

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

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

**SIGN IN**

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

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 September 11, 2017 meeting. Ralph Burchianti 2<sup>nd</sup>. 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 August) presented. Calvario stated that expenditures and income are normal for month. Marcia Sonneborn made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Marcia Sonneborn, Barry Nelson and Dave Calvario summarized comments made during argument hearing in front of Farley Toothman regarding Pastorius lawsuit. Toothman will rule on what can be included in lawsuit. No update from Governor's Office releasing PA Department of Revenue and L & I liens. Dave Coder said they will waive the liens and are working on it. Calvario reported no calls or interest in building and whether or not we should contract with a realtor. After discussion, decision made not to contract with a realtor until title issues are cleared up.

**Delancy Heights, 126 Fairview Avenue, Jefferson**

Project partnering with GCCTC. No update. May use as site with GCCTC in Spring.

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

Letter from Keith Davin, Greene County Habitat for Humanity Executive Director, distributed regarding status of building home on E. Franklin St. Project involves \$150,000 2015 PHARE funds.

## **Old Rogersville School Development**

Calvario gave update on project and distributed pictures. First progress payment of \$72,765 made to Hughes Corporation. Reviewed and made changes to flier advertising homes. Discussed letter from Colin Fitch regarding bonds and mechanics liens for project. After discussion, Barry Nelson made a **motion** to set the selling price of each home in first duplex at \$165,000. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

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

- Wind Ridge, Chambers property. RDA appointed Conservator. Will assess septic system in winter after brush gone.
- 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 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.

## **Cumberland Township Donation**

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

## **Pitt Gas Properties, Clarksville**

Patsy Bell has two properties in Pitt Gas she would like to relinquish. Plan is to donate one and sell one to RDA for \$3,500. Title searches are being done.

## **Nemacolin, PHARE Grant**

Calvario reported County has received \$840,000 in PHARE funds for 2017. Working on grant to address blight in Nemacolin. Deadline to submit grant is October 20, 2017. Decisions will not be made until Spring 2018.

## **Proposals from Realtors**

Tabled discussion on proposals from realtors to sell RDA properties.

## **Benedum Foundation Grant**

Calvario reported that Benedum Foundation approved grant to address blight in Pitt Gas, Chartiers Hill, Teagarden Homes (GI Town). Grant will be administered by the PA Housing Alliance. Chris Gulotta, consultant with PA Housing Alliance, did site visit on September 27. Study/blight assessment of three villages will be done by Maribeth Coote.

## **NEW BUSINESS**

1. Distributed Melissa Frameli's follow-up meeting letter from Blueprints (formerly Community Action Southwest) regarding her Land Installment Purchase Contract for 127 School St, Clarksville. No decision has to be made now since LIPC is not due until April 2018.
2. Nick and Jenna Riggleman informed Calvario they would not purchase 333 Steele Hill Rd, Mt. Morris through a Land Installment Purchase Contract.
3. Distributed letter from Northeast Energy regarding two homes they own in Jefferson Fairgrounds. Decided not to pursue due to price.
4. Calvario reported that SW Regional Chief of Police contacted him regarding a blighted home in Brave, and how Wayne Township and RDA might address matter together.
5. Distributed list of RDA Board terms and expiration dates. Marcia Sonneborn's term expires 12/31/17. Marcia agreed to serve again if appointed by Commissioners. Calvario will inform Jeff Marshall that Marcia is willing to serve another five-year term.

## **DIRECTOR'S REPORT**

1. No date set for 2017 Judicial Sale. Continue to look for houses.
2. Reviewed finances as large cash layouts occur for Rogersville project.

## **ADJOURNMENT**

Thelma Szarell made a **motion** to adjourn at 2:23 p.m.