

Redevelopment Authority County of Greene
Meeting Minutes
February 12, 2018

CALL TO ORDER John Dorean called the meeting to order at 1:04 p.m.

SIGN IN

Present: Marcia Sonneborn (a few minutes late), Ralph Burchianti, John Dorean, Barry Nelson

Absent: Thelma Szarell

Guests Present:

Staff Present: Dave Calvario

REORGANIZATION OF BOARD (Election of New Officers)

Barry Nelson made a **motion** and nominated Marcia Sonneborn as Chairman, Ralph Burchianti as Vice Chair, Thelma Szarell as Treasurer, Barry Nelson as Secretary, John Dorean as Assistant Secretary/Treasurer, and moved that nominations be closed. Ralph Burchianti 2nd. All were in favor and the motion passed.

Ralph Burchianti chaired next few minutes of meeting. Upon arrival, Marcia Sonneborn chaired remainder of meeting.

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

John Dorean made a **motion** to accept the minutes from the December 11, 2017 meeting. Barry Nelson 2nd. All were in favor and the motion passed. No meeting was held on January 8, 2018. Meeting cancelled due to weather conditions.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Since no meeting in January 2018, 2017 Balance Sheet, December 2017 Profit and Loss, and 2017 Profit and Loss Year to Date were reviewed; in addition to 2018 Balance Sheet, Current Month P & L, YTD P & L. 2017 County Statement of Revenues and Expenditures through December 31 presented. Calvario stated that expenditures and income are normal, but that funds are tight. Calvario reviewed current amounts in three Community Bank accounts. Calvario stated he has been in contact with Jeff Marshall regarding receiving \$200,000 PHARE funds for Teagarden Homes project. John Dorean made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Ralph Burchianti 2nd. All were in favor and the motion passed.

Summary list of 2017 1099s issued was distributed.

OLD BUSINESS

Floral Building

Discussed Pastorius lawsuit and need to clear lis pendens from record in order to have clean title. Calvario has been in contact with Colin Fitch regarding letter from Peacock & Keller dismissing Pastorius Complaint. Fitch has said based on conversations with Doug Nolin, Esquire, letter to dismiss is coming. PA Department of Revenue lien waiver letters were recorded in Prothonotary's Office last week. Still unclear if L & I liens were part of Department of Revenue waivers. Calvario will check on liens and update Board.

Discussed January 30 email from Bryan Cumberlandge with Waynesburg Borough on Pastorius email to him on rodents coming into her building. Distributed letter from Cline Pest Control on February 6, 2018 inspection of Floral Building and no signs of rodents found. No interest in building.

Delancy Heights, 126 Fairview Avenue, Jefferson

Finishing work being done on 126 Fairview, Jefferson. Five students from GCCTC working with Steve Salisbury and being paid by Blueprints up to 90 hours (Wade Belford and Colby Simkovic from Jefferson Morgan; Lance Lindsay from West Greene; Austin Strahan and Josh Rex from Carmichaels). This is in addition to County student worker (Nathan Bilonick).

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. Two to four weeks before finished. Fourth progress payment of \$27,794.70 and fifth progress payment of \$15,404.40 made to Hughes Corporation. Final payment of approximately \$25,000 due upon completion. Approximately \$35,000 in change orders. Calvario stated that manholes are not needed based on meeting at site with Sewer Authority, Township Supervisors, contractor and Calvario. HOA will need to take ownership of the sewer lines in the ROW. Discussed open house when complete and putting a few decorations in show home. Current budget distributed.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Calvario distributed letter from Chief Sewage Officer on December 20, 2017 inspection of septic tank/system. After discussion, John Dorean made a **motion** to close Conservatorship. Barry Nelson 2nd. All were in favor and the motion passed.

-Nineveh, Kita property. No update. Calvario reported that in conversation with Bob Keller, Morris Township Supervisor, Keller believes construction of homes on the property being donated to Morris Township by Consol Energy should start in January 2020. Threshold Housing will be involved in construction.

-Mt. Morris, Dotson property. No update. Property purchased by lien holder at Sheriff Sale.

Current Projects

Calvario reported that Steve Salisbury is finishing 126 Fairview, Jefferson. He will start on 73 Dalzell Ave, Bobtown next.

