

Redevelopment Authority County of Greene
Meeting Minutes
February 11, 2019

CALL TO ORDER Ralph Burchianti called the meeting to order at 1:03 p.m.

SIGN IN

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

Absent:

Guests Present:

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the January 14, 2019 meeting as distributed via email. Thelma Szarell 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2019 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through December 31, 2018) presented. Calvario stated that expenditures and income are normal for month. Calvario stated that proceeds from the sale of 156 Larimer Ave, Bobtown will show up in February. Sale occurred on January 31, but wire transfer did not occur until February 6. Marcia Sonneborn made a **motion** to accept the Treasurer's Report 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 or showings. Discussed other strategies to sell, auction, or rent and allow tenant to build out. No definitive decision. Will continue to try and sell building. Calvario reported that cost for annual insurance is \$900 for \$50,000 in coverage and liability.

Homes for Sale

126 Fairview Avenue, Jefferson, \$108,000. 163 Larimer Avenue, Bobtown, \$59,900 (under sales agreement for \$51,900 with 3% seller assist, closing scheduled for 2-15-19). 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. No word on approval from PHARE on modification request.

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 railings on open stairs (railings installed by Bill Conway Accurate Excavating). Final payment of \$25,000 due soon. Sitting on other lots.

HOA for Rogersville Town Homes

Draft of document from Colin Fitch distributed for review and comment at March meeting.

Howard Contracting Lawsuit

Calvario is working on follow-up interrogatories from Howard's attorney.

Land Bank Law

SB 667 Land Bank law. Working to get someone familiar with law from PSATS explain benefits of using a Land Bank.

Strategy on ½ Duplexes in Nemaclin Not Purchased at Judicial Sale

No discussion.

Sale of 163 Larimer Avenue, Bobtown

Items from home inspection report being addressed. Closing should occur by mid-February.

NEW BUSINESS

1. 156 Larimer Avenue, Bobtown was under Land Contract since December 2016. Tamara Nicholson qualified for mortgage and we closed on Land Contract 1-31-19. Tamara financed with Home Town Lenders. House was appraised at \$62,000. Profit on sale of home will be reported in March.
2. Due to inventory of homes to rehab, exploring how RACG can work with Threshold Housing to rehab homes in Crucible with DCED NAP tax credit (must run through 501c3). USDA Rural Development self-help rehab program might be an option.

3. 295 5th Avenue, Crucible is home purchased at October 2018 Judicial Sale and occupied by Tim Guesman. Tim was renting from Robert Nichols. In conversation with Tim, he would like to make repairs to home and purchase it from RACG. Salisbury and Calvario inspected home. List of repairs needed distributed along with his Homeownership Application. After discussion regarding renting of home during repairs, Thelma Szarell made a **motion** to set rent at \$400 per month and put a month to month lease in place. Barry Nelson 2nd. All were in favor and the motion passed.
4. 214 2nd Avenue, Crucible is home purchased at October 2018 Judicial Sale. Home looked vacant. Found out that Gladys Perry and five other individuals are living in home. Calvario was able to meet with Gladys to review options and complete application. Based on outside of home, it needs a lot of work. Gladys would like to stay in home and purchase it. Her Homeownership Application was distributed. After discussion, Dominick Barbetta made a **motion** for Salisbury and Calvario to go through inside of home and assess condition, seek counsel after assessing condition, and bring recommendation back to Board of Directors. Barry Nelson 2nd. All were in favor and the motion passed.
5. Calvario distributed Homeownership Application from Ira and Elizabeth Rogers. Just moved to PA from TN. Are interested in renting 126 Fairview Avenue, Jefferson. Calvario stated that based on their income, they would meet the PHARE 50% MAI requirement for 126 Fairview. After discussion, Marcia Sonneborn made a **motion** to lease to Rogers at \$675 per month, \$1,000 security deposit, inspect every six months, lease shall be for one year. Barry Nelson 2nd. All were in favor and the motion passed.
6. Tania Kisner, 189 March Avenue, Nemaocolin applied for home owner repair program. She needs a new roof. During meeting with her, Calvario asked about the other ½ of the duplex. It has been vacant for over 13 years. Owned by Shirley O'Donoghue. Calvario inquired with Tax Claim about status of home. O'Donoghue home has gone through two Judicial Sales, has not sold, and was place in Tax Repository. Calvario would like to offer \$50 to Tax Claim to purchase, clean it out and put a new roof on the entire home. After discussion, Dominick Barbetta made a **motion** to offer \$50 to purchase out of Repository as long as free and clear, and not subject to any municipal liens. Barry Nelson 2nd. All were in favor and the motion passed.
7. Sale of 163 Larimer Avenue, Bobtown should occur by mid-February.

