

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**November 13, 2018**

**CALL TO ORDER** Marcia Sonneborn called the meeting to order at 1:04 p.m.

**SIGN IN**

Present: Thelma Szarell, Marcia Sonneborn, Barry Nelson

Absent: Ralph Burchianti

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 October 9, 2018 meeting as distributed via email. Thelma Szarell 2<sup>nd</sup>. 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 through October 31 presented. Expenditures and income are normal for month. Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Floral Building**

Property listed with Rick Kalsey for \$89,000. Calvario went down to \$69,000 based on offer of \$40,000 from Tera and Shawn Adamson. No counter offer received. Calvario discussed offer with Blair Zimmerman.

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

For sale. Asking \$108,000. Listed with Rick Kalsey. Calvario able to offer a deferred 2<sup>nd</sup> mortgage along with Land Contract on sale of home if low to moderate income family/individual expresses interest in home.

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

Greene County Habitat for Humanity \$75,000 PHARE Grant: Exterior walls are up on Franklin St. home. First draw of \$19,273.56 made by Habitat.

Reallocation of remaining \$75,000 PHARE Grant from Nazer St. Stabilization/Habitat to Clarksville (Pitt Gas) for rehabilitation and community stabilization. Modification request was approved by PHARE but additional paperwork must be submitted.

## **Old Rogersville School Development**

Getting closer. Inspection by engineer for occupancy certificate revealed items that need addressed. Final payment of approximately \$25,000 due to Hughes Corporation when finished. Sitting on other lots.

## **Discussions with Morris Township Supervisors**

Submitting \$800,000 PHARE grant for Threshold Housing to start USDA Rural Development Self-Help development in early 2020 in Nineveh. Grant due on November 16.

## **HOA for Rogersville Town Homes**

No discussion.

## **Howard Contracting Lawsuit**

No discussion.

## **Land Bank Law**

No discussion.

## **Homes for Sale**

Three homes (73 Dalzell Ave. and 163 Larimer Ave. Bobtown; 126 Fairview Ave, Jefferson; and Rogersville Duplex) for sale. Dalzell, Larimer, and Fairview listed with Rick Kalsey. Dalzell and Larimer each listed at \$59,900. 156 Larimer Ave, Bobtown sold under LIPC for \$59,900 in February 2017. Therefore, do not want to lower prices on 73 or 163.

## **New Board Member to Fill Vacancy**

Calvario reminded Jeff Marshall.

## **NEW BUSINESS**

1. Purchased 13 properties at October 30, 2018 Judicial Sale. \$27,146.52 spent. Should obtain deeds by end of year. If deed recorded by end of year, will be tax exempt for 2019. If not recorded by end of year, will pay 2019 taxes. List of properties purchased distributed.
2. Proposed 2019 Meeting Dates presented. Thelma Szarell made a **motion** to accept the dates as distributed. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
3. Six homes in inventory to be rehabbed (Mather, Pitt Gas, 3 in GI Town, Nemaquin). Preparing to bid two homes in GI Town out to contractors.

## DIRECTOR'S REPORT

1. After discussion, Barry Nelson made a **motion** authorizing Executive Director to hire part-time seasonal help to assist Steve Salisbury, December through April, up to 30 hours per week, no benefits, at a rate of \$12 to \$15 per hour depending on skill level, and will be paid by RACG. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
2. Finances. Need to sell houses/LIPCs. Finances are tight. Six LIPCs are in place, rental of 145 Fairview Ave, Jefferson and 363 Nazer St, Waynesburg, plus garage in Clarksville (GI Town).
3. Nemaocolin home owner occupied rehab program. Five applied for repairs. Warren Dickerson visited all homes and sent Calvario reports. Bids from contractors due December 4 and will open at December 10 meeting.
4. Discussed strategy on ½ duplexes in Nemaocolin not purchased at Judicial Sale and getting both sides into hands of same owner. List distributed.
5. Closed on 83 2<sup>nd</sup> St, Crucible Land Contract on September 4. Profit of \$34,851.07.
6. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.
7. Apply for line of credit? See attached projected expenses and income for next six months. Calvario will review with Ralph Burchianti.
8. Discussed text message from Steve Salisbury asking to rent either 73 Dalzell Ave or 163 Larimer Ave, Bobtown to his daughter-in-law due to Steven and Emily Salisbury splitting up. Calvario read text to Board. Emily has one child, 2<sup>nd</sup> child is due in April. She works at Regional Eye Associates in Morgantown, WV full-time. After discussion, Barry Nelson made the following **motion**: for Calvario to ask Rick Kalsey if we can void the “for sale agreement” for either 163 or 73 for six months while home is being rented at no penalty or cost to RACG, explore six-month rental with Emily Salisbury, rent at \$650 per month, plus security deposit. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

## ADJOURNMENT

At 2:43 p.m., Thelma Szarell made a **motion** to recess and keep meeting open, and reconvene meeting on November 28 at 1 p.m. if needed to discuss Rick Kalsey's reply regarding rental of Bobtown home. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.