

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
September 12,
2022 1:00pm

Secretary Barry Nelson called the meeting to order at 1:03 p.m., and those present and absent were as follows:

Present: Thelma Szarell
George Scull
Barry Nelson

Absent: Marcia Sonneborn
Ralph Burchianti

Guests: Nicole Mickens
Mike Belding
Betsy McClure
Blair Zimmerman(by phone)

Barry Nelson requested any comments from those in attendance. No public comment.

Barry Nelson asked for a motion to approve the minutes from the July 2022 & August 2022 meetings. Upon the motion of George Scull, and seconded by Thelma Szarell, the minutes for July & August 2022 meetings were approved & the motion carried.

Barry Nelson asked for a motion to approve the treasurer's report for filing and final audit. Nicole Mickens presented updates to the 3 PHARE grants, the Balance sheets/Profit & Loss Statements, and the closing account for 141 North Avenue sale, which closed on August 15, 2022. Upon the motion of George Scull, and seconded by Thelma Szarell, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Barry Nelson asked for a motion to approve a Resolution for Nicole Mickens to act as Executing Director with signing authority for amounts up to one hundred thousand dollars (\$100,000.00), with the exception of Deeds, which will be required to be signed by the chairman and attested by the secretary. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Barry Nelson asked for a motion to approve an extension of LIPC agreement for 1 year for 40 Wood Street, Nemaocolin, with the extension term being September 1, 2022 through August 31, 2023. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Barry Nelson asked for a motion to approve removing David Drake from LIPC agreement for 40 Wood Street, effective February 1, 2022. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Reviewed offer on the triangle in Crucible, offer of \$8,000.00. After discussion, upon the motion of George Scull, and seconded by Thelma Szarell, the board voted to decline the offer. All in favor.

Review offer of \$400 per lot for Lots 293 and 294 on Sheridan Lane in Nemaquin was reviewed and tabled. Nicole Mickens will gather more information on the lots and assessed values prior to the next meeting.

Discussion of old business. Nicole Mickens discussed progress at Rogersville at 114 Peach Alley and 115 School Street. Excavation work is complete, utilities were turned on last week, and interior work and garages will be started in the next few weeks. Goal of completion for early October. 124 Second Street duplex was discussed, electrical work and roof was completed using 2015 PHARE money, and other work using RACG funds. About \$23,000.00 has been invested, need to get quotes to finish the project before moving forward.

Discussion of property for sale, 325 Fifth Avenue in Crucible. Has not been marketed in any meaningful way, Nicole Mickens suggested raising the selling price and fixing the water leak in the basement, as the property would likely not pass inspection. Rough estimate of \$1000-\$2000 to fix drainage issues. Thelma Szarell made a motion to increase the selling price to \$98,400.00 and for Nicole Mickens to accept as low as \$96,000.00 without coming back to the board for approval. George Scull seconded the motion, all in favor, motion carried.

Review and discussion of repairs at 215 Second Street, Clarksville as discussed last meeting. George Scull presented the issues that were occurring causing severe leakage and structural damage, compromising the investment. Written quotes were not available, but verbal quotes had the project estimated at \$25,000.00 in labor and approximately \$6,000.00 in materials. After some discussion and review of photos, Thelma Szarell made the motion to authorize repairs necessary to mitigate the water leaks and structural damage at 215 Second Street, Clarksville up to \$33,000.00. George Scull seconded, all in favor, motion carried.

Nicole Mickens reviewed the RACG inventory, and suggested that in addition to cleaning up/finishing up projects that are underway, may be a good time to consider selling off some of the low potential vacant land. Additionally, 2 of the houses that have been on the "to be rehabbed" list for a couple years are most likely in need of demolition, leaving only 82-C and 124 Second Street in Clarksville in need of rehab, Nicole Mickens will keep calling the tax office to obtain the date of the Repository Sale.

George Scull made a motion to enter Executive Session at 2:27 p.m. Executive Session ended at 2:48 p.m.

Next meeting is October 11, 2022 1:00 p.m. This is a Tuesday, as the regularly scheduled Monday date falls on Columbus Day

ADJOURNMENT 2:50 p.m.