

Redevelopment Authority County of Greene
Meeting Minutes
December 11, 2017

CALL TO ORDER John Dorean called the meeting to order at 1:03 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

Marcia Sonneborn made a **motion** to accept the minutes from the November 13, 2017 meeting. Barry Nelson 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

Marcia Sonneborn made a **motion** to enter Executive Session at 1:20 pm to discuss a litigation matter. Ralph Burchianti 2nd. All were in favor and entered Executive Session. Marcia Sonneborn made a **motion** to exit Executive Session at 1:36 pm. Ralph Burchianti 2nd. All were in favor and exited 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, except \$100,000 on monthly income statement was pass-through funds received for Ralph Falbo, Inc. for Parkview Knoll Community Center. Funds are getting tight with seven Land Installment Purchase Contracts active and Rogersville development progressing. Marcia Sonneborn made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2nd. All were in favor and the motion passed.

OLD BUSINESS

Floral Building

Discussed Pastorius lawsuit and need to clear lis pendens from record in order to have clean title. No update on clearing PA Department of Revenue and L & I liens. Dave Coder told Calvario, Governor's Office is working on release of liens.

Delancy Heights, 126 Fairview Avenue, Jefferson

Steve Salisbury will begin working on 126 Fairview in January. GCCTC will have 6-7 students working with Steve during spring semester (2-3 students in AM, 3-4 students in PM). Students will be paid up to 90 hours through Blueprints. Budget distributed.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity has not started construction on home.

Old Rogersville School Development

Calvario gave update on project. Third progress payment of \$45,364.50 made to Hughes Corporation. Discussed installing two manholes. Calvario will discuss need for manholes with engineer, Township Supervisors, and Sewer Authority. If no manholes, an entity must take ownership of the sewer lines. Kitchen appliances purchased for both units for \$3,172.20. Reviewed budget. Consensus of the Board was to upgrade countertops to granite, upgrade flooring in unit one to engineered hardwood on first floor, and upgrade dining room and kitchen flooring in unit two to engineered hardwood. Calvario reported we are responsible for opening trench and installing conduit for cable TV and phone lines. Discussed holding open house when completed.

Discussions with Morris, Perry, and Richhill Township Supervisors

- Wind Ridge, Chambers property. RDA appointed Conservator. Will assess septic system on December 14 with Tim Neil.
- Nineveh, Kita property. No update.
- Mt. Morris, Dotson property. No update.

Current Projects

Calvario reported that Steve Salisbury is working on 117 Duquesne St., Greensboro. Will be finished in early January. Jeff Widdup from First Federal Savings and Loan saw house recently since they donated home to RDA.

Parkview Knoll, Carmichaels

Calvario reported payment of \$100,000 was made to Ralph Falbo, Inc. for Parkview Knoll Community Center.

133 Bowlby St., Waynesburg

Property donated to RDA. Home Remodeling by Riggs is working on home. Should be complete by end of January.

Pitt Gas Properties, Clarksville

Patsy Bell has two properties in Pitt Gas she would like to relinquish to RDA (duplex and single-family home). Title searches revealed liens on both properties. Enlisted help of Pan Snyder's office to locate lien holders.

Proposals from Realtors

Tabled discussion on proposals from realtors to sell RDA properties.

Benedum Foundation Grant

Summary of Benedum Foundation grant to address blight in Pitt Gas, Chartiers Hill, Teagarden Homes (GI Town) distributed. Chris Gulotta, consultant with PA Housing Alliance, working with RDA on three action areas identified in grant.

NEW BUSINESS

1. Reviewed homeowner applications and sale of homes:
 - a. Thelma Szarell made a **motion** that the selling price of 126 Fairview, Avenue Jefferson will not exceed \$115,000 and will include the sale of both lots with property. Barry Nelson 2nd. All were in favor and the motion passed.
 - b. Marcia Sonneborn made a **motion** to initiate a 2-year Land Installment Purchase Contract for 333 Steele Hill Road, Mt. Morris for \$125,000 with Kevin Baker and Desiree Yoss, \$5,000 down payment, and \$800 per month payment which includes escrow for taxes and insurance. Barry Nelson 2nd. All were in favor and the motion passed.
 - c. Ralph Burchianti made a **motion** to sell 117 Duquesne Street, Greensboro for \$70,000, \$3,500 down payment, and \$700 per month payment which includes escrow for taxes and insurance. Barry Nelson 2nd. All were in favor and the motion passed. Calvario reported that he met with Charles and Jodie Marietta regarding home and are interested. Calvario will communicate price to them.
2. Ralph Burchianti made a **motion** to accept the donation of 323 Third Street, Mather from John and Kathy McNay pending free and clear title.
3. After discussion, Barry Nelson made a **motion** to pay \$19,000 for 38 A Street, Clarksville (Teagarden Homes). Thelma Szarell 2nd. All were in favor and the motion passed. Morgan Township will demolish and haul debris away.
4. Development of Homeowners' Association for Rogersville Development tabled.
5. Reviewed letter from Police Chief Michael Natale regarding blighted home in Brave (Wayne Township). Calvario instructed to ask Supervisors what they are willing to do and want from us. Township must take ownership of property.
6. Keystone Posting expressed interest in renting space at Bailey's Crossroads for billboard. Barry Nelson will follow up with company.

DIRECTOR'S REPORT

1. No date set for 2017 Judicial Sale. Continue to look for houses.
2. Calvario reported he was asked to join Threshold Housing Development Board of Directors. He agreed, but will abstain from any matter where a conflict of interest might be present.
3. During Greene County Housing Team meeting on November 30, Karen Bennett stated that Waynesburg House (apartments below Post Office) are in poor condition and the owner is not making necessary repairs. Housing Team suggested RDA take this on as a project. Calvario did not think a good idea.

4. Received five calls on Rogersville townhomes and 333 Steele Hill Road home from article and advertisement in Greene Saver.
5. Distributed and reviewed summary report on 2012, 2013, and 2014 PHARE funds and meeting 30% requirement. Two unoccupied homes (126 Fairview Ave and 333 Steele Hill Rd) could help in meeting requirement.
6. Rich Davis is leaving HOME program and moving to Controller's Office starting in January 2018.
7. Discussed finances and need to sell homes.

ADJOURNMENT

Barry Nelson made a **motion** to adjourn at 3:22 p.m.