

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**February 13, 2017**

**CALL TO ORDER** John Dorean called the meeting to order at 1:05 p.m.

**SIGN IN**

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

Absent: Ralph Burchianti

Guests Present: Carol Gooden

Staff Present: Dave Calvario

**TREASURER'S REPORT**

2017 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. Calvario stated that expenditures and income are normal for month. Calvario then asked Carol Gooden, Deputy Controller and Director of Audits, to review and explain Balance Sheet, Profit and Loss statements, and how accounting of properties sold, for sale, and under construction hit the books. Gooden answered questions from Board. In the future, Calvario will provide detailed transaction of properties not sold at the end of the year.

Barry Nelson made a **motion** to accept the Treasurer's Report for file and final audit. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed. Gooden left the meeting at this time.

**APPROVAL OF THE MINUTES**

After discussion, John Dorean assumed the **motion** (after consensus) stating the minutes of the January 9, 2017 meeting were approved as distributed via email.

**EXECUTIVE SESSION**

No executive session.

**PUBLIC COMMENT**

No public comment.

**OLD BUSINESS**

**Floral Building**

Calvario reported floors and roof are complete. Flashing and rainspout on back wall needs to be completed. Steve Salisbury will start installing windows on February 14 and cracks will be sealed to keep out weather. After discussion, Barry Nelson made a **motion** to list the selling price at \$185,000. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

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

Calvario reported gas is hooked up in 145 Fairview and was advertised in OR for one week. Little interest. No response from Howard Contracting's attorney after Colin Fitch's letter to him.

Calvario reported that GCCTC will start interior construction on 126 Fairview Avenue week of February 12. Bill Conway will be RDA contractor on site. AM students will work 8-10 AM, PM students will work 12-2 PM Tuesdays and Thursdays until June 1. Larry Frank, Building Construction Occupations instructor, and Jennifer Nix, Workforce Development Coordinator, will be on site. Community Action SW will cover transportation, insurance, and stipend for students through WBLE grant (Work Based Learning Experience) for up to 90 hours.

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

Calvario reported that 343 and 355 Nazer St. are on 2017 proposed Judicial Sale list, along with 362 E. Franklin St. Goal is to purchase three properties at Judicial Sale and raze each if Pirhl Development and Waynesburg Borough are willing to each put funds towards demolition. Pirhl has pledged \$4,000 towards demolition of 343 and 355 Nazer St. Calvario stated that over \$800,000 has been spent in Waynesburg Borough by RDA since inception. Calvario reported he is attending Waynesburg Borough Council meeting February 13 to ask for funds and to partner with Pirhl and RDA to remove two blighted homes on Nazer.

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. Timeline of construction from Habitat distributed.

## **Partnership with GCCTC**

Presented above under 126 Fairview Avenue.

## **127 School St. Rehab**

Rehab complete. Advertised in OR for one week. Little interest.

## **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. Calvario stated that he spoke with Tiffany Smith over phone regarding options discussed at January meeting. Scheduled to meet with Tiffany January 18. Smith did not show up for meeting.

## **Old Rogersville School Development**

Calvario reported that Sam Henderson informed him that he has been having problems getting sub-contractors to commit driving to Greene County due to distance. Henderson will let RDA know what trades he needs and Calvario will try to identify companies. Henderson's wife is also getting transferred to FL.

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

- Wind Ridge, Chambers property. No update on Conservatorship.
- 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)**

On proposed 2017 Judicial Sale list.

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

No update.

## **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, Greene County Prison, and SCI Greene inmates. When Salisbury is finished in Crucible, he will start on 333 Steel Hill Rd.

## **133 Bowlby St, Waynesburg**

Calvario reported that deed for donating property to RDA was sent to owners for review.

## **NEW BUSINESS**

1. Calvario distributed list of accomplishments developed for Commissioners, and distributed 2016 Summary of Houses Sold and under LIPC.
2. Calvario reported that he signed a sales agreement to purchase 120 Short St., Clarksville for \$12,000. This is \$2,000 more than approved at January 2017 meeting, but Morgan Township will assist financially. Obtaining control of property in grant submitted to PHARE/RTT is vital.
3. Reviewed handout on CD rates from Community Bank. No changes at this time, but if large grant received will revisit opening CD at higher rate.
4. Calvario distributed State Ethics Commission forms for Board members to complete.
5. Calvario reported that PHARE/RTT grant application was submitted on January 12 for demo and rehab program in Teagarden Homes, Morgan Township. Summary of funding and budget distributed. Decisions will be made in April.
6. Marcia Sonneborn discussed whether or not it would be advantageous to advertise homes in Messenger and Herald Standard, and possibly Church bulletins. Calvario will gather circulation numbers and contact Collen Nelson on how she might help to get properties out via social media.

## **DIRECTOR'S REPORT**

1. Started to look at proposed 2017 Judicial Sale list.
2. Received 2016 delinquent tax notices on seven properties in early February. Meeting with offices to see if discount amount can be paid since tax bills were not received previously.

3. Submitted article to be in “Growing in Greene” publication. Two homes for sale will also be advertised as part of article. Cost is around \$425. Advertised in previous years.
4. Distributed summary of PHARE funds received since 2012.
5. Discussed RDA being pass-through for funds from Cumberland Township and Greene County for Community Center being built at Park View Knoll by Ralph Falbo, Inc. Details to be worked out and reviewed by Colin Fitch. Sonneborn stated that funds can only be used to pay for development of Community Center since using Act 13 funds and funds cannot go directly to the developer.

### **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:30 p.m.