

Redevelopment Authority County of Greene
Meeting Minutes
October 12, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:02 p.m.

SIGN IN

Present: Thelma Szarell, Barry Nelson, George Scull, Ralph Burchianti

Absent: Marcia Sonneborn

Guests Present: Betsy McClure, Mike Belding

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the September 13, 2021 meeting as distributed via email. Thelma Szarell 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the September 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenue and Expenditures (through June 2021). Calvario stated that expenditures and income were normal for the month. On the September Profit and Loss Statement, Calvario pointed out a loss of net income of over \$104,000. This was due to the \$100,000 payment made to Blueprints for the 2019 PHARE home buyer assistance grant received by Blueprints. The funds for Blueprints were received in early 2021. After discussion, Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2nd. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Ten Land Contracts were in place as of October 1, 2021. Calvario expects up to two Land Contracts to be paid in full by the end of the year.

OLD BUSINESS

Properties for Sale

Floral Shop, asking \$89,000. Sales Agreement with Nonprofit Development Corporation to sell for \$60,000 signed, and hand-money received in March 2021. Company is doing title search and closing date has been extended. Solicitor for Nonprofit Development Corporation looking into Federal Tax Liens against Jay Gardner personally and if they are tied to the Floral Shop.

23 Wood Avenue, Nemaquin is For Sale. Asking \$45,000. Home was finished in September 2020. Showing to single mom scheduled for later today.

323 5th Ave, Crucible is For Sale. Asking \$81,500.

324 5th Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis and hand-money received in March. Approved for USDA mortgage. Appraised high enough. Title issues from Judicial Sale are being dealt with by Colin Fitch.

263 4th Ave, Crucible is For Sale. Asking \$86,400. Listed with Rick Kalsey. Counter offer received and will be reviewed under New Business.

193 S. Washington St and 9 W. Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, agreed to purchase for \$23,000. Title issue with 9 W. Lincoln St. Colin Fitch is working on obtaining a Quit-Claim Deed from previous owner, Christopher A. Stanko Byrne.

-141 North Avenue, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property.

Nineveh Heights

2018 PHARE grant of \$800,000 received to build homes in Nineveh. After evaluating, project is not doable due to cost per lot. Discussed additional land CNX might consider donating in Jefferson/Crucible for residential developments. Reviewed preliminary lot layout concept of 34 homes for area under consideration at September meeting. Jamie Harshman is preparing a cost per lot based on plans submitted. A grant modification will need to be submitted to PHARE. RUNNING OUT OF TIME TO USE GRANT.

Tax Assessment Appeals

Tax Assessment Appeals on 40 Wood and 46 School. Petition filed in Greene County Court of Common Pleas on both properties. No date for hearing. Colin Fitch sent a letter to Mike Belding in response to his proposal given to RDA Board to consider.

Old Rogersville School Development

Two modular homes being delivered today. Foundation walls for crawl space are in place. An oversized 1-car garage will be built for each home. Homes will be craned on crawl space. Center Township and Planning Township signed off on subdivision plan with understanding RDA will install catch basins at either end of Peach Alley and all down spouts from homes will be run to catch basins.

Review of Homes in Rehab Inventory

1. 64 Diaz and 17 Wood, Nemaocolin.
2. 124 2nd St, Clarksville (Pitt Gas).
3. 82 C St, Clarksville (GI Town). Half of duplex to renovate. Other ½ of duplex is rented.
4. 295 5th Ave, Crucible. Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA.
5. 363 Nazer St, Waynesburg.

Title Issues with Properties Purchased at Judicial Sales

Title issues from properties purchased at Judicial Sales are being addressed: 47 School St, Clarksville, 114 Bliss Ave, Nemaocolin, 141 North Ave, Rices Landing, 9 W. Lincoln St, Waynesburg, 324 5th Ave, Crucible. Plan is to do title search on all properties purchased at Judicial Sales.

After discussion, Ralph Burchianti made a **motion** to conduct title searches now on all properties purchased at Judicial Sales and still under RDA ownership. George Scull 2nd. All were in favor and the motion passed.

