

Redevelopment Authority County of Greene
Meeting Minutes
March 13, 2017

CALL TO ORDER John Dorean called the meeting to order at 1:07 p.m.

SIGN IN

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

Absent:

Guests Present:

Staff Present: Dave Calvario

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the February 13, 2017 meeting. Thelma Szarell 2nd. All were in favor and the motion passed.

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. No homes sold so a negative net income is reflected. Income comes in monthly from five LIPC payments. So much goes to construction costs, interest and escrow. After discussion, John Dorean assumed the **motion** (after consensus) stating he accepted the Treasurer's Report for file and final audit.

EXECUTIVE SESSION

No executive session.

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Floral Building

Windows in. Roof complete. Calvario reported that a few holes need to be sealed up. Report distributed detailing how much spent on project. Large "For Sale" signs ordered from Direct Results that will be attached to building. Calvario stated that he has been in contact with Fitch regarding Pastorius' most recent RTK request and will have it prepared to send in next two days.

Delancy Heights (145 Fairview Avenue and 126 Fairview Avenue)

Calvario reported modular at 145 Fairview Avenue is finished. No appliances in home. Listing at \$140,000. No showings recently.

No response from Howard Contracting attorney after Fitch's letter to him.

Calvario reported that GCCTC is making progress on 126 Fairview Avenue. Interior studded out, electric roughed in. Pictures of progress distributed. Students are getting paid through a grant from Community Action SW. Larry Frank, BCO instructor; Jennifer Nix, Internship Coordinator; and other support staff are on site every Tuesday and Thursday. Discussions have commenced on similar project for next year.

Nazer St. Remediation and Stabilization Update

Calvario reported that he attended Waynesburg Borough Council meeting on February 13, 2017 to ask Borough for funds and to partner with Pirhl Development and RDA to demolish 343 and 355 Nazer St. which are blighted structures. 343 and 355 Nazer St. are on proposed Judicial Sale list.

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. Construction to start in April.

Partnership with GCCTC

Presented under 126 Fairview Avenue above. Calvario also discussed hiring 3-4 GCCTC students for summer. County paying for one student, but other funds from Community Action SW and SW Training Services, Inc. may be available to hire additional students.

127 School St. Rehab

Rehab complete. Need to wrap outside of windows and clean up yard once weather breaks. Little interest.

Down Payment Assistance/2nd 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

No update from Henderson Contracting.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. Appointed Conservator. Can only obtain liability insurance due to condition of home. Calvario reported Steve Salisbury and he walked through the property on March 3. Pictures of home distributed. Recommendation is to demolish. Since appointed Conservator, plan of action needs to be submitted to Farley Toothman.

-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

Calvario reported that Rick Kalsey contacted him regarding a builder/developed from Morgantown who may be interested in the site.

Current Projects

Calvario reported Steve Salisbury is working on 83 Second St. (should be completed in four weeks) and 296 5th 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.

Parkview Knoll, Carmichaels

Colin Fitch reviewed promissory note documents and said they are fine. He suggested document be signed by Chairman of Board and attested by Secretary. Ralph Burchianti and Marcia Sonneborn asked about Ralph's email question on taking personal property and repayment terms of note. Calvario forgot to send Ralph's email to Fitch for review and will send to Fitch for comment.

120 Short St., Clarksville

Calvario reported closing on 120 Short, St. Clarksville on March 8.

NEW BUSINESS

1. Homebuyer application for 83 2nd St. Crucible distributed (Eva Rex and Walter Hlatky). After discussion, Marcia Sonneborn made a **motion** to set the selling price for 83 2nd St. Crucible at \$67,500. Ralph Burchianti 2nd. All were in favor and the motion passed. Calvario reported that the potential buyers, Eva Rex and Walter Hlatky, have given a \$3,000 down payment and LIPC for up to 12 months will be initiated.
2. Calvario reported that 133 Bowlby St. Waynesburg was donated to RDA on March 7. Fire in home 4-5 years ago. Home will be rebuilt.
3. Calvario distributed thank you letter from Community Action SW for partnering on WBLE (Work Based Learning Experience) Program.
4. Calvario reported that First Federal Savings and Loan donated home at 117 Duquesne St. Greensboro to RDA on March 9. Part of roof caved in. Home will be rebuilt.
5. Calvario reported that bids submitted in Tax Claim for 3 parcels (2 vacant) and home at 158 Greensboro Rd has been stopped. K. Kevin Kendralla filed petition to stop sale since adjoining property owner. Farley Toothman recused himself from case.

DIRECTOR'S REPORT

1. Calvario reported that LIPC for 252 Cherry Alley Waynesburg was due on March 1, 2017. Couple has been meeting with Community Action SW Housing Counselor, but have not applied for mortgage. Couple working on credit scores. In conversation with Community Action SW Housing Counselor and buyers, three additional months

are needed to be mortgage ready. After discussion, Barry Nelson made a **motion** to extend the LIPC up to three months, but couple must provide documentation that they are prequalified or at least making progress to be prequalified for mortgage within the three-month extension. Marcia Sonneborn 2nd. All were in favor and the motion passed.

2. Distributed and reviewed Bruce Shipley's homebuyer application and USDA Loan approval letter for 296 5th Avenue Clarksville. Calvario reported home should be finished in 8 weeks and selling price will need to be established at April meeting.
3. Calvario reported that he met with Colleen Nelson to develop plan on how she could get the word out on RDA and promote homes available for sale. Summary of how Colleen can assist should be available at April meeting.
4. Calvario gave summary of funds tied up in properties currently:

A. Land Installment Purchase Contracts (gross amount due, all numbers are approximate):

-252 Cherry Alley, Waynesburg	\$55,000
-1880 Jefferson Road, Rices Landing	\$40,200
-363 Nazer St, Waynesburg	\$48,000
-156 Larimer Avenue, Bobtown	\$56,600
-56 W. Lincoln St. and 292 S. Morris St (apartments donated to RDA by Tad and Linda Klaner)	\$56,000
-83 2 nd St. Crucible (LIPC should be signed by mid-April)	\$64,500
TOTAL	\$320,300

B. Homes For Sale:

-145 Fairview Avenue, Jefferson	\$140,000
-127 School St. Clarksville	\$70,500

C. Homes Under Construction

-296 5 th Avenue Crucible (purchased at Sheriff Sale for \$2,000)	
-126 Fairview Avenue, Jefferson (vo-tech project)	\$75,000
(approximate amount in home as of 3-10-17, not complete)	

D. Homes in Inventory

- 333 Steel Hill Rd., Mt. Morris
- 133 Bowlby St., Waynesburg
- 117 Duquesne St., Greensboro
- 120 Short St., Clarksville (slated for demo)

E. Other Properties

-Floral Shop (as of 3-10-17)	\$386,000
-193 S. Washington St. (vacant land)	
-Rogersville School (vacant land)	
-1 lot in Delancy Heights	
-Baily's Crossroads (vacant land)	
-480 W. Roy Furman Highway, Wind Ridge (conservator)	

After discussion Ralph Burchianti asked for quarterly report on all properties in control of RDA. Additionally, Calvario asked to prepare historical report on houses put back on tax rolls, amount of grant money obtained, etc.

ADJOURNMENT

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