

Redevelopment Authority County of Greene
Meeting Minutes
March 12, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:09 p.m.

SIGN IN

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

Absent: Thelma Szarell

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 February 12, 2018 meeting. Ralph Burchianti 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2018 Balance Sheet, Current Monthly P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. Calvario stated that expenditures and income are normal for month. \$200,000 of reallocated PHARE funds for project in Clarksville (GI Town) received and deposited in February. Funds are tight with nine Land Installment Purchase Contracts active and Rogersville development in progress. Calvario stated that County has not yet allocated for medical, workers compensation, and unemployment compensation. Ralph Burchianti made a **motion** to accept the Treasurer's Report as distributed for file and final audit. John Dorean 2nd. All were in favor and the motion passed.

OLD BUSINESS

Floral Building

Pastorius lawsuit has been discontinued. Calvario reported that he is working to clear L & I liens and that there has not been any interest in the building recently. After discussion on listing building with a realtor, Ralph Burchianti made a **motion** to list with Baily Real Estate. John Dorean 2nd. All were in favor and the motion passed.

Delancy Heights, 126 Fairview Avenue, Jefferson

Construction on 126 Fairview Avenue is almost finished. Flooring was installed. Steve needs to mount counters. Home is approximately 1176 sq. ft. Rick Kalsey will have CMA in next few days. Joyce and Don Davis are interested in home. Their homebuyer application was distributed. Calvario reported they have applied for USDA loan. Budget distributed. Selling price for home and lots \$115,000.

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. Left unit will finished by April 1. Final payment to Hughes Corporation approximately \$25,000 when finished. Open House scheduled for April 13, 5-8 pm; April 14, 12-4 pm; and April 15, 1-4 pm. Reviewed budget. Calvario said costs should come in around \$140,000 per home, plus landscaping.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Reviewed letter from Colin Fitch on closing Conservatorship. After discussion, Calvario was instructed to write a letter to the three taxing bodies asking that back and current taxes, and penalties be waived.

117 Duquesne St., Greensboro

Home is complete. No interest in home. Was advertised in Greene Saver. After discussion on listing home with a realtor, Ralph Burchianti made a **motion** to list the home with Baily Real Estate and seek the lowest commission possible since RDA will be listing two properties with Baily. John Dorean 2nd. All were in favor and the motion passed.

133 Bowlby St., Waynesburg

Property donated to RDA. Home is complete. Calvario reported that LIPC was signed on February 28, 2018 with Chris Fawley and Melissa Patterson. \$5,000 down payment, \$725 per month (PITI), 24-month LIPC. Board requested \$800 monthly payment. Family did not believe they could afford \$800 monthly payment and still pay down/off debts.

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

No update since last meeting.

Keystone Posting Sign at Bailey's Crossroads

No update since last meeting.

HOA for Rogersville Town Homes

Calvario working with Colin Fitch to make documents simple.

FHLB Affordable Housing Program (AHP) Grant Application

Calvario discussing ideas with GCCTC and County Prison.

NEW BUSINESS

1. John and Kathy McNay would like to donate 375 Ross St, Waynesburg to RDA. Calvario has looked at house and requested a few Board members look at house after meeting today.
2. After discussion, John Dorean made a **motion** approving the bid of \$10,600 to HUD to purchase 55-56 A Street, Clarksville (GI Town). Barry Nelson 2nd. All were in favor and the motion passed.
3. Megan Goodwin is no longer interested in Rogersville townhomes.
4. Calvario reviewed discussion he had with Melissa Frameli/Beabout regarding her LIPC for 127 School St, Clarksville. LIPC was to be paid in full on February 28, 2018. After discussion, John Dorean made a **motion** to extend LIPC until April 1, 2019. Ralph Burchianti 2nd. All were in favor and the motion passed.
5. Calvario discussed 122 2nd St, Clarksville (Pitt Gas) owned by Janna Bryner. PHFA is foreclosing on home. Scheduled for Sheriff Sale April 6. After discussion, John Dorean made a **motion** for the Executive Director to use his discretion on how much to bid for home. Barry Nelson 2nd. All were in favor and the motion passed.
6. Comparative Market Analysis for 126 Fairview Ave not completed. Don and Joyce Davis still interested in home and they have started the USDA loan application. At this time, selling price will remain at \$115,000 for house and adjoining empty lot.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Continue to look for houses.
2. Finances are tight. Need to sell house(s) and get them off Land Contracts. Reviewed summary of nine LIPCs, when they are due, amount due, and which might be paid off this year.
3. After discussion, John Dorean made a **motion** that the LIPC for 252 Cherry Alley, Waynesburg with Reggie Williams must be paid in full by October 1, 2018 or will need to vacate property. Barry Nelson 2nd. All were in favor and the motion passed. Calvario will send letter to Reggie. This will be the third LIPC extension.
4. Thelma Szarell needs to submit State Ethics form.

5. Closing on 38 A Street, Clarksville (GI Town) on March 13. Morgan Township will demolish home. Asbestos will need to be abated.
6. Five GCCTC students working part-time with Steve Salisbury and are being paid through a OVR grant received by Blueprints. This is in addition to the GCCTC student paid by the County for up to 20 hours per week.
7. Discussion on changing PHARE legislation and helping people making less than \$28,450 tabled.
8. Pictures of roof on 333 Steele Hill Rd, Mt. Morris distributed. A new roof is needed due to leaks. Home is occupied and under LIPC.
9. Current projects/homes owned: Rogersville; 73 Dalzell and 163 Larimer, Bobtown; 323 3rd St, Mather; 54 1st Ave, Crucible. Calvario estimates that Steve Salisbury will have work through late 2019.
10. After discussion, Ralph Burchianti made a **motion** to credit individuals \$12.00 per hour for sweat equity put into a home they may purchase. Amount will be taken off final selling price of home. Must submit good records: date worked, hours worked, and summary of work. John Dorean 2nd. All were in favor and the motion passed.
11. Homes purchased at December 2015 Judicial Sale: 83 2nd St, Crucible; 156 Larimer Ave, Bobtown; 127 School St, Clarksville; 333 Steele Hill Rd, Mt. Morris may have title issues. Calvario will gather information.

ADJOURNMENT

John Dorean made a **motion** to adjourn at 2:22 p.m.