



**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 MINUTES  
FEBRUARY 14, 2022**

**CALL TO ORDER**

Chair Marcia Sonneborn call the meeting to order at 1:03PM

**SIGN-IN**

Present: Marcia Sonneborn, Chair; Ralph Burchianti, Vice Chair; George Scull, Treasurer;

Barry Nelson Asst Treas/Sec

Absent: Thelma Szarell, Secretary

Guests Present: Commissioner McClure and Commissioner Zimmerman, Executive Director Adam Herreid

**PUBLIC COMMENT**

No public comment

**APPROVAL OF THE MINUTES**

George Scull made motion to approve the minutes from January 10<sup>th</sup>, 2022 meeting as distributed via email, and Barry Nelson seconded. All in favor and the motion passed.

**EXECUTIVE SESSION**

Barry Nelson made a motion to move the executive session to the latter part of this meeting to accommodate guests. George Scull seconded motion. All in favor and the motion passed. Executive session saved to the end of the meeting.

**TREASURER'S REPORT**

Director Adam Herreid presented January 2022 Balance Sheet, Current Month P & L, YTD P& L and County Statement of Revenue and Expenditures through January 2022. Discussion about "Income from Rental Property on the YTD P & L to clarify this income source. George Scull made motion to accept the report for filing and final audit. Ralph Burchianti seconded the motion. All in favor and the motion passed to accept the treasurer's report.

Executive Director reviewed list of current land contacts, rents and home repair payments.

**OLD BUSINESS**

23 Wood Ave. To be placed in land contract with Peggy Walker

323 5<sup>th</sup> 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.

**MISSION STATEMENT**

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

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.

Update on Rogersville prefabricated homes. 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.

### **TAX ASSESSMENT APPEALS**

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.

### **REVIEW REHAB INVENTORY**

1. 64 Diaz, 17 Wood Street, Nemaocolin
2. 124 2<sup>nd</sup> 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 5<sup>th</sup> 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.

Title searches for 19 properties purchased at judicial sales are being addressed by Colin Fitch. Title searches are being returned describing that proper public notice was not published prior to sale. Reviewed costs of title searches thus far.

### **NEW BUSINESS**

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 26<sup>th</sup>, 2022. The funds to be re-allocated to Greene County at a later date. Due back from the RACG to PHFA is \$793,155. George Scull made motion to send the funds back to PHARE contingent on verifying expenses. Barry Nelson seconded the motion. All in favor and the motion passed.

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.

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.

LIPC and rentals in arrears. Discussion about when to begin eviction procedures and to update rental and LIPC contract to specifically address evictions to follow PA law after exhausting local resources to help tenants pay their mortgage or rent. This is to remain consistent and to protect RDA assets. Agreed to continue original amortization for LIPC when the contract is extended to keep the payment the same. Ralph Burchianti made motion to accept these updates, George Scull seconded the motion. All in favor and the motion passed.

### **MISSION STATEMENT**

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### **EXECUTIVE SESSION**

Barry Nelson made motion to begin executive session. 3:17pm.

Barry Nelson made a motion to end executive session at 3:52pm.

Recommendation for RDA to postpone court hearing and legal procedures against Greene County Assessment.

Barry Nelson made a motion to postpone legal hearing. George Scull seconded motion, all in favor and motion carries.

Ralph was only available part of the time, he was excused after this.

### **NEXT MEETING**

March 14, 2022

### **ADJOURNMENT**

George Scull made motion to adjourn meeting at 3:55pm. Barry Nelson seconded motion. All in favor and motion passed to adjourn.

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