

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**October 9, 2018**

**CALL TO ORDER** Marcia Sonneborn called the meeting to order at 9:02 a.m.

**SIGN IN**

Present: Thelma Szarell, Marcia Sonneborn, Ralph Burchianti (via phone)

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 September 10, 2018 meeting as distributed via email. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

Thelma Szarell made a **motion** to enter Executive Session at 9:04 am to discuss potential litigation. Ralph Burchianti 2<sup>nd</sup>. All were in favor and entered Executive Session. Ralph Burchianti made a **motion** to exit Executive Session at 9:12 am. Thelma Szarell 2<sup>nd</sup>. All were in favor and exited Executive Session.

**TREASURER'S REPORT**

2018 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures for August and September presented. Expenditures and income are normal for month. Calvario stated that PHARE grant for Nemaquin of \$525,000 was received in August. Carol Gooden said to wait until Floral Shop sold to write off loss. Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Property listed with Rick Kalsey for \$89,000. No calls to Rick Kalsey on property. Calvario did show a local couple the property recently. Letter regarding tax assessment appeal hearing reviewed.

Reviewed and discussed sales offer of \$40,000 from Tera and Shawn Adamson. After discussion, Ralph Burchianti made a **motion** to counter offer at \$73,000, with granting latitude to

Calvario to go as low as \$69,000 without having to bring offer back to Board, building would be sold as is, and no additional funds from RACG to be put toward building. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

### **Delancy Heights, 126 Fairview Avenue, Jefferson**

No discussion.

### **Nazer St. Remediation and Stabilization Update**

No discussion.

### **Old Rogersville School Development**

Units are almost finished. Final inspection with Harshman Engineering is Friday, October 12. Final payment of approximately \$25,000 due to Hughes Corporation when finished. Calvario will work to have entire area seeded.

### **Discussions with Morris Township Supervisors**

Threshold Housing to start USDA Rural Development Self-Help development in early 2020 in Nineveh. Calvario discussed 2018 PHARE application for this project with Jeff Marshall. Grant would focus on infrastructure. Calvario reported that he had a discussion with Blueprints regarding submitting a PHARE application for first-time homebuyer assistance.

### **Benedum Foundation Grant—Blight Study**

No discussion.

### **HOA for Rogersville Town Homes**

No discussion.

### **Howard Contracting Lawsuit**

No discussion.

### **Land Bank Law**

No discussion.

### **NEW BUSINESS**

1. Three homes (73 Dalzell Ave, 163 Larimer Ave, 126 Fairview Ave), plus Rogersville duplex for sale. All are listed with Rick Kalsey.
2. Took Ehrlich exterminator and Bill Whitlatch through building next to floral shop for rodent inspection. Nothing found. Letter from Pastorius asking for permission allowing stone mason to put scaffolding on lower lot distributed. Calvario will work with mason and get appropriate certificate of insurance.
3. Discussed potential new RDA Board Member with Blair Zimmerman and Jeff Marshall. Suggested: Sarah Brandstetter and Lisa Schwiekart (Shirl Barnhart's step-daughter).

4. Thelma Szarell's term on RDA Board expires 12-31-18. After discussion, Thelma agreed to serve another five-year term. Calvario will make this recommendation to the Commissioners for consideration.
5. Six homes to be rehabbed are in inventory (Mather, Pitt Gas, 3 in GI Town, Nemaocolin this week after closing). Preparing to bid two homes in GI Town out to contractors.

### **DIRECTOR'S REPORT**

1. Judicial Sale will be held on October 30, 8:30 a.m. at Fairgrounds. List of properties in sale distributed. Will focus on Crucible, Nemaocolin, Clarksville, Mather, possibly one home in Spraggs. Must drive by identified properties to look at with Steve Salisbury. Calvario asked for at least one Board member to attend sale with him.  
After discussion, Ralph Burchianti made a **motion** to purchase properties vetted by Steve Salisbury and Dave Calvario, and for two or more Board members to attend the Judicial Sale on October 30, 8:30 a.m. Thelma Szarell, 2<sup>nd</sup>. All were in favor and the motion passed.
2. Reported that LIPC for 363 Nazer St, Waynesburg was rescinded and lease was signed through July 2019 at \$700 per month. Rescission was recorded. LIPC for 252 Cherry Alley, Waynesburg was extended to March 1, 2019 and monthly payment was increased to \$700. Addendum to original LIPC was recorded. Discussed meeting with Victoria Murray on LIPC for 1880 Jefferson Road, Rices Landing. Victoria's father passed away recently and once his home and estate are sold, her LIPC will be paid in full.
3. Finances. Need to sell houses/LIPCs. Finances are tight. Six LIPCs are in place, and rentals of 145 Fairview Ave, Jefferson and 363 Nazer St, Waynesburg.
4. Nemaocolin home owner occupied rehab program. No discussion.
5. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.
6. Apply for line of credit? See attached projected expenses and income for next six months. No discussion.

### **ADJOURNMENT**

Ralph Burchianti made a **motion** to adjourn at 9:55 a.m.

**\*NEXT MEETING IS TUESDAY, NOVEMBER 13, 2018. NOT A MONDAY DUE TO VETERANS DAY ON NOVEMBER 12.**