

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**July 8, 2019**

**CALL TO ORDER** Ralph Burchianti called the meeting to order at 1:04 p.m.

**SIGN IN**

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

Absent:

Guests Present:

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the June 10, 2019 meeting as distributed via email. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

No Executive Session.

**TREASURER'S REPORT**

2019 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through June 30, 2019) presented. Handout of Projected Large Expenses and Projected Income over next six months reviewed. Calvario stated that expenditures and income are normal for month. County Salaries & Wages line item is 54% expended and should be at 50% since we are half-way through budget year. Calvario reminded the Board that \$14,000 was allocated for student help with Steve (\$4,000 for two students during school year, and \$10,000 in late fall to hire laid off contractor to assist Steve. This amount has not been paid to the County yet). Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**OLD BUSINESS**

**Properties for Sale**

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Rogersville duplex, \$165,000 per unit (closing on 103 3<sup>rd</sup> St scheduled for July 22). 145 Fairview Avenue, Jefferson, listed with Rick Kalsey for \$139,000. Kalsey reported there have been 6-7 showings of 145 Fairview.

## **Nazer St. Remediation and Stabilization Update**

Greene County Habitat for Humanity \$75,000 PHARE Grant (original grant to Habitat was for \$150,000). Construction to build one home on E. Franklin St, Waynesburg is progressing. \$50,345.37 paid thus far to Habitat.

Additional \$75,000 from the original grant of \$150,000 was modified and reallocated to Clarksville (Pitt Gas). Request was approved by PHARE to address blight and rehabilitation in Pitt Gas.

### **Howard Contracting Lawsuit**

No communication from Howard's attorney since early March. Colin Fitch said the Court will set a time to mediate matter with a body of three attorneys.

### **Land Bank Law**

SB 667 Land Bank law. Benedum Foundation informed PA Housing Alliance grant application will not be funded to develop Land Bank and municipality training. Meeting with Jim Denova from Benedum Foundation will be July 9 for potential funding. Denova would rather funds stay in SW PA.

### **363 Nazer St, Waynesburg**

Leasing to Greene County Human Services for one year at \$877.00 per month which includes electric, water, sewage, and gas. Human Services is sub-letting to a family. Calvario reported first month and security deposit have been received.

## **NEW BUSINESS**

1. Calvario reported DCED NAP Tax Credit application was submitted on June 27. UPMC committed \$200,000 and First Federal committed \$50,000 if application is approved. Grant will be used to rehab four homes and demolish one in Crucible. Will partner with Threshold Housing.
2. Update on 214 2<sup>nd</sup> Avenue, Crucible. Home purchased at October 2018 Judicial Sale. Occupied by Gladys Perry and five other individuals. Perry never stopped by Legal Aide to sign final paperwork. Salisbury and Calvario assessed the home and it must be demolished. Infested with bugs and strong odors. John Glendenning will demolish.
3. List of properties purchased at June 12, 2019 Judicial Sale distributed.
4. Application and Blueprints report for Ira and Elizabeth Rogers distributed. They are interested in 63-64 C St, Clarksville (Teagarden Homes). Selling price of home is \$75,000. After discussion, Barry Nelson made a **motion** to: sign a 24-month Land Installment Purchase Contract with Ira and Elizabeth, \$2,000 down payment now to initiate Land Contract, monthly payment of \$675.00 (principal, 5% interest, taxes, insurance, and \$75.00 towards down payment to get to \$3,750 down payment total). Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
5. Discussed most recent lease offer received from EQT. After discussion, Marcia Sonneborn made a **motion** to counter EQT's offer and ask for \$5,000 land bonus per acre and 18% royalty, and anything lower than this would be brought back to Board for discussion. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
6. Meeting with Benedum Foundation on July 9 in Washington to discuss possible grant application to address: creating a Land Bank, municipal code training for municipalities, and

- RFP on Rices Landing Old Bank building. Thelma Szarell and Dominick Barbetta will also attend.
7. Discussed Land Contract on 1880 Jefferson Rd, Dry Tavern. Was signed in February 2016. Extended a few times. Principal was \$41,000 in February 2016. She is paying \$350 per month. Principal at approximately \$38,500 currently. \$65 towards principal and \$160 towards interest each month. Owner's dad passed away and his house has been sold. A sum of money will be coming to owner from dad's estate and she plans to put a large amount towards principal and qualify for a mortgage. Calvario instructed to meet with her and confirm plans.
  8. Donna Shipley (Krency) contacted Calvario regarding purchasing single family home in Nemascolin, 99 Bliss Avenue. No discussion because neighbor contacted Donna to purchase.
  9. PHARE 2017 Nemascolin grant. Grant was for \$525,000. \$120,000 spent thus far (\$67,225 has been spent on homeowner rehabs). We have 5.5 homes in inventory to rehab in Nemascolin.
  10. List 63-64 C St, Clarksville (GI Town) with realtor? Discussion tabled since a Land Contract might be signed with Ira and Elizabeth Rogers.

### **DIRECTOR'S REPORT**

1. Finances. Need to sell houses/LIPCs. Five LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1<sup>st</sup> Ave); and rentals of 295 5<sup>th</sup> Ave, Crucible, 126 Fairview Ave, 363 Nazer St, and garage in Clarksville (GI Town).
2. No update from Nemascolin Inc. attorney on outstanding balances from homes purchased at Judicial Sale.
3. Nemascolin home owner occupied rehab update: five projects complete and home owners are repaying RACG. Assisted woman to purchase other ½ of duplex next door, two more projects underway.
4. 323 3<sup>rd</sup> St, Mather. Steve will be finished by end of August. Ryan and Brandi McCollum interested in home. They appear to be on track to initiate a LIPC. Price of home will be established at our August meeting.
5. Rogersville development next steps once duplex is sold?
6. EQT Foundation does not participate in tax credit programs, but encouraged us to submit an application to rehab a home in the \$25,000 range. Exploring possibility of Habitat or Hosanna Industries submitting application to rehab home(s) in Nemascolin.
7. PHARE 2018 application for Morris Township development, \$800,000. Awards will be announced on July 11. Discussed 2019 PHARE application (due November 2019)
8. Open PHARE grants: 2015 Habitat for Nazer St; 2015 for Pitt Gas (reallocated from Habitat); 2015 Clarksville (GI Town) (reallocated from Accessible Dreams 2); 2018 Nemascolin.

### **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:34 p.m.