

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
September 11,  
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 (phone)	
Guests:	Nikki Mickens	Mike Belding
	Betsy McClure	Blair Zimmerman
		Bob Lang

Chairman Scull asked for public comments. No public comments.

Chairman Scull requested a motion to accept the meeting minutes from the August 14, 2023 meeting. Upon the motion of Thelma Szarell and seconded by Barry Nelson, 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. Discussion was held regarding the possible uses of remaining grant funds. Nikki stated that with the time constraints, ordering 2 modular homes would likely be the best options to spend the 2020 Bright to Blight grant. Upon the motion of Ralph Burchianti, and seconded by Thelma Szarell, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Marcia Sonneborn called into the meeting at 1:15 p.m.

Discussion was held regarding the property located at 295 North Ave, Crucible. While attempting to obtain a signature for a Quit Claim deed, a possible heir made an informal offer of \$29,000.00 to purchase the property to the solicitor. The tenant currently living in the house states he has also found someone willing to co-sign on a mortgage. Rick Kalsey conducted a market analysis. This discussion was tabled at the August meeting pending results of market analysis. Rick feels that with the condition of the home, \$45,000.00 would be a fair selling price. Nikki stated that she has asked solicitor Colin Fitch to counteroffer the heir at \$45,000, and also let the tenant know the selling price.

The board reviewed 2 HVAC quotes received to install central air at 109 Third Street, Rogersville from Diesel HVAC and Pro Comfort. Bob Lang pointed out that aside from Pro Comfort being the lower bid by \$272, the proposed unit was ½ ton larger and had a higher seer rating. A motion was made by Barry Nelson to award to the lower bidder, Pro Comfort, seconded by Thelma Szarell. The motion was approved and carried.

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

Nikki clarified information regarding filing of eviction vs filing of foreclosure. After speaking with solicitor Colin Fitch, it was explained that in the case of 185 March Ave, Nemacolin, we were required to file as a foreclosure because the RDA acted as the bank for this transaction, and a mortgage was filed. For the other properties under the LIPC with only a land contract is recorded, Colin can send a Notice to Pay or Quit, followed by a 20 day Notice to Vacate. If they remain in the home, an eviction can be filed

in Magistrate Court. This process has been started for 190 March Ave, Nemacolin.

Nikki Mickens then updated on the properties for sale. Rick Kalsey is listing 115 School Street, Rogersville for \$214,000. Bob Lang indicated that the listing went live today.

33 A Street, Clarksville is listed at \$25,000. A few out of state investment groups have submitted offers and expressed interest, and 2 local buyers are viewing the property this week. After discussion, it was decided that if a local resident wants to purchase the property, Nikki has the authority to sell it. If no local offers are received, Nikki will present the investor offers to the board at the October meeting.

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. The Court scheduler stated that since the homeowner did not respond, a hearing will not be scheduled. Colin Fitch said this is not correct procedure, he is working this out with the Court and has sent another letter to homeowner giving her 10 days to respond to the foreclosure complaint in the meantime.

Nikki Mickens gave updates on the Housing rehab programs.

HOME-3 homes from May 2022 are waiting on final inspections. 2 more homes started in May 2022 have been completed and closed out. 5 homes have completed lead & asbestos inspections/testing, and housing inspections have been completed for 3 of those. Once inspections are completed, the projects that are feasible will be put out for bidding. Finally, a home in Nemacolin that was awarded in 2022 has been started, and should be finished by October..

PHARE- 7 projects have been completed since June 1, 2023. 3 projects are ready and waiting on inspection and cost estimate. 2 more have been awarded and will start in the next 30 days, and 1 is ready to be bid out.

Whole Home Repair- 1 project has been awarded to Ames Construction, will be finished by October 15, 2023. 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 1:53 p.m. a motion was made by Thelma Szarrell to enter into Executive Session to discuss real estate matters & legal matters, seconded by Ralph Burchianti.

Executive Session ended at 2:06 p.m. Nikki Mickens asked for approval to schedule an inspection of 1880 Jefferson Road, Rices Landing with Bob and the County Inspector(Warren Dickerson) to assess the condition on the home and make recommendation as to extending the LIPC agreement. . Thelma Szarrell made a motion seconded by Barry Nelson, motion approved and carried.

Thelma Szarrell made a motion to adjourn at 2:08 p.m., seconded by Barry Nelson, motion approved and carried.

The second Monday of October is Columbus Day, so the next meeting is scheduled for October 16, 2023 at 1:00 p.m.