Sonneborn, Barry Nelson, Ralph Burchianti, Dominick Barbetta

Absent: Thelma Szarell

Guests Present: George Scull, Katie Daugherty (County Deputy Controller)

Staff Present: Dave Calvario

INTRODUCTION NEW BOARD MEMBER

RACG Board members welcomed new Board member Dominick Barbetta to the Board. The Commissioners asked Dominick Barbetta to fill vacant position until December 31, 2019.

REORGANIZATION OF BOARD (Election of New Officers)

Barry Nelson made a **motion** and nominated Ralph Burchianti as Chairman, Thelma Szarell as Vice Chair, Barry Nelson as Treasurer, Marcia Sonneborn as Secretary, Dominick Barbetta as Assistant Secretary/Treasurer, and moved that nominations be closed. Ralph Burchianti 2nd. All were in favor and the motion passed.

NEW OFFICERS TAKE OFFICE

Marcia Sonneborn turned the meeting over to Ralph Burchianti newly elected chair to continue the meeting.

PUBLIC COMMENT

George Scull said he was in attendance as a member of the public to learn about RACG.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the December 10, 2018 meeting as distributed via email. Marcia Sonneborn 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2018 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures through December 31 presented. Expenditures and income are normal for month. Calvario stated that County Salaries and Wages line item shows a deficit. Calvario stated this is

due to hiring additional Vo-Tech student in the summer and RDA will reimburse County this amount. Ralph Burchianti questioned if we had over \$1,400,000 in construction costs. Calvario stated that large jobs are still on the books (Floral Shop, Rogersville, three completed homes, and current projects). Katie Daugherty stated negatives should not appear in Accounts Receivable or Accounts Payable line items. Daugherty will find mistake and correct. She will audit RDA books and come back at a future meeting and present findings. Marcia Sonneborn made a **motion** to accept the Treasurer's Report with corrections as distributed for file and final audit. Barry Nelson 2nd. All were in favor and the motion passed.

OLD BUSINESS

Floral Building

Property listed with Rick Kalsey for \$89,000. No calls, but Calvario stated that Adamson's did some measuring in December.

Homes for Sale

126 Fairview Avenue, Jefferson, \$108,000. 163 Larimer Avenue, Bobtown, \$59,900. 73 Dalzell Avenue, Bobtown, \$59,900. Rogersville duplex, \$165,000 each.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity \$75,000 PHARE Grant: Exterior walls are up on Franklin St. home. Roof framing is on. \$19,273.56 paid thus far to Habitat.

Budget modification request was submitted to PHARE to reallocate \$75,000 grant from Habitat to Clarksville (Pitt Gas) for rehabilitation, demolition, and community stabilization.

Old Rogersville School Development

Final inspection by engineer for occupancy certificate complete. Will issue temporary Certificate of Occupancy. RDA must complete: installation of carbon monoxide detectors, final grading in spring when weather is good, and guardrails on the stairs. Final payment of \$25,000 due soon. Sitting on other lots.

HOA for Rogersville Town Homes

Sonneborn said this needs to be done soon and amount determined prior to selling; so potential buyers can determine economic feasibility of monthly payment.,

Howard Contracting Lawsuit

Calvario stated that Howard's attorney asked for extension of discovery period on December 19, until March 1, 2019. Calvario submitted responses to interrogatories and requests for production of documents to Colin Fitch. Calvario met with Fitch on January 11, 2019 to discuss.

Land Bank Law

After discussion, Calvario will work with Dominick Barbetta and Bill Groves to see if a contact within PSATS could help explain how Land Bank could assist RACG.

Strategy on ½ Duplexes in Nemaocolin Not Purchased at Judicial Sale

No discussion.

NEW BUSINESS

1. Katie Daugherty to review RACG financials, fix errors and will present findings at a subsequent meeting.
2. List of homes in inventory waiting to be rehabbed distributed. Calvario is trying to determine how to get Threshold Housing and USDA Rural Development Self-Help involved in rehabbing homes so we get them completed and back on the tax rolls sooner. Exploring a DCED NAP tax credit program in conjunction with Threshold Housing for Crucible.
3. List of 2018 RDA activity presented. Marcia Sonneborn suggested rehab completed by outside contractor be included prior to presenting to Commissioners.
4. Offer of \$51,900 and application for 163 Larimer Avenue, Bobtown discussed. Offer includes 3% seller assist. Currently have \$45,792.56 in project. Realtor commission would be \$4,000. After discussion, Barry Nelson made a **motion** to accept offer. Marcia Sonneborn 2nd. All were in favor and the motion passed.
5. Calvario summarized discussions he had with Yvonne Burns of Nemaocolin. Burns resides at and owns 185 March Avenue, Nemaocolin (1/2 duplex). She applied and was accepted for the owner-occupied home repair program in Nemaocolin. Other ½ of duplex Burns resides in is rental owned by Charles and Roxanne Gasti. In conversations with Roxanne Gasti, she is willing to sell ½ of duplex to Burns for \$15,000. After discussion, Marcia Sonneborn made a **motion** approving a Land Installment Purchase Contract with Yvonne Burns in the amount of \$15,000, at 5% interest to purchase 186 March Avenue, Nemaocolin. Dominick Barbetta 2nd. All were in favor and the motion passed.

DIRECTOR'S REPORT

1. Article that appeared in Greene County Messenger, December 14-20, generated a lot of interest and calls about RDA.
2. Finances. Need to sell houses/LIPCs. Finances are tight. Six LIPCs are in place, rental of 145 Fairview Ave, Jefferson, and 363 Nazer St, Waynesburg, plus garage in Clarksville (GI Town).
3. Received six deeds recorded in December 2018 from October 2018 Judicial Sale. Deeds from properties recorded in 2018 will be tax exempt for 2019. Remaining seven properties will be taxed in 2019.
4. Calvario has met with contractors awarded bids for home owner occupied repair program, and should meet with all home owners soon.
5. All Board members must complete State Ethics Forms.
6. Update on Land Contract for 252 Cherry Alley, Waynesburg. To be mortgage ready by March 1, 2019. LIPC signed January 13, 2016 and to be mortgage ready in one year. Extended a few times.
7. Five additional students from GCCTC were hired to assist Steve this winter and spring. Will be paid from grant through SW Training and Blueprints. Once hours completed from grant, students will be paid by RDA through funds allocated at November 2018 Board meeting.

8. Colin Fitch would like Board Chair and Secretary to sign deeds of properties sold in the future.
9. Calvario reported that he will take vacation to assist son in FL after son has shoulder surgery.
10. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.
11. Apply for line of credit? Reviewed projected expenses and income for next six months.

ADJOURNMENT

Barry Nelson made a **motion** to adjourn at 2:12 p.m.