

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**October 15, 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 September 9, 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 September 30, 2019) presented. Calvario stated that expenditures and income normal for month. Summary handout of Contract Work under Other Assets reviewed. Legal Services category high for the month due to \$8,000 paid to settle Howard Lawsuit. 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. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

Summary of Land Installment Purchase Contracts distributed and reviewed.

Projected expenses and income for next six months distributed.

**OLD BUSINESS**

**Properties for Sale**

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Ralph Burchianti believes price should be lowered. Discussed options on what to do with property since it has been on the

market for over two years and no interest. Calvario will discuss again with Jeff Marshall if County has any interest in building. 126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500, not listed with realtor. 190 March Ave, Nemaocolin (flooring needed and furnace serviced).

### **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. \$8,750 still due to Habitat. Calvario asked Keith Davin to have all funds used by end of November so grant can be closed.

\$75,000 from the original grant of \$150,000 was modified and reallocated to Clarksville (Pitt Gas) and being used on 122 2<sup>nd</sup> St.

### **Howard Contracting Lawsuit**

All paperwork has been signed settling lawsuit. Case has been Closed in Prothonotary's Office.

### **Land Bank Law**

SB 667 Land Bank law. Handout prepared by Chris Gulotta highlighting benefits of a Land Bank distributed. Calvario will attend and speak at County-wide Township Supervisors conference on October 17 on County considering forming a Land Bank.

### **NEW BUSINESS**

1. After discussion, Barry Nelson made a **motion** to sell 190 March Ave, Nemaocolin for \$35,000. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
2. After discussion and review of home buyer assistance application, Marcia Sonneborn made a **motion** to initiate a Land Installment Purchase Contract with Grace and James Booth (mother and son). \$1,500 down payment, \$500 per month (Principal, Interest, Taxes and Insurance), for 60 months. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
3. Homebuyer assistance application from Michael and Elizabeth Sine distributed. Calvario contacted them and said income is too low for home buyer assistance program.
4. Reviewed homebuyer assistance application from Justina Wise. She is interested in establishing a Land Contract on 126 A St, Clarksville (GI Town), but does not have \$3,000 down payment. After discussion, Dominick Barbetta made a **motion** to list the property with a realtor for \$67,500. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
5. 81 and 82 C St, Clarksville (GI Town) was purchased at the June 2019 Judicial Sale. Both sides of duplex were occupied when purchased. Lease was signed with Robbin Howes for 81 C St. Colin Fitch sent Complaint in Ejectment letter to couple in 82 C St. Sheriff has not served papers as of 10-11-19.
6. Rogersville Development next steps. Calvario reported that he will begin conversations with Harshman Engineering soon.
7. Discussed Land Installment Purchase Contracts on 1880 Jefferson Rd (Victoria Murray), and 127 School St (Melissa Beabout/Framelli) being past due. Reviewed most recent letters sent to Murray and Beabout/Framelli. Calvario reported that he has received emails from someone asking how long people have to pay off their Land Contract because they were interested in a home.

After discussion, the Board instructed Calvario to have Colin Fitch send Melissa Beabout/Framelli a certified letter with return receipt that the Land Contract must be paid in

full by the end of 2019, and that she should contact Blueprints now to begin applying for a mortgage.

8. Bids for 222 Hill Top Court, Nemaocolin home owner occupied repairs program were opened. Bids were received from Johnston Contracting and Home Remodeling by Riggs. Johnston bid was \$16,940. Riggs bid was \$15,500. Bid awarded to Riggs.
9. Stipulated Order to settle court case with Gladys Perry, 214 2<sup>nd</sup> Ave, Crucible received. This was home we had to evict family in order to demolish. After discussion, Marcia Sonneborn made a **motion** not to pursue costs and have the case closed in the Prothonotary's Office. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.

### **DIRECTOR'S REPORT**

1. Finances. Need to sell houses/LIPCs. Seven LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1<sup>st</sup> Ave, 63-64 C St, 323 3<sup>rd</sup> St); and rentals of 295 5<sup>th</sup> 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 he received invoices in October and all past balances have been waived.
3. Calvario discussed DEP and items found after demolition of 319 5<sup>th</sup> Ave, Crucible. Lab analysis of soil sample revealed that an area where detached garage was located was contaminated and that approximately 5 tons of soil would need to be removed and taken to a landfill. Calvario is working to complete this project.
4. Dominick Barbetta's Board term is up at end of December 2019. He is not interested in renewing his term. Calvario will let Jeff Marshall know.
5. Closed on 145 Fairview Ave, Jefferson, August 23. Loss of \$15,472.85. Over \$12,000 in lawsuit fees included in loss.
6. Reviewed current list of properties under RACG control.
7. Distributed new assessed values on 54-55 1<sup>st</sup> Ave, Crucible, and 63-64 C St, Clarksville (GI Town). Assessed value of both properties went up. This will impact amount being escrowed for taxes, but Calvario said when final payoff is calculated, any escrow shortage will be handled at this time.

### **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:22 p.m.