



**REDEVELOPMENT AUTHORITY OF THE COUNTY OF
GREENE**

93 East High Street Rm 220
Waynesburg, PA 15370
(724) 852-5306
(724) 852-5309
aherreid@co.greene.pa.us

MEETING AGENDA
February 14, 2022, 1:00PM

1. CALL TO ORDER – Chair, Marcia Sonneborn
2. SIGN IN
3. PUBLIC COMMENT
4. APPROVAL OF THE MEETING MINUTES – JANUARY 10, 2022
5. EXECUTIVE SESSION
6. TREASURER’S REPORT
 - A. 2022 Balance Sheet
 - B. Current month P&L through January 2022
 - C. YTD P&L through January 2022
 - D. County Statement of Revenues and Expenditures
 - E. List of current LIPCs.

7. OLD BUSINESS

A. Homes and properties for Sale:

-23 Wood Ave, Nemaocolin. Asking \$45,000. Renovations completed in August 2020. Contacted Peggy Walker and is still interested in purchasing property for a 3-year land contract at \$550 per month. Has already walked through the property.

-323 5th Ave, Crucible. Asking \$81,500

-193 S. Washington St and 9 W. Lincoln Street, Waynesburg, vacant land. Title issues with 9 W. Lincoln Street from judicial sale. Colin Fitch continues to work on clearing title through Action to Quiet Title in Court of Common Pleas. No update.

-141 North Ave, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property. Not currently listed. UPDATE: One signature remains from family members of the previous owner. Quit-Claim Deed sent 02/08/2022 to remaining family member to clean up title.

-126 A Street, Clarksville. Sale closed 01/28/2022. Sales price \$67,500.

MISSION STATEMENT

“To assist the Greene County community with economic development, community revitalization, affordable housing initiatives, and home ownership opportunities”



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B. Tax assessment appeals on 40 Wood and 46 School Street. Petition filed in Greene County Court of Common Pleas by Colin Fitch. Pre-Trial hearing scheduled for February 22, 2022 at 2pm.

C. Two modular homes for Rogersville are in place. Interior finish work and completing exterior is on hold due to no electrical service, as well as materials- siding and roofing being on back order causing delays. Meter heads for electricity and service lines to electrical panel have now been completed. Running the service line underground to the transformer box was delayed due to freezing. To be electrical inspected February 15, 2022 by Harshman LLC.

D. Review of homes in rehab inventory:

1. 64 Diaz, 17 Wood Street, Nemaocolin
2. 124 2nd Street, Clarksville (Pitt Gas). Director is currently drafting construction plans for combining both halves of this duplex to convert to one home, and estimate cost of work.
3. 82 C Street, Clarksville. ½ Duplex.
4. 295 5th Ave, Crucible (Tim Guesman sweat equity program for repairs. Tim's desire is to purchase home from RDA. Need to establish benchmarks and deadlines with Tim).
5. 363 Nazer Street, Waynesburg. Contractor Gaskill Construction has completed their contract. Director to install finish flooring on main level, and have stairs and second level carpeted by others. Home should be completed first two weeks in March. Melissa Haught still interested in home, has met with Blueprints on two occasions.

E. Title searches for 19 properties purchased at judicial sales are being addressed by Colin Fitch. Title searches for 47 School Street, 114 Bliss Ave, 141 North Ave, 9 W. Lincoln Street are works in progress. Director to meet with Colin Fitch to review title searches.

F. Update on summary George Scull prepared on RDA activities since its inception. Has completed organizing and mapping RDA's vacant land portfolio.

8. NEW BUSINESS

A. Nineveh Heights PHARE 2018/19 grant expired December 31, 2021 after one extension. Project not financially feasible at this time. This grant was closed out January 26th, 2022. The funds to be re-allocated to Greene County at a later date. Due back from the RACG to PHFA is \$793,155. Motion to send funds back.

B. PHARE 2021/22 grant of \$720,000 to be received soon. Project outlined in the grant is to place 9 modular homes on vacant land owned by the RDA.

C. 2006 Dodge RAM 1500 owned by RDA will not pass state inspection. Extensive rust damage, both catalytic converters were stolen, brake and brake lines corroded. Estimated cost of repairs is \$6800 includes body work and mechanic repairs. Purchased in 2019 for \$6,100.

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D. LIPCs and Rentals in arrears: 126 Fairview Ave, Jefferson. \$4,130 unpaid. Have not made payment since 07/1/2021. Have reached out to residents through phone call, mail and email. Spoke with resident on 02/11/2022. States jobless, and covid positive. Is seeking new employment to increase wages. Provided them with human service information for rent assistance and will follow up next week.

33 A Street, Clarksville. \$1975 unpaid rent. Resident is \$199.90 behind on Lower Ten Mile Joint Sewer. Service to be terminated on February 18, 2022. Outreach to all three phone numbers in file, all disconnected or not in service. Letter sent 02/10/2022 to contact director as well as provided flyer on water/sewer assistance program.

185-186 March Street. Last mortgage payment and home repair payment 08/31/2021. Letter sent to resident to contact director as soon as possible and to help direct them to possible resources, provided flyer for rent assistance.

9. NEXT MEETING: Scheduled for March 14th, 2022 at 1pm.

10. ADJOURNMENT

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