DIRECTOR'S REPORT

1. Discussed possibly renting 126 Fairview Avenue, Jefferson. Home was finished in March 2018. Little interest in home. Someone below annual income of \$27,600 would meet PHARE 2014 grant guideline of 50% and help us meet our numbers. Decision to hold off renting until we determine what Ira and Elizabeth Rogers might do.
2. Finances. Need to sell houses/LIPCs. Five LIPCs are in place (252 Cherry Alley, 1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd), rental of 145 Fairview Ave, Jefferson, 363 Nazer St, Waynesburg, 295 5th Ave, Crucible, plus garage in Clarksville (GI Town).
3. Discussed invoices received from Nemaocolin, Inc for unpaid balances on four homes in Nemaocolin purchased at Judicial Sale. Total bill is for over \$6,000. Calvario stated that no liens found on properties in Protonotary's Office, and Tax Claim said are free and clear. Calvario instructed to discuss matter with Colin Fitch since no judgements or liens were filed on properties.
4. Calvario reported that he has met with contractors and most homeowners who are participating in the owner occupied repair program in Nemaocolin. Five right now. Will go to six with Tania Bowser.
5. State Ethics Forms needed from Thelma Szarell.
6. Discussed Land Contract on 252 Cherry Alley, Waynesburg. Contract was signed 1-13-16. Were to be mortgage ready 12-31-16. Contract has been extended multiple times. In

- September 2018 Addendum to Land Contract issued to make up for escrow shortage and emphasize need to secure a mortgage by March 1, 2019. Calvario reported in conversation with couple, they will not be mortgage ready by March 1. After discussion, Marcia Sonneborn made a motion that no further extensions on Land Contract for 252 Cherry Alley, Waynesburg will be given, couple must be mortgage ready by May 31, 2019 or vacate home, and that a letter from Ralph Burchianti and Barry Nelson be sent to couple. Dominick Barbetta 2nd. All were in favor and the motion carried.
7. Steve now has nine students from GCCTC to assist him this winter/spring. Students are being paid by SW Training, Blueprints and RDA after hours completed with SW Training and Blueprints.
 8. Larry and Ruth Barnhart are currently renting 145 Fairview Avenue, Jefferson. They informed Calvario that they are purchasing a home and will be moving out in late March or early April.
 9. County pick-up truck that Steve Salisbury uses will not pass State inspection. Body, frame, bed, are rusted. Working with Jeff Novack and Jeff Marshall to get another used truck for Steve. Calvario looked at 1999 F250 that Parks and Recreation used, but has been sitting for the last year. Needs over \$3,100 of repairs. Salisbury and Calvario do not believe it is worth fixing.
 10. Purchasing a ½ page advertisement and story in GreeneScene Business Progress Edition for \$800. Rogersville, floral shop and Tamara Nicholson will be featured.
 11. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.
 12. List of homes in inventory and plan distributed.

Ralph Burchianti started discussion on Rogersville project and emphasized the need to bring it to completion so we can get them listed with realtor.

ADJOURNMENT

Thelma Szarell made a **motion** to adjourn at 2:33 p.m.