

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
January 9, 2023
1:00pm

Chairman Marcia Sonneborn called the meeting to order at 1:03 p.m., and those present and absent were as follows:

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

Guests: Mike Belding
Betsy McClure
Rich Cleveland
Nikki Mickens

Nicole Mickens presented the suggested rotation of elected officer positions for 2023 as follows:

Chairman- George Scull
Vice-Chairman- Thelma Szarell
Treasurer- Barry Nelson
Secretary-Marcia Sonneborn
Asst Treasurer/Sec.- Ralph Burchianti

Chairman Sonneborn requested a motion to accept the slate of officers as presented. Upon the motion of Thelma Szarell and seconded by Barry Nelson, motion approved and carried.

Chairman Sonneborn then requested a motion to elect the officers as slated. Upon the motion of Thelma Szarell and seconded by George Scull, motion approved and carried.

Newly elected Chairman Scull requested a motion to accept the meeting minutes from the December 12, 2022 meeting. Upon the motion of Barry Nelson and seconded by Thelma Szarell, motion approved and carried.

Chairman Scull 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 Thelma Szarell, and seconded by Marcia Sonneborn, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Chairman Scull asked for a motion to enter into executive session. Upon the motion of Marcia Sonneborn and seconded by Barry Nelson, motion approved and carried. Executive session began at 1:13 p.m.

Chairman Scull asked for a motion to exit executive session. Marcia Sonneborn made the motion, seconded by Barry Nelson, motion approved and carried. Exited Executive Session at 1:42 p.m.

Rich Cleveland left the meeting at 1:43 p.m.

A discussion was held regarding the final new construction in Rogersville. Nikki Mickens distributed pictures and price quotes from 84 Lumber & Modular Building Systems of PA and discussed quotes and anticipated final prices. Discussion was held regarding the benefits of stick-built vs modular, and the requirements of the PHARE grant to sell the home to a low-income household. George Scull also presented some information on construction through Carter Lumber. Nikki Mickens stated that she was still waiting on quotes from Route 21 Homes & a couple other dealers and would email out information for Board review prior to the next meeting. Would like to make a decision at the February meeting.

Discussion of old business. Nicole Mickens discussed progress at Rogersville at 114 Peach Alley and 115 School Street, buyer have moved into 114 Peach Alley and the contractor is working with George to fix a few minor issues that were not completed. 115 School Street just needs fans and lights installed and will be ready to market, 2 parties have requested to view it. 185-186 March Ave in Nemaquin was given Notice of Intent to foreclose 11/1/22, and has an application in with PHFA for mortgage assistance. The foundation work and carport have been completed at 215 2nd Street in Pittgas, contractor will need to go out in the spring for some seeding and landscaping where the excavation work was done in front of the house. 81/82 C Street, Clarksville is still waiting on quotes to convert to one unit and rehab the 81 C side.

Nikki Mickens reported that Alan and Robyn Wells have agreed to buy 675 Crucible Road, Crucible parcel for \$31,000.00. RACG Solicitor Colin Fitch reports that the preliminary title has been cleared, but we have not obtained a Quit Claim deed, which is required if the buyer would like to obtain title insurance since the property was purchased at a tax sale within the past 20 years. Nikki Mickens stated that she advised Mr. Wells to consult legal counsel to determine if he would need to obtain title insurance, and Mr. Wells' attorney, Dennis Makel, is performing a title search. Mr. Wells will get back to RACG after discussing with Attorney Makel.

A discussion was held regarding rental unit 33A in Teagarden Homes in Clarksville. Nikki Mickens stated that she was finally able to get clarification on the unit, which was previously suspected that RACG only owned ½ the duplex. The property was not purchased at a tax sale, the whole unit was purchased from American Destiny Realty for \$21,000.00 in 2018. The furnace was replaced and the roof was patched. The tenant residing there states that he converted the house to a single unit, but no record of that in the file. The tenant is on a month-to-month lease and is delinquent in payments. Thelma Szarell made a motion to evict the tenant and terminate the month-to-month lease agreement, seconded by Marcia Sonneborn. Motion approved and carried.

Next meeting is February 13, 2023 at 1:00 p.m.

Thelma Szarell made a motion to adjourn, seconded by Barry Nelson, approved and carried. ADJOURNMENT 2:46 p.m.