Redevelopment Authority of the County of Greene, Pennsylvania

Meeting Minutes September 12, 2022 1:00pm

Vice Chair Ralph Burchianti called the meeting to order at 1:03 p.m., and those present and absent were as follows:

Present: Thelma Szarell Absent: Marcia Sonneborn

George Scull Barry Nelson Ralph Burchianti

Guests: Nicole Mickens

Mike Belding Betsy McClure

Ralph Burchianti requested any comments from those in attendance. No public comment.

Ralph Burchianti asked for a motion to approve the minutes from the September 12, 2022. Upon the motion of Barry Nelson, and seconded by Thelma Szarell, the minutes of the September 12, 2022 meeting was approved & the motion carried.

Ralph Burchianti asked for a motion to approve the treasurer's report for filing and final audit. The Board reviewed updates to the 3 PHARE grants, the Balance sheets, and Profit & Loss Statements. 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.

Ralph Burchianti asked for a motion to approve sale of 323 5th Avenue, Crucible to Jeffrey Loring for \$98,400.00 plus the cost of appliances under the LIPC Program. RACG will purchase the appliances and the price will be added to the sales price before contract execution. Payments of \$750 per month, for 36 months, 5% interest. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, motion approved and carried.

Ralph Burchianti asked for a motion to approve for Director to submit a 2022 PHARE application for construction of 2 homes on parcels currently owned by the RDA, with the requested amount being \$280,000.00 to be used in conjunction with the 2020 PHARE funds. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, motion approved and carried.

Ralph Burchianti asked for a motion to proceed with eviction filing in Magistrate Court for 81 C Street, Clarksville. Nicole Mickens indicated that the tenant was given notice from the solicitor to terminate the month to month lease and vacate the premises by September 3, 2022. Tenant remains in the home, and reports that they are unable to afford to move. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Reviewed offer on lots 287/288 Sheridan Avenue, offer of \$500.00 per lot. All board members declined to consider this offer.

October 2022 Repository sale was discussed, and potential properties were presented. After discussion, it was decided that Nicole Mickens will view these properties this week, and email the board to report on properties that she thinks may have potential and would like to bid on.

Ralph Burchianti asked for a motion to proceed with legal proceedings to foreclose on 185/186 March Avenue in Nemacolin for non-payment of the LIPC contract and Nemacolin Home Repair Program. Discussed procedure, upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

Nicole Mickens presented an estimate and scope of work from 103 Third Street, Rogersville, which was sold in 2020. Homeowner reports that there has been a leak from the dining room window, which the RDA has been contacted about previously. Hughes construction did initial work, came back out to check but never returned. And insurance inspector determined the window was installed incorrectly, and had an estimate of \$2225.08 to repair, with the Homeowner having a \$1,000.00 deductible. The board asked to have Dave Jones check the window, and if he is not able to repair the window cheaper, then the board will reimburse the homeowner for 50% of the deductible. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, motion approved and carried.

Nicole Mickens stated that cleared titles have been received for 3 properties, and the solicitor is still working on clearing 6 titles.

Discussion of old business. Nicole Mickens discussed progress at Rogersville at 114 Peach Alley and 115 School Street. The interior work and porches on 114 Peach St are finished, and the interior and porches of 115 School Street will be finished this month. Garages should be finished by 10/21.

82 C Street, GI town is almost complete, heat will be finished this week. Then we will be on hold until tenant in other half is evicted.

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.

George Scull made a motion to enter Executive Session at 2:22 p.m. Executive Session ended at 2:34 p.m.

Ralph Burchianti asked for a motion to approve the stipulation that once an LIPC/renter/NHR debtor becomes three months behind, the Board reserves the right to start legal proceedings, with exceptions being considered on a case by case basis. Upon the motion of Barry Nelson, and seconded by George Scull, motion approved and carried.

Next meeting is November 14, 2022 1:00 p.m.

ADJOURNMENT 2:38 p.m.