

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

**CALL TO ORDER** Thelma Szarell called the meeting to order at 1:00 p.m.

**SIGN IN**

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

Absent:

Guests Present: Mike Belding, Betsy McClure, Bob Keller, Roger Creeh, Jamie Harshman

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

Barry Nelson made a **motion** to accept the minutes from the September 14, 2020 meeting as distributed via email. George Scull 2<sup>nd</sup>. 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 September 30, 2020). Calvario stated that expenditures and income were normal for the month. He reminded everyone that \$800,000 and \$150,000 is in Community Bank MMA account, and reserved for Nineveh Heights and Crucible Tax Credit projects. On County Statement of Revenue and Expenses, 21.8% of budget remains with three months of salary and benefits to pay. Calvario stated this is low because he kept temporary helper on to assist Steve until full-time person is hired. He also reminded the Board that approval was given at previous meeting to reimburse the County up to \$4,000 for salaries used to hire students from GCCTC. George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Ralph Burchianti 2<sup>nd</sup>. 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 October 1, 2020.

## **OLD BUSINESS**

### **Properties for Sale**

Floral Shop asking \$89,000. Spoke with Megan Snyder from Center for Community Resources. They are still interested in purchasing building. Per Megan, K2 Engineering told her that building would need to be brought up to 2015 IBC code.

55-56 B St, Clarksville (GI Town) is For Sale. Asking \$84,900. Sales Agreement with 3% Seller Assist has been signed. Closing is scheduled for October 26.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. No phone calls or inquires in last month.

### **Land Bank Law**

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, said Land Bank will not be in place by end of 2020 due to other projects he has.

### **Delinquent Taxes on Properties Purchased at Judicial Sales**

Calvario has not drafted letter to taxing bodies stating that RDA is immune to taxes. Letter will be presented to Board for approval prior to being mailed.

### **Update on Land Contracts Due/Past 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. Per Melissa, appraisal completed and Rocket Mortgage asked her for payoff amount.

### **17 Wood Street, Nemaocolin**

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.

### **Nineveh Heights**

PHARE 2018 grant of \$800,000 to build homes in Nineveh with Threshold Housing will not occur due to soil conditions. Jamie Harshman from Harshman CE Group visited the site with Bob Keller and Dave Calvario. Harshman presented drawings for 30 homes, and said homes can be built without deep keyways by keeping current slope of land. Harshman will continue to work on project, where utilities need to go, and costs associated with project.

### **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.

## 64 Diaz St, Nemacolin

Purchased from John Kreny estate. Discussed how and who to rehabilitate. \$19,000 is currently in home (purchase, roof, soffit, fascia, removal of trees). Cost to rehabilitate home with outside contractors is approximately \$50,000 to \$60,000. Steve Salisbury can do much of the work for the cost of materials only, but this will take him away from other homes with potential of higher return. After discussion, RDA will get exterior of home closed up and possibly painted, and keep in rehab inventory for Steve to work on.

