

Redevelopment Authority County of Greene
Meeting Minutes
April 8, 2019

CALL TO ORDER Ralph Burchianti called the meeting to order at 1:02 p.m.

SIGN IN

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

Absent:

Guests Present: George Scull, Katie Daugherty (Deputy Controller/Director of Audits)

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the March 11, 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 January 31, 2019) presented. Handout of Projected Large Expenses and Projected Income over next six months reviewed. Calvario stated that expenditures and income are normal for month. County Revenue and Expenditures are through January 31, 2019. Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2nd. All were in favor and the motion passed.

Katie Daugherty, Deputy Controller/Director of Audits, presented 2018 Financial Statement. All items were in order and Financial Statements will be presented to external auditors for review in May. Marcia Sonneborn made a **motion** to accept the 2018 Financial Audit as presented. Barry Nelson 2nd. 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 three times in recent months and believes an offer will be made.

Homes for Sale

126 Fairview Avenue, Jefferson, \$108,000. 73 Dalzell Avenue, Bobtown, \$59,900 (offer of \$56,000 w 6% seller assist accepted, closing set for end of April). Rogersville duplex, \$165,000 each unit.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity \$75,000 PHARE Grant. Construction is progressing, \$43,093.62 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. Calvario has been in contact with Clay Lambert regarding request.

Old Rogersville School Development

Units are complete. Keith Herrington has had showings. Only feedback is that the location was remote. Items to complete: power wash exterior, final grading, plant grass, and landscape. Calvario stated Chuck Stope asked him to present to Board how much to purchase both duplexes, plus an additional lot to build a garage. After discussion, Dominick Barbetta made a **motion** that purchase price of both homes was \$330,000; and decision on selling lot was tabled until more information could be obtained regarding type of building that would be constructed. Thelma Szarell 2nd. All were in favor and the motion passed. Calvario will obtain information from Stope on: plans/drawing and specifications for garage, type of siding, roof, construction contract to make sure built in a timely manner, and proof of enough funds to complete project. Want to make sure garage conforms to existing unit. Sit on other lots.

HOA for Rogersville Town Homes

HOA for Rogersville homes finalized. \$50 monthly fee will include one spring landscaping, lawncare, and maintenance and repair of the shared main sewer line.

Howard Contracting Lawsuit

No update since responses to follow-up interrogatories were sent to Marriner, Jones and Fitch.

Land Bank Law

SB 667 Land Bank law. Development of Land Bank included in grant application that PA Housing Alliance submitted to Benedum Foundation for various projects in Greene County with RACG.

Strategy on ½ Duplexes in Nemaocolin Not Purchased at Judicial Sale

\$50.00 offer placed in Tax Claim to purchase 190 March Avenue, Nemaocolin. Tax Claim Bureau is waiting to hear from School District on whether approved or not.

