

Redevelopment Authority County of Greene
Meeting Minutes
May 14, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:06 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

Ralph Burchianti made a **motion** to accept the minutes from the April 9, 2018 meeting. Barry Nelson 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. \$395 under advertising was for advertising homes for sale in Greene Saver. Thelma Szarell 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. Unclear if personal liens against Jay Gardner impact building. Property listed with Rick Kalsey for \$89,000.

Delancy Heights, 126 Fairview Avenue, Jefferson

Asking \$108,000 for home and vacant lot next to home. New couple are interested in home.

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

Toured left unit only for Open House. Over 50 groups (120 people) came through Friday, Saturday and Sunday for Open House. Units are not complete. Final payment of approximately \$25,000 due to Hughes Corporation when finished.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. All three taxing bodies waived back taxes, interest, penalties, and current taxes so property can be sold free and clear. Colin Fitch asking for permission in Motions Court on May 23 to sell property and close conservatorship.

117 Duquesne St., Greensboro

Home is complete. Will be listed with Coldwell Banker soon. Girlfriend of resident on Duquesne St is interested in home.

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. Letter sent by Colin Fitch to lien holder, HSBC, distributed. Letter Colin received from HSBC discussed. No action will be taken by RACG and we will wait for homes to come up during Judicial Sale.

Proposals from Realtors

Tabled discussion on proposals from realtors to sell RDA properties.

Benedum Foundation Grant—Blight Study

Code enforcement and blight strategy forum will be held May 17 for all municipalities in Greene County. Ann Bargerstock, Mark Gordon, and Steve Coss from the County are presenting. Other presenters attending. Over 20 from County are registered.

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. Calvario gave summary of discussion he had with three staff members of Washington County Redevelopment Authority on assistance with grant. Fee they would charge us was not discussed.

Calvario told to speak with Mine Training Center in Ruff Creek to see if they could be a partner in project.

NEW BUSINESS

1. Lease for 145 Fairview Ave, Jefferson expires July 31, 2018. After discussion, Barry Nelson made a **motion** to increase rent from \$450 to \$500 per month starting August 1, 2108. Thelma Szarell 2nd. All were in favor and the motion passed.
2. Application from Matthew Gajan and JoAnna Perkins for 126 Fairview Ave, Jefferson distributed.
3. PHARE grant for Nemaocolin awarded. Final paperwork being completed for PHFA.
4. After discussion, John Dorean made a **motion** to sell 296 5th Ave, Crucible and 83 2nd St, Crucible for remaining amount due on Land Installment Purchase Contract at time of sale. Barry Nelson 2nd. All were in favor and the motion passed. Closing on 296 5th Ave scheduled for May 16. Closing on 83 2nd St by June 30. 83 2nd St is a USDA Rural Development loan.
5. Discussed that three homes, plus Rogersville duplex are for sale. Should we list with a realtor(s)?
6. Discussed current tax assessment on Floral Shop. Realtor, Rick Kalsey, believes it was re-assessed high. After discussion, sending appeal letter to Tax Assessor tabled and Calvario instructed to pull tax assessment on similar properties for review at next meeting.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Continue to look for houses.
2. Offered \$45,000 to Cheryl Sarvey for two homes in Clarksville (GI Town). 26 A St and 63-64 B/C St. Cheryl inherited from uncle and grandfather. Cheryl wanted \$60,000 originally. When offer of \$45,000 made, she said she would accept \$50,000. After walk through of homes, Salisbury and Calvario felt \$45,000 was fair offer considering work needed.
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. Colin Fitch is working to clear title problems with Mary Jo Rutkosky and daughter Lori Taylor.
4. Discussed marketing townhomes in Washington County. There has been no solid interest in homes thus far. Possibly sell remaining lots and/or build patio homes. After discussion, Thelma Szarell made a **motion** to list Rogersville Townhomes with Keith Herrington in order to obtain exposure in Washington County. Ralph Burchianti 2nd. All were in favor and the motion passed.
5. Need to sell houses/LIPCs. Finances are tight. Nine LIPCs are in place and rental of 145 Fairview Avenue, Jefferson.
6. After discussion, Ralph Burchianti made a **motion** for Executive Director to accept \$160,000 in order to enter into transaction to sell townhome(s) and not bring back to board. Anything lower than \$160,000 would need Board approval. John Dorean 2nd. All were in favor and the motion passed.

7. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership.
8. Discussion purchasing live cameras for vacant properties. Calvario will gather information.
9. RDA project summary and income from Land Contracts distributed. Steve has work for at least two years with homes in inventory to rehab.

ADJOURNMENT

John Dorean made a **motion** to adjourn at 2:42 p.m.