

Redevelopment Authority County of Greene
Meeting Minutes
September 10, 2018
(Day of flooding throughout County)

CALL TO ORDER Ralph Burchianti called the meeting to order at 1:08 p.m.

SIGN IN

Present: Thelma Szarell (via phone), Ralph Burchianti, Barry Nelson

Absent: Marcia Sonneborn

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 August 13, 2018 meeting as distributed via email. Thelma Szarell 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 distributed to those present, but no action taken. Action will be taken at October meeting.

OLD BUSINESS

Floral Building

Property listed with Rick Kalsey for \$89,000. Rick has not received any calls on property. Large number of for sale and for rent signs on High and Greene Streets. Calvario met with Commissioners and Jeff Marshall on August 27 to discuss sale of building, permanent back wall, elevator, help selling building, RACG help with mortgage, etc. Blair Zimmerman took a potential buyer through building. Calvario will follow up with Blair Zimmerman on interest.

Tax Assessment appeal hearing on 9-25-18. Notification distributed.

Delancy Heights, 126 Fairview Avenue, Jefferson

For sale. Asking \$108,000 for home and vacant lot next to home.

Nazer St. Remediation and Stabilization Update

\$75,000 PHARE grant to Greene County Habitat for Humanity to build one home on E. Franklin St, Waynesburg.

Calvario working on letter to PHARE to reallocate \$75,000 from Nazer St. Remediation and Stabilization project to Clarksville (Pitt Gas) for community stabilization.

Old Rogersville School Development

Units are not complete. Getting closer to completion. Final payment of approximately \$25,000 due to Hughes Corporation when finished.

Discussions with Morris Township Supervisors

Threshold Housing to start USDA Rural Development Self-Help development in early 2020 in Nineveh. Thelma Szarell said she has been attending Township meetings regarding development. 2018 PHARE application due 10-19-18. Recipients announced April 2019.

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. HSBC holds mortgage. No action will be taken by RACG and we will wait for homes to come up during Judicial Sale.

Benedum Foundation Grant—Blight Study

Discussing potential third round of Benedum Foundation grant with Chris Gulotta on an economic development piece to include: Old Bank in Rices Landing, Floral Shop, and Greensboro. PA Housing Alliance will submit grant application this fall to Benedum.

HOA for Rogersville Town Homes

Calvario working with Colin Fitch to make documents simple.

Howard Contracting Lawsuit

Howard is disputing our counterclaim to obtain relief on improper installation of French drains. Scheduling Conference will be held on September 26, 10 a.m.

Land Bank Law

Calvario will research SB 667 and report at future Board meeting.

NEW BUSINESS

1. Consider redoing Land Installment Purchase Contracts for 252 Cherry Alley, Waynesburg; and 1880 Jefferson Rd, Rices Lading. Both Land Contracts have been extended multiple times. Calvario reported that in conversation with Victoria Murry (1880 Jefferson Rd), she will receive inheritance from her dad's death in next 3-6 months and plans to pay off Land Contract.

- After discussion, Barry Nelson made a **motion** to terminate current Land Contract with Reginald Williams and Jessica Cole, and put in place new six month Land Contract at an amount of \$700 per month (Principal, 5% Interest, Taxes, Insurance), with a six month option for RACG to renew or not renew. Thelma Szarell 2nd. All were in favor and the motion passed.
2. Colin Fitch said in future, good practice to have Board President and Secretary sign deeds/attest to properties we are selling.
 3. Closed on Land Contracts for 117 Duquesne, St, Greensboro and 83 2nd St, Crucible. Slightly over \$127,000 gross from sale of both properties. Profit of \$24,335.83 on 117 Duquesne St.
 4. Three homes (73 Dalzell Ave, 163 Larimer Ave, and 126 Fairview Ave), plus Rogersville duplex for sale. Working with Rick Kalsey to list two homes in Bobtown and one in Jefferson.
 5. After discussion, Barry Nelson made a **motion** to sell 163 Larimer Ave, Bobtown for \$59,900. Thelma Szarell 2nd. All were in favor and the motion passed.
 6. Discussed email from Mary Beth Pastorius. After discussion, Calvario will work with Bill Whitlatch and exterminator to gain access to building.
 7. Discussed potential new Board members for Commissioners to consider.
 8. After discussion, Thelma Szarell made a **motion** to purchase 29 Wood St, Nemaocolin from Greg Petrock for \$7,000. Barry Nelson 2nd. All were in favor and the motion passed.
 9. Closed on two homes in Clarksville (Teagarden/GI Town) 126 A St. and 63-64 C St on September 6. We now own three homes in GI Town.
 10. Six homes in inventory to rehab. Looking to contract out one or two homes to rehab. Hire casual/seasonal employee?
 11. Steve Salisbury started working on 54 1st Ave, Crucible. Weather side of house has a lot of rot. Will need to hire outside contractor for some of the outside work.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Looking to hold in October 2018. Continue to look for houses.
2. Calvario asked for permission to attend PA Housing Alliance annual conference in Harrisburg, October 29-31. Cost would be approximately \$900 for two nights of lodging, meals, mileage, turnpike tolls, conference registration. No County funds for staff development. Presenting with two others on rural blight. After discussion, Thelma Szarell made a **motion** approving Calvario to attend the PA Housing Alliance conference at a cost not to exceed \$1,000. Barry Nelson 2nd All were in favor and the motion passed.
3. Finances. Need to sell houses/LIPCs. Finances are tight. Seven LIPCs are in place and rental of 145 Fairview Ave, Jefferson.
4. Nemaocolin home owner occupied rehab meetings held August 15 and 16. Good turnout.
5. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership.
6. Building Construction Occupations students from GCCTC. Colby Simkovich and Wade Belford were hired for the school year. Both are juniors at Jefferson Morgan. Due to number of classroom instruction hours required, Colby will work Monday and Tuesdays, 7:30-11; Wade will work Monday, Tuesday, and Wednesday 7:30-11. Their schedule will switch in the spring.

ADJOURNMENT

Barry Nelson made a **motion** to adjourn at 1:39 p.m.

***NEXT MEETING IS TUESDAY, OCTOBER 9, 2018. NOT A MONDAY DUE TO COLUMBUS DAY ON OCTOBER 8.**