

Redevelopment Authority County of Greene
Meeting Minutes
December 10, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:03 p.m.

SIGN IN

Present: Thelma Szarell, Marcia Sonneborn, Barry Nelson, Ralph Burchianti

Absent:

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 November 13, 2018 meeting as distributed via email. 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 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 2nd. All were in favor and the motion passed. Calvario stated he will have someone from the Controller's Office attend January or February meeting to give overview of RDA books.

OLD BUSINESS

Floral Building

Property listed with Rick Kalsey for \$89,000. No calls.

Homes for Sale

126 Fairview Avenue, Jefferson, \$108,000. 163 Larimer Avenue, Bobtown, \$59,900. Rogersville duplex, \$165,000 each.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity \$75,000 PHARE Grant: Exterior walls are up on Franklin St. home. Per June 2018 letter, framing was to be completed by October 15. June 2018 letter and pictures of current project distributed.

Budget modification request was submitted to PHARE to reallocate \$75,000 grant from Habitat to Clarksville (Pitt Gas) for rehabilitation, demolition, and community stabilization.

Old Rogersville School Development

Final inspection by engineer for occupancy certificate complete. Will issue temporary Certificate of Occupancy. RDA must complete: installation of carbon monoxide detectors, final grading in spring when weather is good, and guardrails on the stairs. Final payment of \$25,000 due soon. Sitting on other lots.

Discussions with Morris Township Supervisors

\$800,000 PHARE grant for Threshold Housing to start USDA Rural Development Self-Help development in early 2020 in Nineveh submitted. Will be notified if received grant in April/May 2019. Development could not start until January 2020 per agreement with Consol.

HOA for Rogersville Town Homes

No discussion.

Howard Contracting Lawsuit

Calvario said he spoke with Colin Fitch recently. Howard's attorney has not contacted Fitch regarding discovery information. Discovery to be submitted by end of 2018 to Court.

Land Bank Law

No discussion.

New Board Member to Fill Vacancy

Calvario reminded Jeff Marshall.

Strategy on ½ Duplexes in Nemaquin Not Purchased at Judicial Sale

No discussion.

NEW BUSINESS

1. After discussion, Barry Nelson made a **motion** to purchase 64 Diaz Avenue, Nemaquin from Mary Kreny for \$5,000. Ralph Burchianti 2nd. All were in favor and the motion passed.
2. List of homes in inventory waiting to be rehabbed distributed. Calvario is trying to determine how to get Threshold Housing and USDA Rural Development involved in rehabbing homes so we get them completed and back on the tax rolls sooner.

3. Discussed RDA owns corner lots on Washington and Lincoln Streets. Size is approximately 45'X84'. Consensus was to hold onto lots at this time.
4. Marcia Sonneborn and Barry Nelson suggested we consider painting concrete walls on 126 Fairview Ave, Jefferson to improve curb appeal.

DIRECTOR'S REPORT

1. Calvario presented information on cost of insuring vacant homes. After discussion, consensus was to continue with insuring homes for amount of purchase and estimated amount of rehabilitation.
2. Finances. Need to sell houses/LIPCs. Finances are tight. Six LIPCs are in place, rental of 145 Fairview Ave, Jefferson, 73 Dalzell Ave, Bobtown, and 363 Nazer St, Waynesburg, plus garage in Clarksville (GI Town).
3. Deeds from properties purchased at Judicial Sale most likely not to be recorded until 2019. Therefore, we will pay 2019 taxes.
4. Bids for Nemaocolin home owner occupied rehab program opened and awarded. Summary of bids:
 - A. Yvonne Burns: Riggs Bid \$11,750 LOW BID; Hughes Bid \$12,075.
 - B. Victoria Genovese: Riggs Bid \$13,875; Hughes Bid \$7,075 LOW BID.
 - C. Michael Yandura: Riggs Bid \$7,400; Hughes Bid \$6,650 LOW BID.
 - D. Kimberly Plavi: Riggs Bid \$14,800; Hughes Bid \$13,175 LOW BID
 - E. Ed Helman: Riggs Bid \$11,800 LOW BID; Hughes Bid \$11,900.
 After discussion, Thelma Szarell made a **motion** for Calvario to check bid specifics vs bids submitted and low bid for each home be accepted. Barry Nelson 2nd. All were in favor and the motion passed.
5. Tamara Nicholson, 156 Larimer Ave, Bobtown has been under a LIPC since December 2016. She is close to qualifying for a mortgage. Home inspection report revealed items we will need to address prior to closing.
6. Emily Salisbury informed Calvario that she will be moving out of 73 Dalzell Avenue, Bobtown soon. Just cannot live by herself. December rent is supposed to be paid by Greene County Human Services. After discussion, we will hold security deposit until home is inspected after vacant, and confirm all utilities have been paid in full. Calvario requested in writing that she is terminating the lease.
7. Discussed hiring seasonal help for Steve Salisbury. Not sure if Commissioners will allow someone with construction skills to be hired at \$12 to \$15 per hour. Will discuss the possibility of hiring more students from GCCTC.
8. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership. No discussion.
9. Apply for line of credit? Projected expenses and income for next six months reviewed.
10. Summary of PHARE 2012, 2013, and 2014 grants distributed. 30% requirement of funds assisting individuals at 50% of County MAI summarized:

2012: Short by \$11,662	
2013: Short by \$60,124	
2014: Short by \$12,917	TOTAL \$84,703

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:36 p.m.