

Redevelopment Authority County of Greene
Meeting Minutes
April 9, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:07 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

Thelma Szarell made a **motion** to accept the minutes from the March 12, 2018 meeting. John Dorean 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2018 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. \$1,070 under advertising is for story and advertising in Greene Saver. County statement of revenues and expenditures is only updated through February 28, 2018. 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

Calvario reported that he is working to clear L & I liens. Reviewed and discussed email and comparable from Rick Kalsey and what it sold for. Rick Kalsey believes listing at \$185,000 too high. After discussion, Thelma Szarell made a **motion** to list building with Baily Real Estate for \$89,000. Ralph 2nd. All were in favor and the motion passed.

Delancy Heights, 126 Fairview Avenue, Jefferson

Construction on 126 Fairview Avenue complete. Reviewed and discussed CMA from Rick Kalsey. After discussion, John Dorean made a **motion** to ask \$108,000 for home and vacant lot

next to home. Thelma Szarell 2nd. All were in favor and the motion passed. Joyce and Don Davis interested in home. They have applied for USDA Rural Development Loan, but have not heard back on whether or not they qualify.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity has not started construction on home. John Dorean said Habitat will be ready to go soon.

Old Rogersville School Development

Only left unit will be ready for Open House. A lot of small items to complete on left unit before Open House. Final payment to Hughes Corporation approximately \$25,000 when finished. Open House April 13, 5-8 pm; April 14, 12-4 pm; and April 15, 1-4 pm.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. Waiting to hear back from School District and Township on waiving back and current taxes before approaching Court to close Conservatorship. Calvario stated that he spoke with Tom Chess at County-wide Township meeting and Tom stated Township voted to waive and Superintendent called Tom on RDA request.

117 Duquesne St., Greensboro

Home is complete. No interest in home. Listing with Coldwell Banker. Listing contract not issued yet.

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. Code enforcement and blight strategy forum will be held May 17. Calvario attended County-wide Township meeting to announce forum.

Brave (Wayne Township) Blighted Property

No update.

Keystone Posting Sign at Bailey's Crossroads

No update.

HOA for Rogersville Town Homes

Calvario working with Colin Fitch to make documents simple.

FHLB Affordable Housing Program (AHP) Grant Application

Calvario presented idea of partnering with GCCTC and County Prison to build Superior Walls home(s) in Clarksville (GI Town) since RDA owns two larger pieces of land. If new homes are built, the final selling price will need to be subsidized.

After discussion, Ralph Burchianti made a **motion** to seek assistance from Washington County RDA to pursue FHLB Grant, but to bring cost for their time back to the Board for approval. John Dorean 2nd. All were in favor and the motion passed.

NEW BUSINESS

1. After discussion, John Dorean made a **motion** to offer 2% of selling price if a realtor brought a buyer to purchase a Rogersville townhome. Ralph Burchianti 2nd. All were in favor and the motion passed.
2. After discussion, John Dorean made a **motion** to sell 73 Dalzell Avenue, Bobtown for \$63,999. Ralph Burchianti 2nd. All were in favor and the motion passed.
3. Lease on 145 Fairview Avenue, Jefferson, with Ruth and Larry Barnhart expires on 7-31-18. Charging \$450 per month currently. Couple fits low to moderate income at \$19,560 annually. Annual insurance is \$906. Calvario wants to establish length of next lease and amount at May meeting so he can inform couple.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Continue to look for houses.
2. Declined donation of 375 Ross Street, Waynesburg from John and Kathy McNay.
3. Problem with title to 83 2nd Street, Crucible which was purchased at December 2015 Judicial Sale and is under LIPC with Eva Rex and Walter Hlatky, until April 30, 2018. Couple has applied for USDA Rural Development mortgage. In discussion with Blane Black, new solicitor handling Judicial Sale, it appears title is not clear. Calvario will work with Colin Fitch to address.
4. 296 5th Avenue, Crucible under LIPC until May 1, 2018, Bruce and Melissa Shipley. Should close soon.
5. Need to sell houses/LIPCs. Finances are tight. Nine LIPCs are in place and rental of 145 Fairview Avenue, Jefferson.
6. Closed on 38 A Street, Clarksville (GI Town). Asbestos being abated. Morgan Township will demolish home. Parcel contains four water and four sewer taps.
7. Should close on 55-56 B Street, Clarksville (GI Town) this week. A HUD foreclosure. Paid \$10,600.
8. Purchased 122 Second Street, Clarksville (Pitt Gas) at Sheriff Sale April 6 for \$1,500. Was a PHFA mortgage.
9. Calvario has been in contact with Cheryl Sarvey who owns two homes in GI Town. She inherited them years ago and wants to sell. Pictures distributed. Asking \$25,000 for first home, \$35,000 for second home.
10. Discussed hiring up to four GCCTC students for summer through County and SW Training. Total of 11 weeks, June 4-August 17. SW Training will pay students for 32 hours per week for six weeks. Remaining five weeks will be paid by County. County allocated \$4,785 for one intern during school year and summer. After discussion, Thelma Szarell made a **motion**

- to allocate up to \$5,000 of RDA funds to hire up to four interns from GCCTC for summer of 2018. John Dorean 2nd. All were in favor and the motion passed.
11. Discussion on changing PHARE legislation and helping people making less than \$28,450 tabled.
 12. Notification of PHARE 2017 grant application for Nemaocolin will come after PHFA's April 12 Board meeting.

ADJOURNMENT

John Dorean made a **motion** to adjourn at 2:47 p.m.