

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**January 13, 2020**

**CALL TO ORDER** Ralph Burchianti called the meeting to order at 1:11 p.m.

**SIGN IN**

Present: Thelma Szarell, Marcia Sonneborn, Ralph Burchianti

Absent: Barry Nelson

Guests Present:

Staff Present: Dave Calvario

**REORGANIZATION OF BOARD (Election of New Officers)**

Marcia Sonneborn made a **motion** and nominated Thelma Szarell as Chair, Barry Nelson as Vice Chair, Marcia Sonneborn as Treasurer, Ralph Burchianti as Secretary, and acknowledged that the office of Assistant Treasurer/Secretary is vacant, and moved that nominations be closed. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

**NEW OFFICERS TAKE OFFICE**

Ralph Burchianti turned the meeting over to Thelma Szarell newly elected Chair to continue the meeting.

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Marcia Sonneborn made a **motion** to accept the minutes from the December 9, 2019 meeting as distributed via email. Ralph Burchianti 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 November 30, 2019) presented. Calvario stated that expenditures and income are normal for month. Calvario pointed out that there is still a large amount under "other assets" on the Balance Sheet since we have so many houses in various states of rehab and the Floral Shop still on the books. Ralph Burchianti made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts, amounts, and when due.

Presented projected income and expenditures for next six months.

## **OLD BUSINESS**

### **Properties for Sale**

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Calvario will start conversations with Commissioners regarding property. Marcia Sonneborn suggested that Commissioners consider using building as an incubator for businesses.

126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500 listed with realtor. Sales Agreement signed for \$65,500 on December 18, but was terminated on January 7, 2020. \$800 in Hand Money will be turned over to RDA.

### **Land Bank Law**

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

## **NEW BUSINESS**

1. Reviewed Land Installment Purchase Contracts Set to Expire by March 31, 2020:
  - A. 1880 Jefferson Rd, Victoria Murray. Signed LIPC 2-8-16. Owes approximately \$38,200. Victoria plans to pay off entire amount or put down a large amount and get a loan for the balance once her dad's estate is settled in early 2020. Calvario verified estate should be settled soon and it appears funds will be split between Victoria and her sister.
  - B. 127 School St, Melissa Beabout/Framelli. Signed LICP 4-7-17. Letter sent to Melissa from Colin Fitch to pay balance by December 31, 2019 or vacate home. On January 2, Money Orders came in mail totaling \$2,265. Later on the same day, Melissa dropped off a Cashier's Check for \$3,000. Paid in full through June 2020. In June 2020 will owe approximately \$56,000.
  - C. 333 Steele Hill Rd, Kevin and Desiree Baker. Signed LIPC 1-5-18. Balloon payment due 2-1-20. Reviewed letter from Blueprints regarding current credit scores and mortgage readiness. Owe approximately \$118,000. After discussion, Ralph Burchianti made a **motion** to extend Land Contact 12 months. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
  - D. 133 Bowlby St, Melissa Patterson and Chris Fawley. Signed LIPC 2-28-18. Balloon payment due 3-1-20. Reviewed letter from Blueprints regarding current credit scores and mortgage readiness. Owe approximately \$74,400. After discussion, Marcia Sonneborn made a **motion** to extend Land Contract 12 months. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
2. Payment of \$5,491.35 was made to the County for 2019 student intern wages. \$8,903.64 was allocated from the County general fund. \$14,394.99 was spent on student intern wages in 2019.
3. Estimated budget on Nineveh Heights infrastructure was distributed. Higher than anticipated. Calvario will have conference call with Morris Township Supervisors and Threshold Housing to review and next steps.

## 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. Reviewed financial summary from Hughes Construction, Remodeling by Riggs, Hosanna Industries, and Threshold Housing to rehab homes in Clarksville, Nemaocolin, and Crucible.
3. Benedum Foundation grant to offer code enforcement training and blight mitigation through the Local Government Academy in Washington and Greene Counties was received. Training trainers locally will be a priority.
4. Reviewed Elizabeth and Michael Sine's application and summary from Blueprints. At the present time, their income is too low to afford a home through the RDA.
5. Commissioners will appoint new Board member to replace Dominick Barbetta.
6. Summary of 2019 accomplishments distributed.
7. Frank Santucci is interested in 124 2<sup>nd</sup> St, Clarksville (Pitt Gas).
8. Distributed Blueprints press release on assisting first-time homeowners.
9. Open PHARE Grants: 2015 Pitt Gas, approximately \$12,000 remaining to spend; 2017 Nemaocolin, approximately \$20,000 (this does not include the \$90,000 from the Township); 2018 Nineveh Heights, \$0.00 spent thus far.
10. Will discuss with Commissioners the need to hire another person through the County to work with Steve Salisbury due to number of properties and projects.
11. Out of the Country January 25-February 1. Going to the Dominican Republic with our Church and will not have access to email or phone.
12. Distributed text message from Tim Guesman regarding sweat equity hours put in on 295 5<sup>th</sup> Ave, Crucible thus far. Will communicate with Tim in writing regarding hours and how amount towards final selling price or closing costs will be applied.

## ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:04 p.m.