

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**January 9, 2017**

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

**SIGN IN**

Present: Marcia Sonneborn, Thelma Szarell, John Dorean, Ralph Burchianti, Barry Nelson

Absent:

Guests Present:

Staff Present: Dave Calvario

**REORGANIZATION OF BOARD (Election of New Officers)**

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

John Dorean chaired remainder of meeting.

**APPROVAL OF THE MINUTES**

After discussion, John Dorean, Chairman, assumed the **motion** (after consensus) stating the minutes of the December 12, 2016 meeting were approved as distributed via email.

**EXECUTIVE SESSION**

Barry Nelson made a **motion** to enter Executive Session at 1:20 pm to discuss potential litigation. Ralph Burchianti 2<sup>nd</sup>. All were in favor and entered Executive Session. Marcia Sonneborn made a **motion** to exit Executive Session at 1:44 pm. Thelma Szarell 2<sup>nd</sup>. All were in favor and exited Executive Session.

**PUBLIC COMMENT**

No public comment.

**TREASURER'S REPORT**

2016 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. After discussion, Calvario instructed to provide further reporting/summary of property total sales, costs, profit or loss on each property for 2016. Thelma Szarell made a **motion** to accept the Treasurer's Report for file and final audit. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

## **OLD BUSINESS**

### **Floral Building**

Calvario reported interior floors complete and roof framing close to being completed. Calvario has been in contact with Nicolella Roofing to let them know status of when they can start installing the rubber roof. Handout discussed of amount in building currently, \$281,349.25, and approximately \$100,000 still outstanding. Reviewed appraisal from York Realty. Consensus that appraisal seems low. Calvario will discuss value of building with Dave Pollock before selling price established.

### **Delancy Heights (145 Fairview Avenue and 126 Fairview Avenue)**

Calvario reported waiting for People's Gas to extend main line and then 145 Fairview will be hooked up and complete. No update on 126 Fairview Avenue (home trying to partner with GCCTC).

Reviewed potential buyer's application for 145 Fairview and notes from Community Action SW on application. After discussion, Thelma Szarell made a **motion** to establish a selling price of \$140,000, but lower to \$125,000 if sold to potential buyer. Summary: sell for \$125,000; \$4,000 down payment; \$800 payment per month which includes principal, 5% interest, insurance and taxes; determine if potential buyer can afford \$1,000 payment per month and \$200 each month would be set aside for closing in 5 years which would be \$12,000 towards down payment and closing costs; counseling with Community Action SW mandated; RDA will be bank for up to five years. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

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

Calvario reported 363 Nazer St. sold under LIPC on November 29.

Calvario gave update on 343 and 355 Nazer St. as part of Nazer St. stabilization plan. Goal is to purchase both properties at Judicial Sale. No update on assistance from Waynesburg Borough or Pirhl Development on funds for 343 and 355 Nazer St. project.

Greene County Habitat receiving \$150,000 in 2015 PHARE funds to build two homes on E. Franklin St. RDA will be grantor of funds to Habitat in four progress payments as work progresses. Waiting on MOA from Habitat. Calvario requested timeline on construction from Habitat.

### **Partnership with GCCTC**

Calvario reported we currently have three students from Vo-Tech working with Steve Salisbury. Intern program will be capped at four students. County pays one intern. Community Action SW pays other two interns for up to 90 hours.

### **127 School St. Rehab**

Rehabilitation is complete. Reviewed Market Analysis from Rick Kalsey. Calvario directed Board to handout on amount in home and pictures. After discussion, Marcia Sonneborn made a **motion** to set selling price at \$70,500. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

### **Down Payment Assistance/2<sup>nd</sup> Mortgage Discussion**

No decision can be made until we get a potential buyer for 145 Fairview Ave. in the program that would meet PHARE low to moderate income guidelines. Once a potential buyer is identified, will discuss subsidize/underwrite sale of new modular.

### **Old Rogersville School Development**

Calvario reported that final proposal and contract from S. R. Henderson Construction to build townhomes will be presented at February 13 meeting. Calvario reported he has met with Maribeth Coote to develop brochure, marketing plan, pre-sales plans, etc.

### **Discussions with Morris, Perry, and Richhill Township Supervisors**

-Wind Ridge, Chambers property. Calvario gave update on conservatorship petition presented by John Headley on behalf of Adam and Diane Stokes. Calvario attended court hearing on January 5 to testify regarding conservatorship. Farley Toothman was sick and hearing did not occur on January 5. John Headley is preparing an affidavit for RDA to approve. Proposed affidavit from Headley distributed.

-Nineveh, Kita property. No update.

-Mt. Morris, Dotson property. No update.

### **362 E. Franklin St. (Habitat for Humanity and RDA E. Franklin St. Stabilization Project)**

No update. 362 E. Franklin eligible for 2017 Judicial Sale.

### **Development of Bonar and Woodland Ave. Property**

Calvario reported owner of property, Tom Ward, contacted him and looked at property on December 15 with Tom Ward, Patricia Wright realtor with Century 21 Frontier Realty, and Doug German with KW Commercial.

### **Current Projects**

Calvario reported Steve Salisbury is working on 83 Second St. and 296 5<sup>th</sup> Avenue Crucible. Consistent help from community service volunteers through the Court and SCI Greene inmates.

### **156 Larimer Avenue, Bobtown**

Calvario reported that LIPC was signed on December 16 for 156 Larimer Avenue, Bobtown. Summary: sold to Tamara Nicholson; sold for \$59,900; \$2,500 down payment; \$600 per month payment which includes principal, 5% interest, insurance and taxes (escrow \$107.96); RDA will be bank for up to 24 months. Contract recorded in Register and Records Office.

## **NEW BUSINESS**

1. Calvario reported a PHARE/RTT Grant application was being submitted by January 13, 2107 with the focus on Teagarden Homes (GI Town) in Clarksville. Summary of grant distributed. Calvario initiated discussion on putting an offer on 120 Short St., Clarksville, which is for sale. 120 Short St. is one of the homes targeted in the grant and site control is important for grant. After discussion, Thelma Szarell made a **motion** for Executive Director to spend up to \$10,000 to purchase 120 Short St. contingent upon receiving PHARE/RTT grant. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
2. Calvario reported that three bids of \$50.00 each were submitted to Tax Claim Bureau for three lots and a home in Monongahela Township owned by Oliver and Eileen Metcalf. \$984.00 was paid to Tax Claim up front to advertise and send certified letters (Tax Claim costs). Should know something by end of February.
3. Calvario reported owner of 133 Bowlby St., Waynesburg contacted him through the Waynesburg Borough Manager. Fire in home 3-4 years ago. No repairs made to home. Owner willing to donate home to RDA and allow RDA to keep over \$9,000 in escrow Borough is holding from insurance company. Salisbury and Calvario inspected home and can be rehabbed. Owner does not want to incur any costs for gifting the home to RDA. Owner said only 2016 taxes are outstanding. Marcia Sonneborn made a **motion** to proceed with obtaining 133 Bowlby St. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion carried.

### **DIRECTOR'S REPORT**

1. Calvario reported that current Money Market rate on account is .25%. Exploring other options with Jeff Bixler, Community Bank, to maximize return.
2. Distributed Rent to Own article.
3. Distributed email from Irene Keirsbilck from Community Action SW on families which have LIPCs coming up this year.

### **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 3:15 p.m.