NEW BUSINESS

1. 145 Fairview Avenue, Jefferson was being rented to Larry and Ruth Barnhart since July 2017. They moved out March 24, 2019. Calvario has shown house to four families. Sandra and Kevin Willis, and Don and Joyce Davis are interested in home. Homebuyer applications for each couple were distributed.
2. Since 145 Fairview Avenue, Jefferson is empty, Board discussed selling price. After discussion, Marcia Sonneborn made a **motion** to set the selling price at \$139,000. Dominick Barbetta 2nd. All were in favor and the motion passed.
3. 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.
4. Update on 214 2nd Avenue, Crucible. Home purchased at October 2018 Judicial Sale. Home is occupied by Gladys Perry and five other individuals. Notice to Quit was posted on home and eviction paperwork was filed with District Justice Lee Watson on April, 1, 2019. Hearing on eviction is April 11, 2019.
5. Calvario reported that Steve Salisbury will be finished with 54 1st Avenue, Crucible by the end of April and a selling price needs to be established. Comparative Market Analysis from Rick Kalsey distributed via email for Board to review. Homebuyer application from Richard Cox and Christina Brewster distributed, along with summary of meetings they had with Blueprints. After discussion, Thelma Szarell made a **motion** to set the selling price at \$87,000. If Cox and Brewster pushed back on price, Calvario could go down to \$85,000. Barry Nelson 2nd. All were in favor and the motion passed.
6. Discussion of Land Installment Purchase Contract for 54 1st Avenue, Crucible with Richard Cox and Christina Brewster. After discussion, Barry Nelson made a **motion** to enter into a Land Installment Purchase Contract with Cox and Brewster for 24 months, selling price of \$87,000 or \$85,000, \$5,000 down payment, \$650.00 per month payment. Dominick Barbetta 2nd. All were in favor and the motion passed.
7. Discussion of Land Installment Purchase Contract for 126 Fairview Avenue, Jefferson. Homebuyer application from Justin Baker and Christina Bane distributed, along with summary from Blueprints. Justin is laid off from Gems at the present time and is not drawing unemployment since laid off prior to obtaining necessary time to qualify for unemployment. Both are veterans. After discussion, Barry Nelson made a **motion** to rent home to them for three months at \$450 per month. After three months, lease would convert into a Land Installment Purchase Contract for 60 months, \$5,400 down payment, \$650.00 to \$700.00 payment per month, with a \$2,000 annual write down on the final selling price of the home up to 60 months. Marcia Sonneborn 2nd. All were in favor and the motion passed.
8. 363 Nazer St, Waynesburg was under LIPC with Fallon Black and Shayne Krause. LIPC was ended in September 2018 and month to month lease was signed. Another family interested in a home in Crucible or Nemaocolin once they are rehabbed, is interested in renting 363 Nazer. Consensus of Board was to keep monthly rent at \$700 per month.
9. Demolition bids for two homes in Crucible and one in Nemaocolin reviewed. Bids from Cumberland Salvage & Lawn Services and Apex Pipe & Earth Xcavation.
 1. Cumberland Salvage: 319 5th Ave, Crucible, \$8,000; 44 and 45 1st Ave, Crucible, \$12,000; 247 and 248 Grant St, Nemaocolin, \$12,000. TOTAL \$32,000.
 2. Apex: 319 5th Ave, Crucible, \$20,000; 44 and 45 1st Ave, Crucible, \$25,000; 247 and 248 Grant St, Nemaocolin, \$25,000. TOTAL \$70,000.Contract awarded to Cumberland Salvage & Lawn Services. RACG will be responsible for removing asbestos siding at 319 5th Ave, Crucible.
10. Bids to rehab 126 A St, Clarksville, and 63-64 C St, Clarksville reviewed. Bids from Home Remodeling by Riggs and Hughes Construction:
 1. 126 A St. Clarksville: Home Remodeling by Riggs \$35,475; Hughes Construction \$39,600. Contract awarded to Home Remodeling by Riggs.

2. 63-64 C St. Clarksville: Home Remodeling by Riggs \$57,672; Hughes Construction \$55,775. Contract awarded to Hughes Construction.

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. Discussion tabled until we determine if rental and Land Contract will work out with Justin Baker and Christina Bane.
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); 363 Nazer St, Waynesburg (rental will end April 30, 2019); 295 5th Ave, Crucible; garage in Clarksville (GI Town).
3. 126 and 145 Fairview Avenue, Jefferson are both coming off tax abatement at end of 2019. Assessments could be high. High assessments could pose a challenge with entering into a Land Contract.
4. Calvario reported that three of the five home owner occupied rehab projects in Nemaquin are finished. Two not completed, and one bid packet given to homeowner recently.
5. List of items submitted to Benedum Foundation by PA Housing Alliance for grant application distributed.
6. List of homes in inventory distributed.
7. No discussion on companies to approach for Tax Credits for NAP application. Or, Community Reinvestment Act with banks.
8. Calvario stated used work truck purchased for Steve Salisbury from Mt. Morris Auto Sales for \$6,100. 2006 Dodge Ram 1500 with 175,000 miles. Salisbury and Calvario inspected it well prior to purchasing.
9. 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 2:37 p.m.