

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
August 14, 2023
1:00pm

Chairman Scull called the meeting to order at 1:02 p.m., and those present and absent were as follows:

	Present:	Absent:
	Thelma Szarell	
	George Scull	
	Ralph Burchianti	
	Barry Nelson	
	Marcia Sonneborn	
Guests:	Nikki Mickens	
	Betsy McClure	

Chairman Scull asked for public comments. No public comments.

Chairman Scull requested a motion to accept the meeting minutes from the June 12, 2023 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 CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Nikki Mickens reviewed the grant spreadsheet to review remaining balances, use of funding, and any income restrictions tied to the funding source. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Discussion was held regarding offers on tax parcel 05-29-514, 266 4th Ave, Crucible. A motion was made by Marcia Sonneborn to counteroffer the offer of \$5,000.00 with \$6,800.00 for 266 4th Ave, Crucible, tax parcel 05-29-514 to Crystal and Joseph Kovalcheck. Seconded by Ralph Burchianti. Motion approved and carried.

A discussion was held regarding the eviction of the tenant at 33 A St, Clarksville and the extent of the property damage. The Board discussed an informal offer to buy the property "as is". A motion was made by Ralph Burchianti and seconded by Barry Nelson to allow Nikki Mickens to negotiate a deal to sell the home "as is" after cleanout of the junk and carpets. Motion approved and carried.

Discussion was held regarding the property located at 295 North Ave, Crucible. While attempting to obtain a signature for a Quit Claim deed, a buyer made an informal offer to purchase to the solicitor. The tenant currently living in the house has also found someone willing to co-sign on a mortgage. Rick Kalsey was contacted August 3, and will get with the tenant to view the property and complete a market analysis. This discussion is tabled pending results of market analysis.

A motion was made by Barry Nelson to accept the 2023 PHARE award in the amount of \$250,000.00. Seconded by Thelma Szarell. Motion approved and carried.

Nikki Mickens presented information regarding the breach of the LIPC contract for 190 March Avenue. No payments have been made for 3 months and no contact. Ralph asked why a foreclosure process was required if we only record a land contract. Nikki Mickens stated that she

wasn't sure, and would ask the solicitor. A motion was made by Ralph Burchianti to approve the solicitor to issue a Notice of Intent to Foreclose. Seconded by Thelma Szarrell . Motion approved and carried.

A discussion was held regarding future building permits. Bob Lang said that he can prepare the application and get the plans stamped for about ½ the cost of what we are currently paying. The board was in agreement to try this and see how it goes.

Old Business: Nikki Mickens discussed status of 109 Third Street, Rogersville. Foundation work has been completed, home will be set this week and interior work will begin.

Nikki then discussed the new construction at 327 Third Street in Mather. The project was published in the paper and sent to local builders in July. Only one bid was received, and the cost was too high to be feasible for Mather. Nikki stated that RACG would need to find a smaller house plan, or find another location to build. A motion was made by Barry Nelson, seconded by Thelma Szarell to reject the sole bid from Carter Lumber, as the project is not financially viable at this time. Motion approved and carried.

Nikki Mickens then updated on the properties for sale. 115 School Street in Rogersville is still listed at \$214,000, no interest. Nikki stated that an independent analysis and consultation with a realtor indicated that the price is too high, and RACG could expect to sell for around \$199,000. Suggested listing with a realtor and/or dropping the price. George Scull voiced concern with lowering the price, as it is crucial to not undervalue the other house that was sold on an LIPC. A motion was made by Barry Nelson to contract with Rick Kalsey to list the home for a 60-90 day period at Rick's recommended pricing, seconded by Ralph Burchianti. Motion approved and carried.

81-82 C Street in Clarksville was sold on a land contract 8/11/23 for \$99,400.00

185-186 March Ave- foreclosure filed June 23, 2023. There is a 60-day window for homeowner to pay or negotiate, homeowner has done neither to date. Once the 60-day waiting period expires, a hearing will be scheduled.

Nikki Mickens gave updates on the Housing rehab programs.

HOME-5 homes will have final inspections in the 8/18/23 and be closed out. 5 more homes have completed lead & asbestos inspections/testing, and housing inspections are scheduled for August/Sept. Once inspections are completed, the projects that are feasible will be put out for bidding. Finally, a home in Nemaquin that was awarded in 2022 has been started, and should be finished by mid-September.

PHARE- 5 projects have been completed since June 1, 2023. 2 projects are out for bid, another has been awarded and is waiting on repairs to start. 1 project is in progress, and 3 more are ready for home inspections.

Whole Home Repair- 1 inspection has been completed and the project is out for bid. 2 more are ready for inspections. SW Job training services is working on some revisions to an agreement between SWJTC and the County to manage the workforce development portion of the grant.

At 2:06 p.m. a motion was made by Barry Nelson to enter into Executive Session to discuss real estate matters & legal matters, seconded by Thelma Szarrell.

Executive Session ended at 3:00 p.m.

Ralph Burchianti made a motion to adjourn at 3:02 p.m., seconded by Barry Nelson, motion approved and carried.

The next meeting is scheduled for September 11, 2023.

ADJOURNMENT 3:02 p.m.