

Redevelopment Authority County of Greene
Meeting Minutes
November 12, 2019

CALL TO ORDER Thelma Szarell called the meeting to order at 1:05 p.m.

SIGN IN

Present: Thelma Szarell, Dominick Barbetta, Barry Nelson

Absent: Marcia Sonneborn, Ralph Burchianti

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 October 15, 2019 meeting as distributed via email. Dominick Barbetta 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 October 31, 2019) presented. Calvario stated that expenditures and income are normal for month. On the Profit and Loss YTD sheet, Calvario stated interest from Land Contracts was over \$19,000 for year, Cumberland Townships donation of \$90,000 to support PHARE 2017 activities in Nemaocolin, and income from rental properties is over \$17,000 thus far. 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. Dominick Barbetta made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2nd. All were in favor and the motion passed.

Summary of Land Installment Purchase Contracts distributed and reviewed.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Calvario said if no interest next year, may need to consider a PHARE grant which would include GCCTC culinary program. Barry Nelson expressed concern with lack of parking at the building and we should consider

fixing back lots to make the building more attractive to sell. 126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500 listed with realtor.

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 2nd St. Over \$34,000 has been spent thus far to rehab 122, and purchase two other homes in Pitt Gas. Steve is rehabbing 122.

Land Bank Law

SB 667 Land Bank law. Calvario reported he attended the County-wide Township Supervisors Conference on October 17 and discussed that the County is considering forming a Land Bank as part of the RDA. Feedback was positive. Commissioners have the information to enact ordinance to form a Land Bank.

NEW BUSINESS

1. Couple being evicted from 82 C St, Clarksville have not filed their response after the 20-day time requirement. Calvario stated the house appears empty and he will secure the home.
2. Discussed next steps with Rogersville Development. Plan is to build one more duplex on Third St and two single family homes on Plum Alley. Calvario has been in contact with Harshman Engineering to put together RFP and to manage the project.
3. PHARE 2019 grant application is due November 15. Calvario will submit a request of \$720,000 to complete the Rogersville Development. Blueprints is also submitting a PHARE application for \$100,000 focused on closing cost/down payment assistance.
4. Discussed LIPC with Justin Baker and Christina Bane, and three teenage boys, 126 Fairview Ave, Jefferson. This is the new ranch home built out of Superior Walls. Family has been leasing home since May 2019 at \$450 per month. Plan was to have them ready for a Land Contract by the end of 2019. They will not be ready to enter into a LIPC at this time due to job change, income, and escrow amount. Will revisit in 2020. Tax assessment came in at \$66,590. Taxes will be \$2,754 annually. \$230 per month in escrow for taxes. Insurance \$503 annually. \$42 per month in escrow for insurance.
5. Distributed and reviewed offer of \$6,500 from Eva Popielarczyk for empty lot located at 319 5th Ave, Crucible. Eva lives in home next door. RACG has \$20,300 in project which included asbestos removal, demo of home and garage, and cleaning up some land per DEP. After discussion, Barry Nelson made a **motion** to counter offer at \$8,000, RACG would initiate a \$3,500 mortgage with Eva at 5% interest for 36 months. Dominick Barbetta 2nd. All were in favor and the motion passed. Eva said she would put \$4,500 down on the lot.
6. Discussed Land Installment Purchase Contracts on 1880 Jefferson Rd (Victoria Murray), and 127 School St (Melissa Beabout/Framelli) being past due. Szarell and Calvario gave summary of meeting with Melissa on 10-31-19. She continues to have health problems, wants to stay in the house, and will discuss with family on helping her to purchase home. She has until 12-31-19 to either pay amount due to RACG in full or move out of home.

Calvario reported that Victoria Murray said her father's estate should be settled in early 2020, and she will either pay off the balance due to RACG or pay a large amount and get a loan for the balance.

7. 2020 RACG Meeting Dates were presented. Dominick Barbetta made a **motion** to approve the meeting dates as presented. Barry Nelson 2nd. All were in favor and the motion passed.
8. Reviewed Blueprints summary and recommendation of family under Land Contract for 333 Steele Hill Rd, Mt. Morris. No action needed at this time since Land Contract is not due until February 1, 2020.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Eight LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also are being made monthly.
2. Signed LIPC with Grace and James Booth on 190 March Ave, Nemaocolin.
3. Presented on reassessment of homes once completed and LIPC signed. Tax Assessor called on work done to 323 3rd St, Mather.
4. Reviewed rental of 363 Nazer St with Human Services through the Rapid Rehousing Program. Rent is \$877 per month and includes all utilities. Per Human Services, family has graduated from program and is responsible for all of rent. Presented income and utility expenditures since July 2019.
5. GCCTC BOC program bringing AM and PM classes to work site one to two times a month. RACG is paying cost of County van/mini-bus.
6. Hiring female student from GCCTC BOC program. A GCCTC staff member will always accompany her to work site.
7. Dave will attend PA Housing Alliance annual conference in Harrisburg, November 18-20. After discussion, Barry Nelson made a **motion** to pay for conference registration, mileage, toll, and two nights of hotel room. Dominick Barbetta 2nd. All were in favor and the motion passed.
8. Submitted application to EQT Foundation to support rehab of two homes in Nemaocolin by Hosanna Industries. Submitted information to Chevron asking for support to assist with rehabs in Nemaocolin.
9. Goal is to have bids for renovation of three Nemaocolin homes and 46 School St, Clarksville awarded by the end of the year.
10. Waiting to hear on whether we were awarded DCED NAP Tax Credit application to rehab three homes in Crucible.
11. Dominick Barbetta's term expires at end of 2019. Commissioners are aware that a new board member needs to be appointed.
12. Rick Kalsey has a showing of 126 A St, Clarksville (GI Town) this week. Can Calvario go lower than the \$67,500 Board approved selling home for? After discussion, Barry Nelson made a **motion** authorizing Calvario to sell home for \$65,000 without bringing offer back to Board. Dominick Barbetta 2nd. All were in favor and the motion passed.

ADJOURNMENT

Barry Nelson made a **motion** to adjourn at 2:02 p.m.