

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
August 8, 2022  
1:00pm

Chairman Sonneborn called the meeting to order at 1:04pm, and those present and absent were as follows:

Present: Marcia Sonneborn                      Absent: Ralph Burchianti  
          George Scull                                Thelma Szarell  
          Barry Nelson

Guests: Nicole Mickens  
          Mike Belding  
          Rich Cleveland

Chairman Sonneborn requested any comments from those in attendance. No public comment.

Nicole Mickens stated that the speaker from the non-profit group Level Communities that was scheduled to present an initiative for blight remediation at this meeting had canceled, citing a personal emergency.

Chairman Sonneborn asked for a motion to approve the minutes. Upon review of the minutes of the July meeting, it was discovered that the copy was the draft version and did not include revisions. Upon the motion of George Scull, and seconded by Barry Nelson, it was resolved that the approval of the minutes of the regular meeting of July 11, 2022 be tabled until review of the final version of the minutes and be approved at the next regular meeting.

Ayes: Chairman Sonneborn                      Nays:  
          George Scull  
          Barry Nelson

Chairman Sonneborn declared said motion carried.

Chairman Sonneborn asked for a motion to approve the treasurer's report for filing and final audit. Chairman Sonneborn asked for a report on the open PHARE grants, which Nicole Mickens provided. Upon motion of George Scull, and seconded by Barry Nelson, it was resolved, that the treasurer's report be approved as submitted for filing and final audit.

Ayes: Chairman Sonneborn                      Nays:  
          George Scull  
          Barry Nelson

Chairman Sonneborn declared said motion carried.

The Board considered approval of the Resolution to appoint Nicole Mickens to act as executing agent on behalf of the RDA, which was tabled until the solicitor can clarify what executing powers the Director should have. Nicole Mickens will contact the solicitor and ask him to draft a resolution to be presented at the next board meeting. A motion to table the approval of Nicole Mickens to act as Executing agent was made by George Scull and Seconded by Barry Nelson.

Ayes: Chairman Sonneborn  
George Scull  
Barry Nelson

Nayes:

Chairman Sonneborn asked for a motion to approve a six-month extension of the LIPC agreement for 64 C Street, Clarksville. Upon motion of George Scull, and seconded by Barry Nelson, it was resolved that a six month extension shall be granted to the LIPC contract for 64 C Street, Clarksville.

Ayes: Chairman Sonneborn  
George Scull  
Barry Nelson

Nayes:

Chairman Sonneborn declared said motion carried.

The offer from EQT for an oil and gas lease for a .08 acre parcel owned by the Redevelopment Authority in Jefferson was presented, with the initial offer being \$1,000.00/acre at 14% royalty. After Board discussion, it was decided that Nicole Mickens will contact EQT/BOP Acquisitions with a counter offer of \$5,000.00/acre/18% royalties measured at the well-head with zero fees. Chairman Sonneborn made a motion for Nicole Mickens to contact EQT/BOP Acquisitions with a counter offer of \$5,000.00/acre/18% royalties measured at the well-head with zero fees. George Scull made the motion, Barry Nelson seconded the motion.

Ayes: Chairman Sonneborn  
George Scull  
Barry Nelson

Nayes:

Chairman Sonneborn declared said motion carried.

Status of renovations and progress at the following structures was discussed: 363 Nazer Street (Waynesburg), 82 C St (Clarksville), and the 2 modular homes in Rogersville, discussion regarding estimates and quotes to finish Rogersville reviewed, discussion on garage construction. Chairman Sonneborn asked for a motion to approve Kinnley Construction to complete the excavation work and the remaining construction on the 2 mobile homes in Rogersville. George Scull made the motion, Barry Nelson seconded.

Ayes: Chairman Sonneborn                      Nayas:  
George Scull  
Barry Nelson

Chairman Sonneborn declared said motion carried.

The Board reviewed a request from a property owner for assistance from the RACG regarding a blighted structure in Deep Valley adjacent to his property at 745 Deep Valley Road. The property is vacant and up for repository sale, lot is not a buildable lot. The board discussed, and while RACG is interested in removing blight, the RACG has a lot of projects ongoing at the moment and is not willing to take on this acquisition and demolition at this time. Nicole Mickens will contact the requesting homeowner to relay this information and provide possible alternatives to consider.

Review of repairs requested by LIPC homeowner at 215 Second Street, Pitgas. Discussion, contractually homeowners are responsible for any maintenance and/or repairs, however, George Scull expressed that he strongly feels this was a construction issue, and that he brought up concerns years ago during construction, which was completed by an RDA employed contractor. In an effort to protect the investment and to address a construction issue that was not apparent at the time of sale, Chairman Sonneborn asked for a motion to approve a contractor to inspect 215 Second Street, Pitgas to develop a scope of work, obtain bids for the project, and, if feasible, fix the issues related to the foundation leak and deterioration.

George Scull made the motion, Barry Nelson seconded.

Ayes: Chairman Sonneborn                      Nayas:  
George Scull  
Barry Nelson

Chairman Sonneborn declared said motion carried.

An LIPC homeowner at 114 Bliss Avenue reported that their HVAC unit failed. Homeowner indicated that the parts are covered under the warranty, but labor is not and requested that the RDA pay for the labor. The board discussed, and except in exigent circumstances, the homeowner is responsible for all repair costs. Chairman Sonneborn asked for a motion to deny payment for the labor associated with the HVAC repair at 114 Bliss Ave, Barry Nelson made the motion, seconded by George Scull.

Ayes: Chairman Sonneborn                      Nayas:  
George Scull  
Barry Nelson

Chairman Sonneborn declared said motion carried.

Discussion regarding offers made for lots 293 & 294 in Nemaclin & Crucible property. The Board decided that they do not want to sell the Crucible property, and they would like to further evaluate the 2 vacant lots in Nemaclin before making a decision. Will discuss at September meeting, Director will contact offerors with decision.

Director reported that most of the agenda items listed under Director's report were covered in the grant reporting during discussion of the treasurer's report. Director will meet with Blueprints

in August to learn more about the services, discuss extension of the PHARE Homebuyer Assistance Program, and get updates/assessments on LIPC clients.

Executive session was entered at 2:48 to discuss private financial concerns relating to specific homeowners. Executive session ended at 3:25.

Chairman Sonneborn asked for a motion to send a certified letter via solicitor to the LIPC homeowner at 85/86 March Ave, Nemaquin regarding breach of agreement. George Scull made the motion, Barry Nelson seconded.

Ayes:	Chairman Sonneborn	Nays:
	George Scull	
	Barry Nelson	

Chairman Sonneborn declared said motion carried.

Chairman Sonneborn asked for a motion to send a preliminary demand letter to the LIPC homeowner at 114 Bliss Ave, Nemaquin regarding breach of agreement. George Scull made the motion, Barry Nelson seconded.

Ayes:	Chairman Sonneborn	Nays:
	George Scull	
	Barry Nelson	

Chairman Sonneborn declared said motion carried.

Chairman Sonneborn asked for a motion to extend the lease at 126 Fairview Ave for a term of 1 year, provided that the tenants make a good faith effort to pay extra \$150.00 for a total of \$750.00 per month towards their arrearage for the next 3 months. If compliant, the Board will consider extending the lease for another 1 year term. Barry Nelson made the motion, George Scull seconded.

Ayes:	Chairman Sonneborn	Nays:
	George Scull	
	Barry Nelson	

Chairman Sonneborn declared said motion carried.

Next meeting September 12, 2022 1:00pm

ADJOURNMENT 3:29 p.m.