

Redevelopment Authority County of Greene
Meeting Minutes
May 8, 2017

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

Barry Nelson made a **motion** to accept the minutes from the April 10, 2017 meeting. Ralph Burchianti 2nd. All were in favor and the motion passed.

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. Ralph Burchianti had questions on Profit and Loss statement for April, under 43210 (Interest Income Investments). Calvario stated this is where interest from Land Installment Purchase Contracts is recorded each month. Payments are recorded as follows: principal goes to construction costs; interest to interest income investments; taxes to real estate taxes; insurance to property insurance. 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 complete. \$386,835.06 spent on project. Calvario reported that after discussion with Board members, Colin Fitch and David Baily, letter from Pastorius' attorney, Stephen Curry, dated April 5, 2017, was turned over to Cincinnati Insurance to determine if claim covered under general liability.

Delancy Heights (145 Fairview Avenue and 126 Fairview Avenue), Jefferson

145 Fairview Avenue (new modular) complete. No appliances in home. Listed at \$140,000. No interest or showings in last six weeks. \$128,000 in project. Calvario asked that Board consider lowering price of home and/or listing with a realtor. After discussion, Marcia Sonneborn made a **motion** to list homes with a realtor for up to 5% commission when necessary. Ralph Burchianti 2nd. All were in favor and the motion passed. This motion will also be entered into the RACG policy manual. After discussion, Barry Nelson made a **motion** to list 145 Fairview Avenue with a realtor. Marcia Sonneborn 2nd. All were in favor and the motion passed.

126 Fairview Avenue: Calvario reported that GCCTC has over ½ drywall up and are making good progress. Last day for GCCTC students is June 1.

Calvario reported no update on Howard Contracting letter from attorney.

Nazer St. Remediation and Stabilization Update

Calvario reported that he presented to Waynesburg Borough on February 13, 2017, asking the Borough to partner with Pirhl Development and RDA to demolish 343 and 355 Nazer St, two blighted structures. Calvario reported that he spoke with Mike Simms 3rd week of April, and Simms said Borough Council has not taken any action on request.

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. Per Keith Davin, family selection committee working on selecting family for home. Once family selected, size of home needed will be built. Davin believes work on footers will be started by end of June.

Partnership with GCCTC

Calvario reported RDA will hire up to two GCCTC students for summer. Students will be paid through a combination of funds: Community Action SW; SW Training, Inc.; Greene County; and RDA. When/if students are hired through SW Training, Inc., they are permitted to work six weeks, July 5-August 15, up to 32.5 hours per week. Calvario reminded Board that during the April 2016 meeting, Board authorized \$3,500 be spent to hire students during summer.

127 School St. Rehab

Calvario reported that a one-year LIPC was signed with Melissa Frameli on April 7. Sold for \$67,500, paid \$3,000 down payment, \$600 per month PITI 5% interest. Down payment check returned for NSF. Cashier's check submitted on April 28, 2017 for \$3,010 to cover NSF check. \$64,261.66 spent on project.

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

Calvario reported that Home Remodeling by Riggs gave a verbal price of building homes for \$132,000 per unit. Riggs has not done new construction previously. Board members began to state the work that must be done prior to beginning construction. Calvario reported still waiting for estimate from Hughes Corporation from Sycamore.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario reported RDA appeared in front of Farley Toothman for Motions Court on April 27. Hearing to raze structure has been scheduled for June 1. Low bid to demolish was from Apex Pipe & Earth Xcavation for \$16,000.

-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.

83 2nd St., Crucible

Calvario reported that a one-year LIPC was signed with Eva Rex and Walter Hlatky on April 7. Sold for \$67,500, paid \$3,000 down payment, \$600 per month PITI 5% interest. \$37,015.80 spent on project.

296 5th Avenue, Crucible

Calvario reported that a one-year LIPC was signed with Bruce and Melissa Shipley on April 27. Sold for \$65,000, paid \$2,500 down payment, \$600 per month PITI 5% interest. \$20,451.45 spent on project, but will go higher based on Cole Plumbing and Heating installing outside AC unit.

Current Projects

Calvario reported that Steve Salisbury is working on 333 Steele Hill Road, Mt. Morris.

Parkview Knoll, Carmichaels

Documents for Park View Knoll funds to pass through RDA were signed and notarized on April 24, 2017.

120 Short St., Clarksville

Calvario reported structure will be demolished by Morgan Township soon.

133 Bowlby St., Waynesburg

Property donated to RDA. Fire in home 2012. Roof repaired. Pre-bid walk through held May 4. Bids due May 23.

117 Duquesne St., Greensboro

Home donated to RDA by First Federal. Tarp has been placed over the roof to protect until Steve Salisbury can start rehabbing.

158 Greensboro Road

Calvario reported hearing was held 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. Calvario reported that he met with Kendralla prior to hearing and decided to allow Kendralla to purchase home and lots for \$51.00 each due to number of contiguous property he owns in area. Calvario believes RDA might purchase homes from Kendralla in future when he looks to sell properties.

NEW BUSINESS

1. After discussion, Ralph Burchianti made a **motion** to accept sales agreement from Brandon and Lynne Meyer to purchase 146 E. High St., Waynesburg for \$85,000. Barry Nelson 2nd. Marcia Sonneborn no. **Motion** carried.
2. Calvario presented handout on Director and Officer insurance policy for RACG through County. After discussion, Board felt comfortable with coverage provided.

DIRECTOR'S REPORT

1. Calvario distributed and reviewed historical summary of RDA projects and properties involved with.
2. Unsure when next Judicial Sale will be held. Calvario looking at purchasing other properties.
3. Calvario reported that RACG did not receive PHARE RTT grant submitted for GI Town. Feedback from Bryce Maretzki and Clay Lambert on application: 140 total applications received for \$55,000,000; \$12,000,000 to allocate; 1/3 of funds went to tax credit projects previously approved to cover shortfall; Counties receiving Act 13 funds received little to no RTT funds; Greene County has received over \$4,500,000 in Marcellus Shale funds over years; encouraged RDA to submit application when Act 13 RFP comes out; PHARE is open to reallocate 2015 PHARE funds from Accessible Dreams II to GI Town project, suggested Calvario discuss reallocation with Commissioners.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:33 p.m.