

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**February 10, 2020**

**CALL TO ORDER** Thelma Szarell called the meeting to order at 1:02 p.m.

**SIGN IN**

Present: Thelma Szarell (via phone), Marcia Sonneborn (via phone), Ralph Burchianti, Barry Nelson (participated in meeting via phone early, but call was dropped and could not participate in remainder of meeting)

Absent:

Guests Present: George Scull, Mike Belding, Matt Mackowiak

Staff Present: Dave Calvario

**PUBLIC COMMENT**

Matt Mackowiak is from Representative Guy Reschenthaler's Office and said he will attend RDA meetings regularly.

**APPROVAL OF THE MINUTES**

Ralph Burchianti made a **motion** to accept the minutes from the January 13, 2020 meeting as distributed via email. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

No Executive Session.

**TREASURER'S REPORT**

2020 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 were normal for the month. Ralph Burchianti asked why 2018 PHARE funds have not appeared on Balance Sheet yet? Calvario stated that the check from the County was just written to RACG and would appear on the February Balance Sheet, along with \$200,000 from UPMC for the Crucible Tax Credit project. 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.

Calvario 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.

126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500 listed with Rick Kalsey.

### **Land Bank Law**

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

## NEW BUSINESS

1. Reviewed CMA and discussed selling price for 122 2<sup>nd</sup> St, Clarksville (Pitt Gas). Calvario reported we will have approximately \$58,000 in project. After discussion, Marcia Sonneborn made a **motion** to sell the home for \$69,500. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
2. Reviewed homebuyer assistance application from Michelle Harvey and summary from Blueprints for 122 2<sup>nd</sup> St, Clarksville. After discussion, Marcia Sonneborn made a **motion** to enter into a Land Installment Purchase Contract with Michelle Harvey on 122 2<sup>nd</sup> St, Clarksville (Pitt Gas) for up to 24 months, 5% down payment, and a monthly payment of \$650 which includes principal, 5% interest, taxes and insurance. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
3. Calvario presented flooring prices on 122 2<sup>nd</sup> St, Clarksville (Pitt Gas). Michelle Harvey has requested we not use carpeting due to her daughter's allergies. Price difference is \$2,000 higher based on how RACG would do flooring as in past. After discussion, Ralph Burchianti made a **motion** to split the cost with Michelle Harvey. Michelle would pay \$1,000 towards flooring upgrade and RACG would pay \$1,000 towards flooring upgrade. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
4. Reviewed CMA and discussed selling price for 46 School St, Clarksville. Calvario reported we will have approximately \$70,000 in project. Morgan Township informed Calvario that they intend to donate vacant lot next to 46 School St to RACG at no cost. After discussion, Ralph Burchianti made a **motion** to sell 46 School St and empty lot for \$75,000. Marcia Sonneborn 2<sup>nd</sup>. All were in favor and the motion passed.
5. Reviewed homebuyer assistance application from Emily Haywood and Christian Wilson, and Blueprints summary for 46 School St, Clarksville. After discussion, Marcia Sonneborn made a **motion** to enter into a Land Installment Purchase Contract with Emily Haywood and Christian Wilson for 24 months, 5% down payment, and a monthly payment of \$650 which includes principal, 5% interest, taxes and insurance. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
6. Calvario informed the Board that in discussions with the Morris Township Supervisors, Mike Salai, civil engineer, will have detailed plans for the Nineveh Heights project completed by the end of April 2020. This project is being partially funded by PHARE 2018 funds.
7. Hosanna Industries will start rehab of 23 Diaz Ave, Nemaquin in mid-February, and blitz rehab week is scheduled for mid-March. Hosanna Industries will have 20-30 volunteers throughout the week in March who will need overnight accommodations. Calvario has contacted CBM Cornerstone Camp in Jefferson regarding housing and cost. Will discuss donation to CBM for housing and RACG purchasing some food for volunteers at next meeting. Will ask for meals from local Churches also.
8. Calvario presented information on 171 March Avenue, Nemaquin. Home is ½ of a duplex, was foreclosed on and has been for sale since August 2019. Price in August 2019 was

\$12,900 and Bayview Financial was firm on this price. Price now is down to \$6,900.

Calvario would like to purchase home before a speculator purchases the home. Neighbor who owns the other ½ of the duplex would like to purchase the home and own both sides.

After discussion, Marcia Sonneborn made a **motion** authorizing Calvario to offer up to \$4,000 for 171 March Avenue. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

9. Discussion on Sweat Equity Hours and Compensation completed by potential homeowners. After discussion, Marcia Sonneborn made a **motion** to credit sweat equity hours completed at a rate of \$12.00 per hour, hours must be turned into Executive Director monthly, and that Steve Salisbury and Dave Calvario would review and verify hours submitted equal the amount of work completed. Amount of hours completed would be credited at closing/sale of home. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

### **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. Reminded Commissioners a new Board member is needed to replace Dominick Barbetta.
3. Received \$200,000 from UPMC for Crucible DCED NAP Tax Credit rehabs and demolitions.
4. Tabled discussion on advertising in Greene Scene until next meeting.
5. Hiring full-time staff member to help Steve. Mentioned during meeting with Mike Belding and Jeff Marshall on Economic Development and restructuring the HOME program. Stated RACG could pay the salary or a portion of the salary.
6. Working through delinquent tax bills received recently on various properties. Most of the delinquent notices are from properties purchased at the June 2019 Judicial Sale.

### **ADJOURNMENT**

Ralph Burchianti made a **motion** to adjourn at 2:07 p.m.