

Redevelopment Authority County of Greene
Meeting Minutes
September 9, 2019

CALL TO ORDER Ralph Burchianti called the meeting to order at 1:03 p.m.

SIGN IN

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

Absent:

Guests Present: Archie Trader, Jeff Marshall

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the August 12, 2019 meeting as distributed via email. Thelma Szarell 2nd. 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 August 31, 2019) presented. Calvario stated that expenditures and income are normal for month. Cash balance on hand is high since three homes have been sold in last two months. 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. Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Marcia Sonneborn 2nd. All were in favor and the motion passed.

CONFERENCE CALLS

Call was made to Chris Gulotta from Gulotta and Associates to learn about Land Banks and potentially forming a Land Bank in Greene County. Gulotta reported 24 Land Banks have been created in PA. Gulotta reviewed Power Point handout distributed. After call with Gulotta, Commissioner Trader and Jeff Marshall want to make sure municipal leaders are supportive of forming a Land Bank and not see this as something the County is doing on its own. Calvario will work with Dominick Barbetta on Land Bank discussions with Municipal Leaders and keep Jeff Marshall informed.

Call was made to Colin Fitch to discuss the possibility of selling blighted properties RDA obtains at Judicial Sales to local contractor(s). John Hughes from Hughes Construction approached Calvario about purchasing blighted properties from RDA and rehabbing them on his own. Fitch did not feel comfortable with this since it could be perceived as favoritism if sale of homes not open to a bidding process. Fitch suggested developing list of pre-approved contractors and rotate through list.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. 126 A Street, Clarksville (Teagarden Homes/GI Town) waiting for carpet.

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.

\$75,000 from the original grant of \$150,000 was modified and reallocated to Clarksville (Pitt Gas).

Howard Contracting Lawsuit

Arbitrators awarded \$8,000 to Howard Contracting. Waiting for attorneys to finalize. Check for \$8,000 has been issued to Mariner, Jones and Fitch. Colin Fitch said that Howard's attorney has accepted decision and will sign paperwork to close matter.

Land Bank Law

SB 667 Land Bank law. Conference call with Chris Gulotta as reported above.

NEW BUSINESS

1. Calvario explained that lease approved with EQT at last meeting, \$3,000 per acre with 16% royalty, was not accepted by EQT. 16% royalty would include post-production deductions. Reviewed new lease offer from EQT. Offer of \$3,500 per acre and 15% royalty with no post-production costs. After discussion, Barry Nelson made a **motion** approving the lease, but the language of no post-production must state, "No Post-Production Costs of Any Type." Dominick Barbetta 2nd. All were in favor and the motion passed.
2. After discussion, Dominick Barbetta made a **motion** establishing the selling price of 126 A St, Clarksville (GI Town) at \$68,000, and giving the Executive Director the authority to come down to \$65,000 without coming back to the Board of Directors. Barry Nelson 2nd. All were in favor and the motion passed.
3. Reviewed homebuyer assistance application from Grace and James Booth. Calvario showed the Booths 126 A St, Clarksville and they are interested in establishing a Land Contract on this home. They are meeting with Blueprints on September 17.
4. 81 and 82 C St, Clarksville (GI Town) was purchased at the June 2019 Judicial Sale. Both sides of duplex were occupied when purchased. Calvario reported on condition of 81 C St, occupied by Robbin Howes, after walking through with Steve Salisbury. Minor repairs

necessary. Residents of 82 C St, would not allow Salisbury or Calvario to walk through the home since Calvario did not make arrangements prior. Calvario reported he tried to contact both residents via phone, but neither answered and he could not leave a message. Calvario reported windows broken on home and abandoned car in front yard of 82 C St.

After discussion, Dominick Barbetta made a **motion** to evict the residents of 82 C St. Thelma Szarell 2nd. All were in favor and the motion passed.

After discussion, Barry Nelson made a **motion** to rent 81 C St to Robbin Howes at \$350 per month for six months, which includes water, sewage and garbage. Dominick Barbetta 2nd. All were in favor and the motion passed.

5. Rogersville Development. Decision made to build second townhome unit on Third St.
6. Decision on short-term investment of PHARE funds for Nineveh Heights will be made once received.
7. Conference call with Colin Fitch as reported above.
8. Reviewed summary of Land Installment Purchase Contracts as distributed. Calvario gave update on Victoria Murray's plans once her father's estate is settled. Melissa Framelli/Beabout has until end of December 2019 to qualify for a mortgage and pay RDA in full.
9. Resolution authorizing Ralph Burchianti to sign EQT gas/oil lease as requested by Colin Fitch presented. All Board members, except Ralph Burchianti, signed resolution.
10. Discussed email Calvario sent to Board previously in which TRPIL asked RDA to be the Banker for a grant they applied for. Consensus by the Board that we should not be the Banker since the activity of the grant was outside Greene County.
11. Calvario reported that he received a call from Joe John and he would like to donate a home in Nemaocolin to RDA. No action taken.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Six LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St); and rentals of 295 5th Ave, Crucible, 126 Fairview Ave, 363 Nazer St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also are being made monthly.
2. Update on Nemaocolin, Inc. and outstanding balances on homes purchased at Judicial Sales. Calvario reported that we cannot get water turned on at 190 March Ave, Nemaocolin because of affidavit filed by Nemaocolin, Inc on property and their attorney has not called Colin Fitch back in two weeks.
3. Nemaocolin home owner occupied rehab update: six projects complete and home owners are repaying RACG. One more project to complete. Open another round of home owner repairs for the old side?
4. Closed on 105 3rd St, Rogersville on July 22. Loss of \$3,637.55 on the sale.
5. Closed on 145 Fairview Ave, Jefferson on August 23.
6. Tax Assessment Appraisals of 126 and 145 Fairview Ave, Jefferson distributed. Both are coming off Tax Abatement at end of 2019. 126 assessed at \$66,590. 145 assessed at 79,290.
7. Community Bank may donate a home in Crucible to RDA.
8. Only one student from GCCTC working for Steve this fall. Other student who was hired is staying at GCCTC to obtain new certifications being offered. No other students with proper skill set available.
9. Contacted by two parties to purchase 117 Elm St (Fairview Ave), Jefferson once demolished and cleaned up.

ADJOURNMENT

Barry Nelson made a motion to adjourn at 2:49 p.m.