

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
October 16, 2023
1:00pm

Chairman Scull called the meeting to order at 1:01 p.m., and those present and absent were as follows:

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

Guests: Nikki Mickens

Chairman Scull asked for public comments. No public comments.

Chairman Scull requested a motion to accept the meeting minutes from the September 11, 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 4 PHARE grants, the CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Upon the motion of Thelma Szarell, and seconded by Ralph Burchianti, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Discussion was held regarding 185-186 March Ave, Nemaocolin. A friend of the homeowner made an offer to pay \$14,000.00 to stop the foreclosure and satisfy the mortgages in full. The homeowner currently owes \$21,593.00 between the mortgage and the home repair loan. Nikki Mickens asked solicitor to counter offer with \$18,000 and advised that half of the house is not livable and is used for storage.

Nikki asked for the board to approve the purchase of two modular homes at a cost of up to \$140,000(including delivery and set up) each using 2020 PHARE funds. This purchase would likely need to be bid out, and the homes would likely be placed in Waynesburg and Pittgas, as those two areas/school districts have the most applicants on the waitlist. George Scull suggested that we have a third party review the house specs and bids. Board members suggest potentially an engineer or possibly one of the construction professionals at Wayne Lumber. Nikki stated that she would discuss with Bob Lang. Upon the motion of Barry Nelson, and seconded by Ralph Burchianti, motion approved and carried.

Old Business: Nikki and George gave construction and renovation updates on 109 Third Street, Rogersville. A sketch of the driveway/sidewalk layout was presented and discussed. Upon the motion of Barry Nelson, and seconded by Ralph Burchianti, it was resolved that the concrete scope of work be accepted as drafted, put out for bid, and work scheduled, motion carried.

Discussion was held regarding water in basement at 323 Fifth Ave, Crucible regarding the house being sold AS IS through the LIPC Program, and the homeowner refusing suggested courtesy repairs.

Nikki updated on the properties for sale. 115 School Street, Rogersville is under contract for \$224,000(VA loan with approximately \$12K seller assist). 33 A Street was listed at \$25,000, had several investor offers between \$20,000 and \$21,400, and a few locals that viewed it but ultimately did not submit an offer. One offer of \$5,000 was rejected. Demo estimate is \$16,000. The Board directed that the home be re-listed and sold to interested investors or private persons.

295 North Ave, Crucible was valuated at \$45,000 by Rick Kalsey. Renter has made no progress on getting a loan, and potential heir found during the quit claim process that offered \$29,000 did not respond to solicitors' counter offer of \$45,000, quit claim and demand of answer filed. A motion was made by Ralph Burchianti to list the home for sale with Rich Kalsey at \$45,000.00. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, motion approved and carried.

Nikki Mickens gave updates on the Housing rehab programs.

HOME-3 homes from May 2022 and 1 from April 2023(with a 120 completion timeframe) are still not completed. Solicitor sent a demand letter to contractor advising that he has 30 days to finish and close out, otherwise contract will be voided and County may seek to recover paid funds.

A home in Bobtown has bid opening tomorrow, and one project in Bobtown is starting this week.

PHARE- 1 rehab was completed in September. 3 projects are in progress, and 2 more are out for bid. We have received permission from PHFA to pull projects off the waitlist who only need a roof or furnace to complete. PHARE funds will also be used to assist CASA with remodeling a bedroom and building a bathroom as well as purchasing a washer and dryer. This area is currently used to house children while parents are in court, or in cases where they need to be removed from their homes. Building this bedroom/bathroom will allow children involved in emergency removals to be housed at the CASA location they are familiar with instead of hotels until they can be placed in a foster home. CASA has another grant that will cover most of the material costs, and our portion will likely be under \$5,000.00.

Whole Home Repair- 1 project has been awarded to Ames Construction, will be finished by the end of October. 2 more are ready for inspections. Agreement signed between SWJTC and the County to manage the workforce development portion of the grant.

Thelma Szarell made a motion to adjourn at 2:01 p.m., seconded by Barry Nelson, motion approved and carried.

The next meeting is scheduled for November 13, 2023 at 1:00 p.m.