

Redevelopment Authority County of Greene
Meeting Minutes
September 11, 2017

CALL TO ORDER John Dorean called the meeting to order at 1:02 p.m.

SIGN IN

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

Absent: Barry Nelson

Guests Present:

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Marcia Sonneborn made a **motion** to accept the minutes from the August 14, 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 (through July) presented. Calvario stated that expenditures and income are normal for month. After discussion, John Dorean assumed the **motion** (after consensus) to accept the Treasurer's Report as distributed for file and final audit.

OLD BUSINESS

Floral Building

Pastorius lawsuit will go in front of Court. Calvario reported that he spoke with Jeff Marshall for update on Governor's Office releasing PA Department of Revenue and L & I liens. Working on waiving liens. Calvario reported a few calls on building asking for price. No follow up calls. Building is listed on RDA's site, Greene Site Search, Pittsburgh Prospector (Regional site) and Zoom Prospector (National site). After discussion, decision made not to list building with realtor at this time. Allow one or two months to see if any serious interest.

Delancy Heights, 126 Fairview Avenue, Jefferson

Project partnering with GCCTC. Student intern painting interior.

Nazer St. Remediation and Stabilization Update

Greene County Habitat receiving \$150,000 from 2015 PHARE funds to build two homes on E. Franklin St. RDA will be grantor of funds to Habitat in progress payments as work progresses. Calvario stated that he spoke with Keith Davin and informed him of Board's decision that construction on first house must begin by October 1, 2017 and completed by July 1, 2018. Construction on second house must begin by July 1, 2018 and occupied by July 1, 2019. If deadlines are not met, funds would be reallocated to another project.

Old Rogersville School Development

Calvario reported that customer, vendor, and bank references on Hughes Corporation were outstanding. Proceeding to sign contract with Hughes Corporation. Met with Hughes Corporation and Center Township Supervisors at site on September 7. All areas are progressing. Harshman Engineering putting together building permit. Discussed ground breaking publicity/pictures and who to invite: Township Supervisors, Commissioners, PHARE, RDA Board Members, John and Kathy McNay, Pam Snyder, Camera Bartolotta, and local newspapers. Selling/advertising/cost of townhomes. Calvario will obtain sales agreement template from Colin Fitch. Calvario is working with Maribeth Coote on advertising. Additional costs needed from Calvario before sale price can be established.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario reported Colin Fitch's recommendation is to keep conservatorship open until we know more about septic system. Once we know more about septic system, we can ask Court for a free and clear sale (public sale).
-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. Steve should be finished with 333 soon and will move to 117 Duquesne St., Greensboro.

Parkview Knoll, Carmichaels

No update on funds for Parkview Knoll from County and Cumberland Township.

133 Bowlby St., Waynesburg

Property donated to RDA. Home Remodeling by Riggs has started to rebuild home.

117 Duquesne St., Greensboro

New metal roof installed.

Cumberland Township Donation

Cumberland Township has pledged \$90,000 to address blight in the Township. Marcia Sonneborn will confirm this figure.

73 Dalzell Avenue, Bobtown

Closed on home August 30. Purchased from Wells Fargo for \$27,000.

Pitt Gas Properties

Calvario reported title searches are being done on two properties Patsy Bell wants to sell in Pitt Gas (duplex and single-family home).

Nemacolin, PHARE Grant

Calvario reported he toured old side of Nemacolin with Angie and Wanda.

Proposals from Realtors

Tabled discussion on proposals from realtors to sell RDA properties.

Benedum Foundation Grant

Benedum Foundation approved grant to address blight in Pitt Gas, Chartiers Hill, and Teagarden Homes.

Reallocation of 2015 PHARE Funds (from Accessible Dreams II Project)

Calvario reported Commissioners approved reallocating \$200,000 of 2015 PHARE funds to address blight removal and rehabilitation in Teagarden Homes. Calvario stated he must submit a updated budget to PHARE.

NEW BUSINESS

1. Reviewed Comparative Market Analysis prepared for 333 Steele Hill Rd. After discussion, Thelma Szarell made a **motion** to sell home for \$115,000 through a two-year Land Installment Purchase Contract. Selling price acknowledges approximately \$3,500 in sweat equity hours put in by Riggleman family. Ralph Burchianti 2nd. All were in favor and the motion passed.
2. Calvario presented that Riggleman's can only afford down payment of \$5,000 and \$800 per month for first year. At end of first year of LIPC, will discuss monthly payment going to \$900.
3. Reviewed and discussed EQT lease for property in Jefferson Borough and Jefferson Township. Board concern with "Gas Royalty Payment Without Deduction" language. After discussion, Calvario conferenced in Heather Pezzuti from EQT to

clarify. Concern that “without deduction” wording was only in heading and not in body of paragraph. Pezutti agreed to insert “no deduction” into body of paragraph. After discussion, Ralph Burchianti made a **motion** to sign gas lease with EQT as long as language in new contract reflected “no deduction” in body of paragraph. Thelma Szarell 2nd. All were in favor and the motion passed.

DIRECTOR’S REPORT

1. Steve Salisbury hurt his back on August 21 lifting a bucket of drywall mud. On Workman’s Compensation. Should be back soon.
2. Distributed letter from Community Action SW that name is changing to Blueprints.
3. No date set for 2017 Judicial Sale. Continue to look for houses.
4. Reviewed finances and email from Jeff Marshall seeking additional funds as Rogersville project commences.
5. Baily Insurance found another company to lower premiums.
6. Current/future projects: 333 Steele Hill Rd, Rogersville Development, 117 Duquesne St, 133 Bowlby St, 54 1st Ave, 73 Dalzell St, 126 Fairview Ave, Benedum Grant (Chartiers Hill, GI Town, Pitt Gas). Nemaocolin?
7. 7 LIPCs, 8 once Riggelman’s sign. 1 rental (145 Fairview Ave).

ADJOURNMENT

Thelma Szarell made a **motion** to adjourn at 2:56 p.m.