

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**April 12, 2021**

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

**SIGN IN**

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

Absent:

Guests Present: Betsy McClure

Staff Present: Dave Calvario

**PUBLIC COMMENT**

No public comment.

**APPROVAL OF THE MINUTES**

George Scull made a **motion** to accept the minutes from the March 8, 2021 meeting as distributed via email. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.

**EXECUTIVE SESSION**

No Executive Session.

**TREASURER'S REPORT**

Calvario presented the March 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 2-28-21). Calvario stated that expenditures and income were normal for the month. He also pointed out that Medical Coverage and Workers Compensation have not been allocated by the County. Thelma Szarell 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 reviewed list of current Land Contracts. Eleven Land Contracts are in place as of April 1, 2021. Calvario expects one or two Land Contracts to be paid in full this spring/summer.

**OLD BUSINESS**

**Properties for Sale**

Floral Shop asking \$89,000. Sales Agreement with Nonprofit Development Corporation to sell for \$60,000 has been signed, and hand-money was received.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. Has had a few showings since last meeting. Home was finished in September 2020.

323 5<sup>th</sup> Ave, Crucible is For Sale. Asking \$81,500. Some interest.

324 5<sup>th</sup> Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis, and hand-money was received.

### **Land Bank Law**

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, will work on in early 2021.

### **Delinquent Taxes on Properties Purchased at 2020 Judicial Sale**

Delinquent school tax notices received from Jefferson Morgan School District and Cumberland Township on properties purchased at June 2020 Judicial Sale. Letters sent to both entities asking for delinquent taxes to be exonerated. Letter received from Jefferson Morgan School District stating that 2020 school taxes have been exonerated on properties in question.

### **Update on Land Contracts Due/Past Due**

1880 Jefferson Rd, Rices Landing. Has been under a Land Contract since February 2016. Payment is \$350 per month, which includes principal, 5% interest, taxes, and insurance. Principal due is approximately \$37,000. Person is employed and current on payments. After discussion, Marcia Sonneborn made a **motion** to restructure Land Contract monthly payment and increase to \$550, but allow Calvario to lower to \$500 for two years. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

### **Clarksville Blighted Homes (Pitt Gas)**

Two homes have been demolished in Pitt Gas in partnership with Jefferson Township. Approximately \$2,600 per structure to demolish. Tom Goughenour, TNT Excavation, tore down the homes.

### **Nineveh Heights**

2018 PHARE grant of \$800,000 received to build homes in Nineveh. After evaluating, project is not doable due to cost per lot. Jeff Marshall and Dave Calvario have had conversations with CNX regarding land they might consider donating for a development. Land in Jefferson Township, Cumberland Township, and Rices Landing Borough reviewed. Thelma Szarell, George Scull, and Calvario visited each site. After discussion, the parcel in Jefferson Township was deemed most suitable, and George Scull made a **motion** for Calvario to find out from CNX if the parcel has been mined under and/or are there any plans to mine under it, to visit the site with Chief Sewage Officer Tim Neil to determine if an on-lot community system could be installed, and to work with Harshman Engineering to determine cost to install infrastructure at a cost not to exceed \$15,000 with Harshman. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

### **29 Wood Street, Nemaquin (Homework House w Carmichaels School District)**

Home is finished. Retaining wall rebuilt by Township. Colin Fitch drafted lease agreement covering areas discussed at last Board meeting and sent to Business Officer, Julie Keener, at Carmichaels Area School District for review.

### **Blight Survey of Nemaquin and Crucible**

Data collection is completed. Summary is being written, in addition to color coded layers being placed over each home through GIS depending on level of blight.

## **Tax Assessment Appeals**

Appeals on 40 Wood and 46 School will be heard April 27, 2021 at 9:00 and 9:15 a.m. Colin Fitch submitted brief and will participate in hearings. Board members are encouraged to attend.

## **Old Rogersville School Development**

Two modular homes were ordered. Do not expect delivery until September or October. Homes will be placed on Superior Walls over a crawl space. An oversized 1-car garage will be built for each home.

## **March 9, 2021 Judicial Sale**

Purchased vacant lot in Crucible for \$1,348.73. Lot is contiguous to property owned by RACG.

