

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**December 9, 2019**

**CALL TO ORDER** Thelma Szarell called the meeting to order at 1:01 p.m.

**SIGN IN**

Present: Thelma Szarell, Marcia Sonneborn, Dominick Barbetta, Barry Nelson, Ralph Burchianti

Absent:

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 November 12, 2019 meeting as distributed via email. Dominick Barbetta 2<sup>nd</sup>. 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. Calvario pointed out that the Community Bank checking account shows a deficit. He said that funds are transferred the day after checks go in the mail, and that no checks have bounced, just a timing issue in regard to the Balance Sheet. Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

Ralph Burchianti chaired meeting at this time.

Calvario presented and reviewed list of current Land Contracts, amounts, and when due. Presented projected income and expenditures for next six months. Reminded 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.

## **OLD BUSINESS**

### **Properties for Sale**

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Ralph Burchianti believes price too high and should be lowered. Calvario will enter into conversations with Commissioners regarding this property early in 2020.

126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500 listed with realtor. Has been shown a few times.

### **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. Final payment has been made to Habitat. According to Keith Davin from Habitat, family still has some sweat equity hours to complete before moving into home. Family of six purchasing home.

\$75,000 from the original grant of \$150,000 was modified and reallocated to Clarksville (Pitt Gas) and being used to rehab 122 2<sup>nd</sup> St, and to purchase 124 and 215 2<sup>nd</sup> St. Over \$53,100 has been spent thus far to rehab 122, and purchase 124 and 215 in Pitt Gas. Steve is rehabbing 122.

### **Land Bank Law**

SB 667 Land Bank law. Commissioners will decide next year whether to form Land Bank and enact ordinance.

## **NEW BUSINESS**

1. Offer from Patrick G. Knight to purchase blighted home and two lots at 117 Elm St, Jefferson reviewed. RDA has spent \$3,100 on project and has built two homes within feet of this blighted property. After discussion, Barry Nelson made a **motion** to counter offer at \$4,500, and that the home and lots must be cleaned up by April 1, 2020. Dominick Barbetta 2<sup>nd</sup>. All were in favor and the motion passed.
2. 2019 PAHRE grant application for \$720,000 to complete Rogersville Development was submitted. Plan is to build one duplex on Third St and two single family homes on Plum Alley.
3. Land Contracts on 1880 Jefferson Rd (Victoria Murray), and 127 School St (Melissa Beabout/Framelli) past due. Murray said her dad's estate should be settled in early 2020 and she will either pay off the balance due to RDA or put a large amount down and get a loan for the balance.

Melissa Beabout/Framelli must be paid in full by December 31, 2019 or vacate property. She has a balance due from October, November and December.

4. Reviewed Blueprints summary and recommendation of family under Land Contract for 133 Bowlby St, Waynesburg. No action needed at this time since Land Contract is not due until March 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 1<sup>st</sup> Ave, 63-64 C St, 323 3<sup>rd</sup> St, 190 March Ave); and rentals of 295 5<sup>th</sup> Ave, 126 Fairview Ave, 363 Nazer St, 81 C St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also are being made monthly.
2. Received notice that DCED NAP Tax Credit for Crucible was approved. UPMC \$200,000 and First Federal \$50,000. We will rehab at least three homes and demolish one. Threshold Housing Development will be the project manager.
3. Couple is out of 82 C St, Clarksville (GI Town) who were evicted. Home has been emptied out and gutted down to the studs. Starting conversations with neighbor in other ½ of duplex who is renting from us to purchase.
4. Presented on reassessment of homes once completed and LIPC signed. 323 3<sup>rd</sup> St, Mather most recent. Assessed value of home increased by \$24,010.
5. Commissioners will appoint new Board member in early 2020 to replace Dominick Barbeta. Everyone thanked Dominick for his service.
6. Sale of side lot in Crucible was completed on December 5 to neighbor.
7. Reviewed handout on blighted trailers/properties in Crucible. Owner, Ronald Stoffa, wants \$27,000. Both trailers are occupied. Stoffa also owns ½ duplex next to trailers. Marcia Sonneborn will gather additional information.
8. Informed Board that new heaters are needed in homes that will be rehabbed in Nemaocolin, Crucible, and School St. Currently all furnaces are oil. Concerned about price of oil and LMI family being able to afford oil. Natural gas not available in these areas. Calvario is leaning towards heat pumps since homes will have new windows and insulation. Barry Nelson asked Calvario to explore geo-thermal.
9. Discussions with Blueprints and Greene County Housing Authority on recruiting first-time homebuyers for homes to be rehabbed by July 1. Nine homes will be available (Chartiers Hill 1, Crucible 3, Nemaocolin 5).

January 13, 2020 will be re-organization meeting. List of current officers distributed.

## **ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:15 p.m.