Data on History of RDA Properties, Presented by George Scull

George Scull distributed update on data and is in the process of refining further.

RDA Long-Term Planning Meeting

Meeting to be held on Wednesday, October 13, 9-12 noon. After discussion, meeting will not be held.

154 W. Greene St, Waynesburg

This is the home John and Kathy McNay would like to donate to RDA and Ben McCracken will purchase for \$10,000. Home was under Article of Agreement with Joseph Larkin. Article of Agreement has been rescinded and recorded. Fitch's office is doing title search.

NEW BUSINESS

1. Reviewed LIPCs expiring in 2021. 63-64 C St, Clarksville has been in touch with Blueprints and are completing mortgage application.
2. Reviewed and discussed letter from Greene County Industrial Development Authority regarding vacant lot located at 803 8th St, Mather. After discussion, Ralph Burchianti made a **motion** not to sell this lot. Thelma Szarell 2nd. Barry Nelson voted in favor. George Scull abstained from voting. Motion carried.
3. Reviewed bid from Ed Gaskill to rehab 363 Nazer St, Waynesburg. Recommendation from two contractors is to put on a new roof. Current roof is the original metal standing seam. Current roof has been coated and repaired while owned by RDA and will not last much longer. After discussion, George Scull made a **motion** to proceed with Gaskill Contracting rehabbing inside of home as outlined in bid specs, and for Hughes Construction to replace roof with shingles and do away with box gutters. Thelma Szarell 2nd. All were in favor and the motion passed.
4. Calvario informed Board that they established the selling price of \$84,900 for 263 4th Ave, Crucible. Couple offered \$84,900 with 6% seller assist and the Board rejected the offer at the September 2021 meeting. Couple interested in home offered \$90,000 with 6% seller assist. Calvario accepted higher selling price and seller assist. Realtor, Rick Kalsey, said home must appraise at \$90,000. Rick believes the home will appraise at the higher amount.

5. Calvario informed Board that there are title issues on 324 5th Ave, Crucible, and closing cannot occur until title issues are cleared up. Sales Agreement to sell home was signed with Don and Joyce Davis in March. Davis' were approved for USDA mortgage. Calvario asked Board to consider renting to Davis' since they gave their 30-day notice and must be out of Woodside Manor by October 31. After discussion, George Scull made a **motion** to rent 324 5th Ave to Don and Joyce on a month-to-month basis for \$548 per month until home is sold to the Davis'. Ralph Burchianti 2nd. All were in favor and the motion passed.
6. Land Contract to 54 1st Ave, Crucible was paid in full on September 27. Profit of \$9,917.18 was made.
7. Title issue on 46 School St, Clarksville have been cleared. Still a title issue on 47 School St vacant lot. Home was under a Land Contract for \$75,000 which included both lots. CMA reviewed from January 2020 prepared by Rick Kalsey. \$73,000 in home prior to Land Contract. After discussion, George Scull made a **motion** to sell the home for \$72,500, plus \$5,000 for the vacant lot once the title is cleared, and to list the home with realtor, Rick Kalsey. Thelma Szarell 2nd. All were in favor and the motion passed.

DIRECTOR'S REPORT

1. Update on Steve Salisbury. Workmen's Compensation case is moving towards mediation. Hearing in front of Judge will be on October 18.
2. Finances. Need to sell houses/LIPCs. Ten LIPCs are in place (1880 Jefferson Rd, 333 Steele Hill Rd, 63-64 C St, 323 3rd St, 190 March Ave, 126 A St, 40 Wood, 215 2nd St, 401 N Market St, 114 Bliss Ave); and rentals of 295 5th Ave, 126 Fairview Ave, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
3. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, two months on mortgage, seventeen months behind on home repair payments which started in January 2020 (made payments on mortgage and home repairs on September 5). 126 Fairview Ave, Jefferson, paid partially through September via County rental assistance program. 33 A St, Clarksville (GI Town), paid through October via County rental assistance program.

ADJOURNMENT

Thelma Szarell made a **motion** to adjourn at 2:43 p.m.