

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**March 11, 2019**

**CALL TO ORDER** Thelma Szarell called the meeting to order at 1:04 p.m. Ralph Burchianti was late to meeting.

**SIGN IN**

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

Absent: Barry Nelson

Guests Present: George Scull

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Marcia Sonneborn made a **motion** to accept the minutes from the February 11, 2019 meeting as distributed via email. Dominick Barbetta 2<sup>nd</sup>. 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 January 31, 2019) presented. Calvario stated that expenditures and income are normal for month. Calvario stated that proceeds from the sale of 156 and 163 Larimer Ave, Bobtown appear in statements. Calvario informed Board that 18-volt DeWalt cordless power tools are wearing out and must be replaced with 20-volt cordless tools. Marcia Sonneborn questioned the -\$537.00 listed under Assets (Security Deposits Paid) and Calvario did not know. Marcia Sonneborn made a **motion** to accept the Treasurer's Report as distributed for file and final audit, and for explanation of -\$537.00. Dominick Barbetta 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Property listed with Rick Kalsey for \$89,000. No interest. Blair Zimmerman has shown building twice in last month. Discussed other strategies to sell. Thelma Szarell will send email to Commissioners that RACG has done what it can and we need the County's help to sell.

## **Homes for Sale**

126 Fairview Avenue, Jefferson, \$108,000. 73 Dalzell Avenue, Bobtown, \$59,900 (offer received). Rogersville duplex, \$165,000 each.

## **Nazer St. Remediation and Stabilization Update**

Greene County Habitat for Humanity \$75,000 PHARE Grant: Construction is progressing, hanging drywall. \$19,273.56 paid thus far to Habitat. Second request for payment received March 5, 2019.

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. Calvario has been in contact with Clay Lambert regarding request.

## **Old Rogersville School Development**

Units are complete. Met with Keith Herrington to sign realtor contract. Keith Herrington suggested we provide a 1-year warrant on each home for \$500. After discussion, consensus was to decline warranty. Hughes Corporation provides 1-year warranty on workmanship which started November 1, 2018. Manufacturer warranty comes with each item installed. Sitting on other lots.

## **HOA for Rogersville Town Homes**

Reviewed draft of declarations from Colin Fitch for Homeowners Association. After discussion, Ralph Burchianti made a **motion** to seek more specificity from Colin Fitch on Article IV and what is assessed, and to set the monthly fee at \$50 which would include lawn care, one annual landscape and ownership of the common sewer line located on the property. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

## **1:51 P.M., RALPH BURCHIANTI TOOK OVER AS CHAIR FOR REMAINDER OF MEETING**

## **Howard Contracting Lawsuit**

Calvario sent responses to follow-up interrogatories to Colin Fitch. Colin was hospitalized recently and Fitch's office asked for a 10-day extension.

## **Land Bank Law**

SB 667 Land Bank law. Unable to locate anyone with expertise from PSATS with new law. Calvario will contact Erie regarding Land Bank they just adopted.

## **Strategy on ½ Duplexes in Nemaquin Not Purchased at Judicial Sale**

\$50.00 offer placed in Tax Claim to purchase 190 March Avenue, Nemaquin.