## NEW BUSINESS

1. Held interviews for Maintenance Worker 1 position to work with Steve Salisbury. One candidate did not pass background check. Will interview Howard Moats in near future. Howard is currently working with RDA as temporary help. Howard graduated from GCCTC. George Scull suggested that we wait 30-60 days before hiring Howard and see how he performs.
2. Phone call with Colin Fitch regarding assessed value of homes increasing after rehab completed and home sold or put under a Land Contract. Colin's opinion distributed. Colin believes this is Spot Reassessment which is not permitted under the law. Colin believes we should submit paperwork to appeal reassessment of 40 Wood St, Nemacolin which was put under a Land Contract on July 1, 2020. George Scull distributed information on assessed value of homes in Pitt Gas, along with reassessed value of homes sold by RDA. After discussion, George Scull made a **motion** instructing Fitch and Calvario to submit paperwork and appeal new assessment on 40 Wood St, Nemacolin. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
3. Deeds to homes purchased at June 2020 Judicial Sale were received.
4. Demolishing two homes in Pitt Gas with Jefferson Township to save money.
5. Update on Floral Shop emails from Pastorius regarding vermin. Ladders put in building to get up to second and third floors. Inspected by Cline Pest Control. No bat or rat tracings found in building. Men from Bill Whitlatch Construction inspected all floors and found no holes in brick wall adjoining Pastorius' building, or signs of bats or rats. Pigeons are entering building. Whitlatch will communicate with Pastorius on his findings.
6. John Moore is interested in purchasing vacant lot, 27 A St, Clarksville (GI Town) where blighted structure was recently torn down. John Moore lives next to lot. Pictures and assessment information distributed. After discussion, George Scull made a **motion** to sell the lot to John Moore for \$6,500. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
7. Pictures and assessment information distributed on 327 3<sup>rd</sup> St, Mather. Blighted structure was torn down recently. Jason Good is interested in purchasing the lot. Jason lives across the street from the vacant lot. After discussion, George Scull made a **motion** to keep the lot with the possibility of placing a home on the lot. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
8. Reviewed Comparative Market Analysis prepared on 215 2<sup>nd</sup> St, Clarksville (Pitt Gas) by Rick Kalsey. After discussion, Ralph Burchianti made a **motion** to sell the home for \$72,500. George Scull 2<sup>nd</sup>. All were in favor and the motion passed.
9. 2020 PHARE application. Calvario reported that he met with Jeff Marshall. Consensus was that RDA will submit application to put in modular homes on land owned by RDA.
10. Reviewed bid summaries from three contractors to build Rogersville Townhomes. MacBracey, \$517,900 for both units. Home Remodeling by Riggs, \$384,000 for both units. TBI Contracting, \$803,111. Cost of material has increased significantly during Covid. Decision made to hold off on construction until price of material comes down.
11. List of proposed 2021 RDA Board meeting dates distributed. Meetings will continue to be held on the 2<sup>nd</sup> Monday of each month, 1:00 p.m.

## **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 1<sup>st</sup> Ave, 63-64 C St, 323 3<sup>rd</sup> St, 190 March Ave, 126 A St, 40 Wood, 46 School); and rentals of 295 5<sup>th</sup> Ave, 126 Fairview Ave, 363 Nazer St, and 81 C St. Nemaocolin home-owner repair payments are also being made monthly.
2. Reviewed list of LIPCs, when due, and likelihood of individual/family meeting deadline.
3. Selling properties in Nemaocolin once rehabbed (114 Bliss, 23 Diaz, 29 Wood (Homework House), 64 Diaz). Must be creative and take a holistic approach.
4. Steve is currently rehabbing 215 2<sup>nd</sup> St, Clarksville (Pitt Gas). Should be finished in 3-4 weeks. He will move to 401 N. Market St, Carmichaels next.
5. Septic Repair permit issued for 401 N. Market St, Carmichaels. Current tank is leaking. Leach field passed dye test, and sewer camera showed pipe and stone in leach field looked good.
6. Closed on 33 A St, Clarksville (GI Town). Purchased from estate of Don Roberts. Home was under lease when purchased, and family would like to purchase home. New lease with RDA has been signed. Some repairs are needed: new heater, new roof on garage, spray for bugs, electrical system needs to be inspected.
7. Two homes in Crucible will be completed soon. Homes are being rehabbed by Threshold Housing.
8. Payments in arrears (over one month): 295 5<sup>th</sup> Ave, Crucible, 3 months (unemployed due to Covid, health issues, has sweat equity in home); 185 & 186 March Ave, Nemaocolin, 2 months on mortgage, seven months on home repair.
9. EQT letter on buying out gas lease since footprint is small. Pricing information not available at this time. Marcia Sonneborn said that Calvario should emphasize to EQT that we are part of the Government, and what we are doing throughout the County as they consider how much payout is.

## **ADJOURNMENT**

Ralph Burchianti made a **motion** to adjourn at 2:39 p.m.