

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**April 10, 2017**

**CALL TO ORDER** John Dorean called the meeting to order at 1:00 p.m.

**SIGN IN**

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

Absent: Thelma Szarell

Guests Present:

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

After discussion, John Dorean assumed the **motion** (after consensus) stating the minutes of the March 13, 2017 meeting were approved as distributed via email.

**EXECUTIVE SESSION**

No executive session.

**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. After discussion, John Dorean assumed the **motion** (after consensus) stating he accepted the Treasurer's Report for file and final audit.

**OLD BUSINESS**

**Floral Building**

Work being done by RDA is complete. For Sale signs were put on the building three weeks ago. \$386,059.06 spent on project. Additional invoice from Kulak Design may be outstanding. No further update from Pastorius.

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

145 Fairview Avenue (new modular): Listed at \$140,000. No interest. Calvario reported he will work with Colleen Nelson to market home.

No response from Howard Contracting attorney after Fitch's letter to him on work completed at 145 Fairview Avenue.

126 Fairview Avenue: Calvario reported that GCCTC is making progress on 126 Fairview Avenue. Interior studded out, electric roughed in. K2 Engineering passed building inspection with minor items that need to be addressed. K2 Engineering did not pass electrical rough-in inspection. Wires running in attic need to be addressed.

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

No update from Waynesburg Borough Council in regard to assistance Calvario asked for at February 13 Council meeting in regard to partnering with Pirhl Development and RDA to demolish 343 and 355 Nazer St. blighted structures. Calvario will contact Borough after April meeting for update. 343 and 355 Nazer St. are on proposed Judicial Sale list. Cost to Borough and RDA would be approximately \$8-10,000 each, with Pirhl pledging \$4,000 to 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. Construction to start in April.

### **Partnership with GCCTC**

Calvario reported RDA will hire 3-4 GCCTC students for summer. County paying for one student, but other funds from Community Action SW and SW Training Services, Inc. should be available to pay additional 2-3 students.

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

Complete. Calvario reported that a one-year LIPC was signed with Melissa Frameli on April 7. Melissa's application and email from Community Action SW Housing Counselor distributed. Home sold for \$67,500, paid \$3,000 down, and \$600 per month. Approximately \$62,600 spent on project. Melissa meets 50% MAI for PHARE grant.

### **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**

Pricing information from GML Construction distributed. To build only would cost \$158,000 with GML. Calvario reported that he is obtaining numbers from JR Riggs and Stan Corporation from Somerset. Currently \$64,000 in project.

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

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario reported asbestos report found no asbestos. Demolition bids due April 14. Colin Fitch preparing document to go in front of Farley Toothman recommending to tear down structure. RDA cannot go further until Farley Toothman approves plan.

-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 that 83 2<sup>nd</sup> St Crucible is complete. Signed LIPC for 83 2<sup>nd</sup> St, Crucible on April 7, 2017 with Eva Rex and Walter Hlatky. Sold for \$67,500. Approximately \$35,900 in project.

Steve Salisbury is working on 296 5<sup>th</sup> Avenue, Crucible. Consistent help from community service volunteers through the Court, Greene County Prison, and SCI Greene inmates. Bruce and Melissa Shipley interested in 296 5<sup>th</sup> Avenue, Crucible. Application distributed. Approximately \$23,000 will be in home. Shipleys' are pre-qualified for a USDA loan. When Salisbury is finished in Crucible, he will start on 333 Steel Hill Rd.

Volunteer help from Greene County Prison and Court will be miniscule in spring and summer due to them working outside for other Government entities and non-profits.

### **Parkview Knoll, Carmichaels**

Documents for Park View Knoll funds passing through RDA will be ready to be signed soon.

### **120 Short St., Clarksville**

Calvario reported some asbestos abatement must be done before demolishing.

### **133 Bowlby St., Waynesburg**

Calvario reported that this is the property donated to RDA. Fire in home 2012. Roof repaired. Will put repairs out to bid.

### **117 Duquesne St., Greensboro**

Home donated to RDA by First Federal. Calvario reported that a tarp has been placed over the roof. Salisbury will start on this home after he is finished with 333 Steel Hill Rd.

### **158 Greensboro Road**

Calvario reported there will be a hearing on April 21 in front of Lou Dayich over bid submitted through Tax Claim for 158 Greensboro Rd. K. Kevin Kendralla filed petition to stop sale. RDA bid \$50 per parcel for three parcels through Tax Claim. After discussion, Ralph Burchianti made a **motion** to bid up to \$5,000 on this home. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

### **NEW BUSINESS**

1. Calvario stated that Salisbury will be finished with 296 5<sup>th</sup> Avenue in two weeks and Board needs to set a selling price for 296 5<sup>th</sup> Avenue, Crucible. Bruce and Melissa Shipley have been pre-approved for a USDA Loan. Calvario also stated that Dave Arnold, realtor, is involved since this is a USDA Loan at a 3% commission. After discussion, Marcia Sonneborn made a **motion** to sell 296 5<sup>th</sup> Avenue for \$65,000 and for Dave Calvario to negotiate if it does not appraise at \$65,000 by USDA. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
2. Written offer from Brandon Meyer for Floral Shop, 146 E. High Street, Waynesburg was presented and discussed. Calvario also reported that Shane Cole and his wife contacted him on Friday, April 7 to see inside of building and for price. After discussion, Barry Nelson made a **motion** for Calvario to contact Shane Cole and request his bid by Friday, April 21; speak with Robbie Matesic and seek her assistance to help sell the building; and minimum Board would accept to sell building is \$85,000. Ralph Burchianti 2<sup>nd</sup>. Marcia Sonneborn was not in favor of the **motion**. Motion carried.

### **DIRECTOR'S REPORT**

1. Calvario distributed copy of letter sent to Jessica Cole and Reginald Williams for LIPC on 252 Cherry Alley, Waynesburg.
2. Calvario distributed draft of historical summary report of RDA properties. More data needs to be filed in, but wanted feedback from Board on template.
3. Calvario reported that he spoke with Chuck Morris regarding 2017 Judicial Sale. Chuck hopes to have it in the next few months.
4. Calvario distributed email from Colleen Nelson on how she can assist RDA to publicize homes for sale and promote RDA overall. Cost will be \$20 per hour.
5. Calvario reported that RDA will appear in the Herald Standard and Greene County Messenger Progress Editions. Cost will be approximately \$610.00.

### **ADJOURNMENT**

Ralph Burchianti made a **motion** to adjourn at 2:55 p.m.