

Redevelopment Authority County of Greene
Meeting Minutes
June 12, 2017

CALL TO ORDER John Dorean called the meeting to order at 1:12p.m.

SIGN IN

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

Absent:

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 May 8, 2017 meeting. Thelma Szarell 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. 61% of County funds are remaining for salaries and benefits as we start month six (June). Thelma Szarell made a **motion** to accept the Treasurer's Report for file and final audit. Ralph Burchianti 2nd. All were in favor and the motion passed.

OLD BUSINESS

Floral Building

Calvario reported that building is under Sales Agreement, but title problems exist from when purchased at December 2015 Judicial Sale. Colin Fitch and Calvario are working to have Jay and Mike Gardner sign Quit Claim Deed. Chuck Morris has corresponded with PA Department of Revenue regarding judgements on property.

Calvario reported that Lis Pendens filed by Pastorius' attorney does not fit matter per Colin Fitch. Colin Fitch has filed Praecipe for Entry of Appearance to File Complaint on May 23, 2017 against Pastorius.

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 showings. Letter sent to local realtors in May distributed. \$128,000 in project. Calvario asked Board to consider listing property with one realtor so it is published in Multi-List. Calvario instructed to develop RFP to send to local realtors obtaining following information: will property must be listed in Multi-List, commission fee, years in business, number of staff, etc.

126 Fairview Avenue: Calvario reported that GCCTC hung all the drywall. Prompt Quality Painting has completed finishing drywall.

Calvario reported no update on Howard Contracting letter from attorney.

Nazer St. Remediation and Stabilization Update

No progress on demolishing 343 and 355 Nazer St in cooperation with Waynesburg Borough and Pirhl Development. Marcia Sonneborn may contact Borough Council members to see what they are thinking.

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 hired two Vo-tech students for summer to work with Steve Salisbury. County and RDA will pay students for four weeks, and then SW Training, Inc will pay students July 5-August 15. Students will work 40 hours weekly while being paid by County and RDA; will work 32.5 hours while being paid by SW Training, Inc.

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 delivered a bid packet on Friday with specifics, but he has not reviewed it.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario reported on June 1, 2017, Farley Toothman gave Court Order for structure to be demolished. Demolition will start soon and septic will be assessed after demolition and make recommendation to Court.

-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 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 sent to Ralph Falbo attorney.

120 Short St., Clarksville

Calvario reported structure was demolished by Morgan Township.

133 Bowlby St., Waynesburg

Property donated to RDA. Fire in home 2012. Bid to rehab awarded to Home Remodeling by Riggs, \$82,550. In conversation with Rick Kalsey, house might sell for \$70,000.

117 Duquesne St., Greensboro

Put tarp over roof. Community Service volunteers removed debris and tore down to studs.

NEW BUSINESS

1. Calvario reported check for May 2017 LIPC payment on 127 School St. was returned for NSF. Homeowner stated purse stolen from car and account closed. A Money Order was submitted to cover NSF check, and Money Order was received for June's payment.
2. Calvario reported that LIPC for 252 Cherry Alley, Waynesburg expires June 30, 2017. Reginald Williams will not be mortgage ready by June 30. Letter outlining mortgage readiness progress from Community Action SW distributed. After discussion, Marcia Sonneborn made a **motion** to extend LIPC, but must continue to show progress in three months, and willing to extend to December 31 if progress to be mortgage ready continues to be made. Barry Nelson 2nd. All were in favor and the motion passed.
3. Homes to consider/purchase
 - a. 44 Larimer Avenue, Bobtown. After discussion, Ralph Burchianti made a **motion** to offer up to \$7,500 to purchase. Barry Nelson 2nd. All were in favor and the motion passed.

- b. 54 1st Avenue, Crucible. After discussion, Ralph Burchianti made a **motion** to offer up to \$17,500 to purchase. Thelma Szarell 2nd. All were in favor and the motion passed.
 - c. 387 S. Moreland St., Bobtown. After discussion, decision was made not to pursue home.
 - d. 220 Third Avenue, Crucible. After discussion, Marcia Sonneborn made a **motion** to offer up to \$15,000. Barry Nelson 2nd. All were in favor and the motion passed.
 - e. 73 Dalzell Avenue, Bobtown. Dave Calvario gave background that home was purchased by Wells Fargo at June 2 Sheriff's Sale. Calvario reported that he has been in touch with Wells Fargo to purchase home or have it donated. After discussion, Thelma Szarell made a **motion** to offer up to \$10,000 if necessary. Marcia Sonneborn 2nd. All were in favor and the motion passed.
4. Barry Nelson stated that he has been in contact with the billboard company that has signs on Greene St. regarding putting a sign at Baily's Crossroads in Carmichaels as a potential source of income for RDA. More information to follow.

DIRECTOR'S REPORT

1. Calvario reported that Tax Claim has asked Pollock and Morris to focus on 20-25 properties for Judicial Sale and then do the same in a few months. No date set for 2017 Judicial Sale.
2. Calvario discussed funds available from Cumberland Township to address blight. Marcia Sonneborn will review with Supervisors.
3. Calvario reported that he toured Jefferson Fairgrounds with Rick Tekavec looking at blighted properties. Calvario reported that he has been in touch with Northeast Energy from Indiana, PA regarding abandoned company homes they have in the Fairgrounds. Northeast Energy is in Bankruptcy at present time.
4. Calvario reported that Patricia Pataski, 108 Elm St., Clarksville (1/2 duplex Pitt Gas) has paid off roof replacement.
5. David Burg from Pirhl Development contacted Calvario regarding a work force development project near McCracken's Pharmacy. Composition of Board would need to change due to new LIHTC requirements. Calvario encouraged Burg to consider Cumberland Township for work force housing development since push-back from Waynesburg Borough.
6. Calvario reported that Josh Hughes from the Miller-Valentine Group contacted him regarding a LIHTC application for Greene County. Calvario showed him around area. Interested in land near hospital. Hughes made offer to Community Action SW for land on Victoria Lane. Hughes in contact with Rick Kalsey regarding land above hospital.
7. Discussed not receiving GI Town Blight Remediation Grant from PHARE RTT. Calvario said he has a conference call with Diana Myers and Karen Bennett regarding funding options. After discussion, Calvario will contact Jeff Marshall to reallocate a portion of the \$450,000 from Accessible Dreams II towards the GI Town project.
8. Calvario asked for feedback on Board meetings, operation overall. Consensus was to keep heading in same direction.
9. Based on input from Carol Gooden, Calvario mentioned that his mileage reimbursements are averaging around \$400.00 per month. Carol believes a vehicle

could be leased at same amount. After discussion, decision tabled for a few months to see how mileage continues.

ADJOURNMENT

Marcia Sonneborn made a **motion** to recess meeting and reconvene on June 23, 2017 at 1:00 p.m. for the purpose of general business. Barry Nelson 2nd. All were in favor and the motion passed.