## NEW BUSINESS

1. 145 Fairview Avenue, Jefferson was being rented to Larry and Ruth Barnhart since July 2017. They have purchased a home in Jefferson and are terminating lease effective around end of March. Will inspect and return security deposit. RACG installed new electric stove and the Barnhart's brought their own refrigerator. Barnhart's replaced refrigerator in December 2018 and would like RACG to purchase refrigerator for \$500. Board decided to allow Calvario to decide on purchase price of refrigerator once he and Salisbury look at it. Discussed selling home outright or initiating a Land Installment Purchase Contract. No decision reached on selling or initiating a Land Contract.
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 5<sup>th</sup> Avenue, Crucible is home purchased at October 2018 Judicial Sale and occupied by Tim Guesman. In conversation with Tim, he would like to make repairs to home and purchase it from RACG. Calvario reported electrician looked at home recently and needs complete rewire.
4. 214 2<sup>nd</sup> 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. Salisbury and Calvario were scheduled to inspect inside of home on three occasions. Perry cancelled or did not show each time. Working with Township to inspect home now that it is not owner occupied. Water will be turned off since RACG will not sign as guarantor of bill. Letter from SWPA distributed.
5. Calvario distributed a picture of and discussed purchasing 323 Fifth Avenue, Crucible from Tim Brozik. After discussion, Thelma Szarell made a **motion** to purchase 323 Fifth Avenue, Crucible for \$5,000. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
6. Discussed 127 School Street, Clarksville. Melissa Beabout, has been under a LIPC since April 2017. She was to secure a mortgage by April 1, 2018, then it was extended to April 1, 2019. Emails from Blueprints on Melissa were distributed. Szarell and Calvario met with Beabout and Szarell gave summary of meeting. Letter from Beabout distributed. After discussion, Marcia Sonneborn made a **motion** to extend LIPC and be mortgage ready by December 31, 2019. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
7. Calvario stated that Fallon Black and Shayne Krause who rent 363 Nazer Street, Waynesburg informed him they would be moving out of home by mid-April. They have purchased another home to accommodate their growing family. After they move out, Salisbury and Calvario will inspect home.
8. Received offer of \$56,000 with 6% seller assist on 73 Dalzell Avenue, Bobtown. Calvario stated that we have approximately \$48,000 in project. After discussion, Dominick Barbeta made a **motion** to accept offer of \$56,000 with 6% seller assist. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

## 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. Ira and Elizabeth Rogers are not interested in home due to price and other outstanding bills they have. Calvario will try to identify individual(s) for home.
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 (rental will end March 31, 2019); 363 Nazer St, Waynesburg (rental will end April 30, 2019); 295 5<sup>th</sup> Ave, Crucible; plus garage in Clarksville (GI Town).

3. Calvario gave update on outstanding balances due to Nemaocolin, Inc on four homes purchased at Judicial Sale. After discussing balances due with President of Nemaocolin, Inc, she told Calvario she will have their attorney get in contact with him since they only file affidavits with SPWA on outstanding bills and expect payment.
4. Calvario reported that two of the five home owner occupied rehab projects in Nemaocolin are finished.
5. Discussed Land Contract on 252 Cherry Alley, Waynesburg. Calvario distributed Pre-approval letter from Three Rivers Lending stating that Jessica Cole and Reggie Williams have been pre-approved to obtain a mortgage on 252 Cherry Alley. Estimated closing date is end of May 2019.
6. Calvario reported that Carmichaels Borough Council Member, Dave Antonini, spoke with him regarding RACG doing something with the Old Carmichaels School. Calvario said RACG does not have the capacity to take a project of that magnitude on at this time.
7. Reviewed application of family interested in 54 1<sup>st</sup> Avenue, Crucible. Steve should be finished with home by end of April. Calvario will order a CMA from Coldwell Banker and at the April meeting set a price of home. Family will need to be under a LIPC for 24 months.
8. Profit of \$28,999.48 from sale of 156 Larimer Avenue, Bobtown.
9. Loss of \$2,315.95 from sale of 163 Larimer Avenue, Bobtown.
10. Steve Salisbury needs a work truck. Current truck will not pass State Inspection. Conservation District has a 2013 Chevrolet ½ ton, crew cab pick-up they are looking to sell. After discussion, Marcia Sonneborn made a **motion** for RACG to spend up to \$10,000 to purchase truck from Conservation District. Dominick Barbetta 2<sup>nd</sup>. All were in favor and the motion passed.
11. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.

## **ADJOURNMENT**

Marcia Sonneborn made a **motion** to adjourn at 2:36 p.m.