

Redevelopment Authority County of Greene
Meeting Minutes
September 14, 2020

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

SIGN IN

Present: Thelma Szarell, Ralph Burchianti, Barry Nelson, George Scull

Absent: Marcia Sonneborn

Guests Present: Mike Belding

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the August 10, 2020 meeting as distributed via email. George Scull 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through July 31, 2020). Calvario stated that expenditures and income were normal for the month. Calvario brought attention to the negative balance in Community Bank checking account. Transfer occurred after September 1 to obtain maximum interest. No checks bounced. Contract Work and Materials under Real Estate Assets are high due to Floral Shop, 11 Land Contracts, and current rehabs still on the books. August P & L shows over \$6,500 has been paid out in 2020-2021 School taxes on Land Contracts. George Scull asked why Mileage (Inc Tk Fuel) under Real Estate Assets is over \$31,000. Calvario explained that as a home is sold or comes off Land Contract, approximately \$500 is written off from this line item. Barry Nelson made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2nd. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts. Eleven Land Contracts are in place as of September 1, 2020.

OLD BUSINESS

Properties for Sale

Floral Shop asking \$89,000. Showed to Center for Community Resources on August 19 and September 11. They are interested in putting offices on 1st floor, and eventually apartments on 2nd and 3rd floors. Also showed to Direct Results and John Bokar.

55-56 B St, Clarksville (GI Town) is For Sale. Asking \$84,900. Sales Agreement with 3% Seller Assist has been signed. First Federal believes we should close by the end of September.

23 Wood Avenue, Nemaquin is For Sale. Asking \$45,000. A few phone calls inquiring, but not showings.

Land Bank Law

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, believes we will have Land Bank in place by end of 2020.

Delinquent Taxes

Colin Fitch and Gene Grimm are working on a long-term solution to have municipal and school taxes exonerated on properties RDA purchases at Judicial Sales. Colin Fitch is not in favor of Declaratory Judgement (suing) three taxing bodies. After discussion, Calvario will work with Fitch to draft a letter to be approved by Board, which will be sent to each municipality and school district explaining what RDA is doing and ask that taxes of properties purchased at Judicial Sales be exonerated.

Update on Land Contracts Due

-1880 Jefferson Rd, Rices Landing. Person is still unemployed. Is current on payment.

-127 School St, Clarksville. Person is working with Rocket Mortgage to obtain mortgage. Mortgage Company is handling as a refinance now. Pre-qualification letter distributed.

Rogersville Development

RFPs and blueprints given to builders in Greene and Washington counties for next set of Townhomes in Rogersville. Bids requested by end of September. Bids will be presented to Board for selection of contractor.

17 Wood Street, Nemaquin

Home that Robert Morofsky is donating to RDA. Robert has guardianship over his brother Richard. During the title search a credit card lien was found against the home by Barclay's Bank. Morofsky is working to have lien dismissed since his brother was in no state of mind to obtain credit card. Lien is \$2,400. All 2020 taxes are due and we will pay, and split Nemaquin Inc and SWPA bills with Robert. Approximately \$400 for RDA.

Nineveh Heights

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing will not occur due to soil conditions. Roger Creech, Township Supervisor, showed Calvario 3 acres of land Township owns on Patterson Creek Rd. Gas, septic, and good spring on property. Thelma Szarell does not believe a good

area for a home(s). Jeff Marshall and Calvario had a discussion with Eric Large from CNX on donating land close to original building site of Carter and Tripp Roads where homes possibly could be built.

29 Wood Street, Nemaocolin

Home is not rehabbed yet. Once completed, Carmichaels Area School District will begin setting up “Mikes Homework House” for the youth of Nemaocolin.

33A St, Clarksville (GI Town)

Offer of \$21,000 to purchase 33A St from Estate of James Don Roberts was accepted. \$1,000 Hand Money was paid. Home is currently occupied and under lease.

NEW BUSINESS

1. Held interviews on September 11 for Maintenance Worker 1 position to work with Steve Salisbury. Two interviews were scheduled. Only one showed for interview.
2. Tax assessment information after homes rehabbed distributed. George Scull will do research on assessment per square footage, and Calvario will discuss with Colin Fitch. Increase in assessed values impacts Land Contract escrow accounts.
3. Prices to demolish homes distributed. Expensive. Working with Township Supervisors to keep costs down.
4. Morgan Township tore down two houses in last two weeks. RDA paid for roll off containers.
5. Update on Floral Shop emails from Pastorius regarding vermin. Inspected basement and first floor with Cline Pest Control and Whitlatch Construction. No sign of vermin. Ladders were put in building last week. Will inspect upper floors with Cline Pest Control 9-17-20.
6. After discussion, Barry Nelson made a **motion** to put a 1/8-page advertisement in Greene Scene for one month. George Scull 2nd. All were in favor and the motion passed.
7. Received \$720,000 PHARE grant to complete Rogersville. Blueprints received \$100,000 PHARE grant for home buyer assistance.
8. Calvario will meet with Jeff Marshall on 2020 PHARE application. Calvario reviewed vacant land owned by RDA and we should consider building homes on vacant land.
9. Demolished 327 Third St, Mather prior to receiving deed. Was owned by Kevin Cleland.
10. Reviewed letter from Jason Good to purchase 327 Third St, Mather lot. After discussion, George Scull made a **motion** to table decision on sale of lot and for Calvario to get more information. Barry Nelson 2nd. All were in favor and the motion passed.
11. John Moore contacted Calvario and expressed interest in purchasing vacant lot, 27 A St, Clarksville (GI Town), where home was torn down. Moore said he will split lot with neighbor and use as side lot. Discussion tabled.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave, 126 A St, 40 Wood, 46 School); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, and 81 C St. Nemaocolin home-owner repair payments are also being made monthly. Estimate of over \$700,000 in 11 Land Contracts due to RDA.
2. Selling properties in Nemaocolin once rehabbed (114 Bliss, 23 Diaz, 29 Wood (Homework House), 64 Diaz) and taking a holistic approach.
3. Steve is currently rehabbing 215 2nd St, Clarksville (Pitt Gas).
4. Gave tour to Terry Wiltrout from Washington Hospital and Steve from Greenbriar on where they might consider build a ½ Way House in Greene County.

5. Problem with Rogersville townhouse sewer line over the weekend. Sewer line coming from townhomes was not tied in properly when built, and tap was not inspected. Repairs have been made by Patterson All In One Plumbing. Everything is working properly.
6. Will be in FL visiting son September 19-25, then quarantine for 14 days.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:15 p.m.