## **141 North St, Rices Landing**

This is the next home to be rehabbed by RACG. Columbia Gas is utility in this area. Main gas line is 200' short of house and must be extended. Cost for Columbia to extend is \$5,412. Calvario spoke with Columbia and they will not move off of the amount to extend the line. After discussion, Marcia Sonneborn made a **motion** to pay the amount to extend the main gas line. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

## **Review of Homes in Rehab Inventory**

1. 401 N. Market, Carmichaels. Currently working on.
2. 141 North St, Rices Landing. Next home to be rehabbed. DCED blight remediation grant application submitted. This is a reimbursable grant.
3. 114 Bliss Ave, Nemaocolin. Hughes Construction should complete in one month.
4. 263 4<sup>th</sup> Ave, Crucible. Threshold Housing should complete in 3-4 months.
5. 64 Diaz and 17 Wood, Nemaocolin. Will do internally. DCED blight remediation grant application submitted.
6. 124 2<sup>nd</sup> St, Clarksville (Pitt Gas). DCED blight remediation grant application submitted.

## **Rental Property, 363 Nazer St, Waynesburg**

Tenants were evicted and moved out. Home has been emptied out and is getting treated by exterminator. Calvario estimates home will need \$15,000 in repairs to bring up to RACG standards. Will discuss at next Board meeting what to do with home.

## **NEW BUSINESS**

1. Reviewed counter offer from David and Susan DeBolt on 401 N. Market St, Carmichaels. At March 8, 2021 meeting, Board set asking price at \$109,900. Counter offer from DeBolt's was for \$95,000. After discussion, George Scull made a **motion** to counter the DeBolt offer at \$99,900. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
2. Reviewed LIPCs expiring in 2021: 333 Steele Hill Rd, extended, expired 2-1-21. 133 Bowlby St, extended, gave information on payoff to family. 54 1<sup>st</sup> Ave, extended, gave information on payoff to family. 63-64 C St, family is going through a job change. All LIPCs are current on payments.
3. Demolition projects are ready to proceed once we hear about DCED Blight Remediation grant: three homes in Crucible, two homes in Nemaocolin. Grant is reimbursable and cannot start until notified of grant.

4. Discussed accepting 311 E. George St, Carmichaels as a donation. Home purchased by company from CA at September 2020 Upset Sale. Shortly after purchased, house caught on fire and is beyond repair. Home would need to be demolished. Letter from company regarding donation distributed. A few title issues were found by Colin Fitch during review of title. After discussion, George Scull made a **motion** to accept the property as a donation as long as Solicitor clears up title issue. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.
5. Letter from Tim Frye, owner of Prompt Quality Painting, Inc was distributed. After discussion, George Scull made a **motion** to obtain a Comparative Market Analysis on the property referenced in the letter. Ralph Burchianti 2<sup>nd</sup>. All were in favor and the motion passed.

### **DIRECTOR'S REPORT**

1. Steve Salisbury might be released by his surgeon after his May appointment for light duty. Howard Moats resigned on March 16, 2021.
2. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 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, 215 2<sup>nd</sup> St); and rentals of 295 5<sup>th</sup> Ave, 126 Fairview Ave, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
3. 401 N. Market St, Carmichaels should be completed by end of April.
4. Payments in arrears (over one month): 295 5<sup>th</sup> Ave, Crucible, \$2,200 paid in March, \$600 paid in April, three months due, see letter submitted. 185 & 186 March Ave, Nemaocolin, five months on mortgage (made two payments in February), fourteen months on home repair. Residents of 185 & 186 plan to use tax return to catch up payments.
5. Tax Claim believes next Judicial Sale will be in June.
6. Discussed entering into a contract with Rick Kalsey, Baily Real Estate, to market home and do CMAs at an annual fee. Calvario will discuss with Rick Kalsey.
7. Unsure about hiring GCCTC students through Southwest Training for the summer since we do not know when Steve Salisbury is returning.
8. Briefly discussed long-term sustainability of RDA and planning for the future. Will hold a planning session in the near future.

### **ADJOURNMENT**

George Scull made a **motion** to adjourn at 2:47 p.m.