117 Duquesne St., Bobtown

Home is complete. Couple interested in home no longer interested (they believe \$70,000 is too high). Has been advertised in Greene Saver.

133 Bowlby St., Waynesburg

Property donated to RDA. Home is finished. Walk through done by Salisbury and Calvario. A few minor items to complete from walk through.

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

Progress being made on Benedum Foundation Grant to address blight in Pitt Gas, Chartiers Hill, Teagarden Homes; multi-Municipal Code Enforcement; economic development.

Brave (Wayne Township) Blighted Property

Calvario reported assistance from RDA would be minimal to get rid of structure. Possibly a few dumpsters and Calvario assisting with County and SCI Greene prisoner help. Township would take ownership of property.

Bailey's Crossroads

Barry Nelson reported that he has contacted Keystone Posting regarding their interest in placing a billboard. He has not heard back from them. Marcia Sonneborn suggested not entering a long-term lease.

NEW BUSINESS

1. Reviewed summary of 2017 RDA activities and summary given to Commissioners.
2. Closed on 163 Larimer Avenue, Bobtown on December 15, and 323 Third Street, Mather on December 29.
3. Reviewed applications for homes from Megan Goodwin; Melissa Patterson and Chris Fawley; and Joyce and Don Davis.

- a. After discussion, Calvario will discuss Goodwin's application with Melissa Grover from PHARE since Goodwin is close to meeting 50% MAI.
 - b. After discussion, Barry Nelson made a **motion** to sell 133 Bowlby Street for \$85,000. John Dorean 2nd. All were in favor and the motion passed.
 - c. Ralph Burchianti made a **motion** to sign a 24 month Land Installment Purchase Contract with Melissa Patterson and Chris Fawley for \$85,000, 5% down payment, and \$800 payment per month which includes PITI. John Dorean 2nd. All were in favor and the motion passed.
4. HOA for Rogersville Development discussed. Consensus was document from Colin Fitch was cumbersome and lengthy. Calvario will gather other HOA contracts from the area and meet with contractors regarding pricing on cutting grass and snow removal.
 5. Land Installment Purchase Contract signed with Desiree Yoss and Kevin Baker for 333 Steele Hill Rd. \$5,000 down payment, \$800 per month.
 6. Federal Home Loan Bank (FHLB) grant discussed. Calvario stated very competitive and assistance would be needed from internal or external sources in order to submit grant.
 7. 122 2nd St., Clarksville (Pitt Gas) listed in March 2 Sheriff Sale. Lien holder is PHFA, but is a HUD backed mortgage. Calvario working with PHFA to obtain home.
 8. Placed a \$10,000 bid with Sage Acquisitions on 55-56 A Street, Clarksville (Teagarden Homes) a HUD foreclosed property. Bid rejected by HUD/Sage. Calvario working with realtor to pursue further.
 9. Looking at 52 A Street, Clarksville (Teagarden Homes) this week. Asking \$15,000.

DIRECTOR'S REPORT

1. Next Judicial Sale. No date set. Tax Claim hired new solicitor, Blane Black, from Washington County to conduct Judicial Sale. Blane has been doing Judicial Sales for Washington County for last 4-5 years. Continue to look for houses.
2. Finances are tight. Need to sell house(s) and get them off Land Contracts. Reviewed summary of eight LIPCs, when they are due, and which might be paid off this year.
3. Reported that RDA has applied for NAID (Name and Address Identification Number) number. NAID number needed to submit bid on HUD owned homes.
4. Nate Regotti said Severance Tax proposal did not make it to the House floor in November or December. Governor Wolfe has proposed Severance Tax in new budget.
5. Current Inventory/Projects for Steve: 126 Fairview, Jefferson, done by end of February; 73 Dalzell Ave, Bobtown, done by end of April; 163 Larimer Ave, Bobtown, done by end of September; 323 3rd St, Mather, 4-6 months to complete; 54 1st Ave, Crucible, 6-8 months to complete. No use of outside contractors except for roofs, exterior painting, excavating, gutters, etc. since funds are tight.
6. May obtain control of homes in Pitt Gas and Teagarden Homes in next 2-4 months.
7. State Ethics forms distributed. Board Members and Executive Director need to complete State Ethics forms.

ADJOURNMENT

John Dorean made a **motion** to adjourn at 3:01 p.m.