

Redevelopment Authority County of Greene
Meeting Minutes
November 8, 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,

Absent: Marcia Sonneborn, Ralph Burchianti

Guests Present: Dave Calvario, Jeremy Kelly, Connie Bloom, Blair Zimmerman

Staff Present:

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the October 12, 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

Barry Nelson presented the October 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenue and Expenditures (through June 2021). Mr. Nelson noted the removal of the Floral Building contributed to the loss of \$305,534.49 on the Profit and Loss for the month. Mr. Nelson also noted the \$6,788.76 in Gas Royalty received from the two parcels that the RDA kept. Dr. Calvario added the increase in the amount for gas and Ms. Bloom stated it was .61 cents at the start of the year and it is currently \$2.81. After discussion, George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2nd. All were in favor and the motion passed.

Mr. Nelson reviewed list of current Land Contracts.

OLD BUSINESS

Properties for Sale

Floral Shop, asking \$89,000. Closed on October 27th. Dr. Calvario stated they had requested engineer design information and he provided that to them and he indicated the non-profit corporation would like to move into the first floor very quickly.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. Renovations completed in August 2020. More information under new business.

323 5th Ave, Crucible is For Sale. Asking \$81,500. No interest. Possibly consider with Rick Kalsey.

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. Closing scheduled for November 18th.

263 4th Ave, Crucible is For Sale. Asking \$86,400. Listed with Rick Kalsey. Offer of \$90,000 with 6% seller assist accepted. Offer of \$86,400 with no seller assist accepted at October 2021 meeting. The offer of \$90,000 will net \$84,600. No title issues with property since Community Bank donated to RDA. After discussion, George Scull made a **motion** to accept the offer of \$90,000 with 6% seller assist. Thelma Szarell 2nd. All were in favor and the motion passed.

193 S. Washington St and 9 W. Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, will purchase for \$23,000. Title issue with 9 W. Lincoln St. Colin Fitch sent letters to previous owner's address in Brownsville but they were not returned. Colin Fitch has filed Complaint-Action to Quiet Title in Court of Common Pleas. Sheriff will serve Brownsville address.

141 North Avenue, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property. Not listed or marketing since clouded title. Ms. Bloom mentioned she received a call this morning from an interested party needing to know the next step in making an offer on the house. Ms. Bloom asked if the RDA has to wait to receive a clean title before accepting an offer. Dr. Calvario stated two of the three siblings are sending back the signed letter and the third said she will but haven't seen anything. Dr. Calvario stated he feels it would be fine to accept a letter of interest. Mr. Nelson said they can send a letter and we can review at the next meeting. Ms. Bloom will let them know they can send an offer letter to the RDA.

Nineveh Heights

Update on Nineveh Heights project with Morris Township. \$800K PHARE grant received. Project not doable due to costs per lot. Review additional land CNX might consider donating in Jefferson/Crucible. Looked at land with Rich Cleveland. Jamie Harshman is looking at cost per lot to develop based on plans submitted by Harshman for the property in Jefferson Township. Grant modification will need to be submitted. No update from Harshman. Mr. Scull has had discussions with Mr. Cleveland and there are two people he will contact. Mr. Scull indicated we need to move on this due to the timing of the 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.

Old Rogersville School Development

Two modular homes are in place. Roofs need to be lifted and work finished inside. Electric, water, and sewer are being hooked up. An oversize detached 1-car garage will be built. Dr. Calvario indicated the roofs are on-site just need to be lifted into place. He recommended Mr. Nelson stop by and introduce himself to Jim Mason. Mr. Scull asked the status of the garage and Dr. Calvario stated the plan was to wait until the house was set and Accurate Excavating can handle this project.

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 half 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. Mr. Scull asked how can we verify his hours of sweat equity and stated a conversation is needed on Mr. Guesman's intentions. Ms. Szarell asked if he is continuing to do work and Dr. Calvario said not for a while. Ms. Szarell asked who he would report to regarding his hours and material. Dr. Calvario replied he would report to him and he would get the materials.
5. 363 Nazer St, Waynesburg. New roof put on home. Contract signed with Gaskill Contracting to start additional work.

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.

Data on History of RDA Properties, Presented by George Scull

George Scull distributed update on data and is in the process of refining further. No. update.

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. Title is clear.

NEW BUSINESS

1. Reviewed LIPCs expiring in 2021. 63-64 C St, Clarksville Kokoska & Nelson has been in touch with Blueprints and are completing mortgage application.
2. Offer on 46 and 47 School St, Clarksville of \$82,000 with 3% seller assist, and one year home warranty at a cost of \$489.00 accepted. Title issue on 46 School St, Clarksville cleared. See Colin Fitch's letter regarding title issue on 47 School St vacant lot. Recommendation is to sell this on two separate transactions.
3. Peggy Walker is interested in purchasing 23 Wood St, Nemaocolin. Would need to be through a Land Contract or long-term rental that would lead to a Land Contract. See attached application. Reviewed application with discussion. George Scull made a **motion** to offer a 3-year Land Contract for \$550 per month. Thelma Szarell 2nd. All were in favor and the motion passed.
4. Melissa Haught is interested in purchasing 363 Nazer St, Waynesburg once it is rehabbed. Would need to be through a long-term Land Contract. See attached application. Need market analysis completed by Rick Kalsey before price can be set. Connie Bloom to contact Melissa Haught to update her that she will have first offer rights.
5. Tyler & Nicole Toland are interested in 141 North Ave, Rices Landing. See application and mortgage pre-approval letter. Connie Bloom to contract them to submit their letter of interest.
6. List of Board Members term expiration dates distributed and reviewed. Barry Nelson's term expires December 31, 2021. Barry is willing to serve another 5-year term. George Scull made a **motion** to extend Barry Nelson's term an additional 5 years. Thelma Szarell 2nd. All were in favor and the motion passed (Barry Nelson Abstained). Connie Bloom to send an agenda item for the next Commissioners meeting to extend Barry Nelson's term.
7. Proposed 2022 meeting dates.

DIRECTOR'S REPORT

1. Update on Steve Salisbury. Workmen's Compensation case is moving towards mediation. Hearing in front of Judge was held on October 18. Dr. Calvario testified in person and Cara Cox testified via phone. No update.
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, three months on mortgage, eighteen 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.
4. Showed Connie Bloom and Jeremy Kelly all of the RDA owned properties in the county.
5. Projects underway: Rogersville homes; 363 Nazer St rehab; closing on 324 5th Ave Crucible and 126A Street Clarksville; sale of 46-47 School Street Clarksville, 263 4th Ave Crucible, 193 S. Washington St; McNay property; Carmichaels Area School District Helping House - 29 Wood St Nemaocolin.
6. Thelma Szarell asked to record in the minutes the board appreciation of all of the extra work that Dr. Calvario has done that is above and beyond what is expected in his position as director of the Redevelopment Authority; helping people to transport needed appliance on the weekends, mowing grass, checking after rain to be sure there is no flooding or leaking and checking in freezing weather to be sure there were no frozen pipes at RDA homes.
7. Discussion was made and recommendation is to redact social security numbers on applications when included in the agenda in the future.

NEXT MEETING:

December 13, 2021

ADJOURNMENT

George Scull made a **motion** to adjourn the meeting. Thelma Szarell seconded. All in favor and the meeting adjourned at 2:20 PM.