

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**May 13, 2019**

**CALL TO ORDER** Ralph Burchianti called the meeting to order at 1:01 p.m.

**SIGN IN**

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

Absent:

Guests Present: Amy Switalski (Greene County Human Services)

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the April 8, 2019 meeting as distributed via email. Thelma Szarell 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. Handout of Projected Large Expenses and Projected Income over next six months reviewed. Calvario stated that expenditures and income are normal for month, and proceeds from the sale of 252 Cherry Alley and 73 Dalzell Avenue are included in reports. County Revenue and Expenditures report is through January 31, 2019.

Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 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.

**Homes for Sale**

Rogersville duplex, \$165,000 each unit. Keith Herrington reported six showings.

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

Greene County Habitat for Humanity \$75,000 PHARE Grant. Construction is progressing. Third draw made to Habitat. \$50,345.37 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. Grading complete and grass seed planted. Thelma Szarell said feedback she has heard is the front needs to be more attractive. Calvario will get flowers, etc. to put out front. Homes will be power washed once grass is firmly rooted.

## **Howard Contracting Lawsuit**

No communication from Howard's attorney since early March.

## **Land Bank Law**

SB 667 Land Bank law. If Benedum Foundation grant submitted by PA Housing Alliance is received, Chris Gulotta will assist us in developing Land Bank.

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

\$50.00 offer placed in Tax Claim to purchase 190 March Avenue, Nemaocolin, has been accepted by the three taxing bodies. New roof will be put on 190 March Avenue, and person who owns 189 March Avenue, has been approved for new roof under the Nemaocolin Home Owner Repair program.

## **NEW BUSINESS**

1. Listing 145 Fairview Avenue, Jefferson with Coldwell Banker for \$139,000. Willis family no longer interested. Davis family interested and meeting with Blueprints again to update their credit scores, application, etc.
2. Calvario reported making progress on DCED NAP tax credit application for Crucible projects. Partnership will be with Threshold Housing Development as General Contractor. Looking for potential funders to assist with funding through tax credits. Total project will be \$250,000. Project is a 75% tax credit. Spoke with Scott Lammie and Dana Scarpino from UPMC as potential funders. They like the project. Meeting with First Federal on May 14 to present and ask to partner as a funder.
3. Update on 214 2<sup>nd</sup> Avenue, Crucible. Home purchased at October 2018 Judicial Sale. Occupied by Gladys Perry and five other individuals. She filed appeal and we are suing her to vacate. Colin Fitch has submitted documents.
4. 363 Nazer St, Waynesburg is vacant. Toland family live next door and would like to rent. Toland application reviewed. Amy Switalski from Greene County Human Services discussed RACG leasing to Human Services and they in turn would sub-let to a family who qualifies under PHARE Rental Rehab/HUD Grant through Permanent Supportive Housing. Maintenance person from Human Services would take care of any wear and tear repairs caused by family and wrap-around services would be provided by Human Services. Fair Market Rate would be \$877 per month paid to RACG by Human Services which would

- include rent, electric, water, sewage, and gas. After discussion, Thelma Szarell made a **motion** to rent for 1-year to Human Services for \$877 per month as outlined. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed. Calvario stated that a few items need to be addressed prior to signing lease.
5. Information and pictures of vacant lots, 44-45 1<sup>st</sup> Avenue, Crucible distributed. House purchased at Judicial Sale was torn down. Family from Crucible interested in purchasing and putting a pre-manufactured home on lots. Discussion tabled and Calvario will work with Marcia Sonneborn to obtain plot map to determine amount of acreage and possibly have land surveyed.
  6. Discussed purchasing 214 Adelaide St, Bobtown. Owner contacted Calvario. Has been on the market for six months and no interest. Salisbury and Calvario looked at home and would need work. After discussion, decided not to pursue since it is not blighted.
  7. Bids opened for Howard Moats, 107 Bliss Avenue, Nemaocolin under the Nemaocolin home owner repair program. Work per Warren Dickerson: new roof, gutters, downspouts. Home Remodeling by Riggs, \$9,920. Hughes Construction, \$9,400. Job awarded to Hughes Construction for \$9,400.

### **DIRECTOR'S REPORT**

1. 126 Fairview Avenue, Jefferson is rented to LMI family. Intent is to convert from lease to Land Contract in three months. Justin was hired by landscaping company in Washington.
2. Closed on 252 Cherry Alley, Waynesburg. Was under LIPC since January 2016. Profit of \$44,169.03 made.
3. Sold 73 Dalzell Avenue, Bobtown. Profit of \$162.59 made.
4. Signed 24-month LIPC for 54 1<sup>st</sup> Avenue, Crucible.
5. Update Board Resolution for Calvario to conduct business on behalf of RDA. After discussion, Barry Nelson made a **motion** to update the Board of Director's Resolution authorizing Calvario as Executive Director, to sign as executing agent on behalf of RACG. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
6. Finances. Need to sell houses/LIPCs. Five LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1<sup>st</sup> Ave); and rentals of 295 5<sup>th</sup> Ave, Crucible, 126 Fairview Ave, and garage in Clarksville (GI Town).
7. 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.
8. Colin Fitch sent letter to attorney for Nemaocolin, Inc regarding outstanding bills on homes purchased at Judicial Sale stating that RDA is not responsible for balances prior to purchase.
9. Calvario reported that four of the original five home owner occupied rehab projects in Nemaocolin are complete and payments will begin June 1.
10. Six students from GCCTC will be hired for the summer. Three weeks paid by County/RACG, six weeks paid by SW Training, last three weeks paid by County/RACG. Up to 32 hours per week.
11. List of homes to rehab distributed.
12. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.

### **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:27 p.m.