

Redevelopment Authority County of Greene
Meeting Minutes
June 14, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:05 p.m.

SIGN IN

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

Absent: Thelma Szarell

Guests Present: Betsy McClure, Mike Belding, Blair Zimmerman, Carol Gooden

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

George Scull made a **motion** to accept the minutes from the May 10, 2021 meeting as distributed via email. Ralph Burchianti 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

George Scull made a **motion** to enter Executive Session at 1:28 p.m. to have a call with Colin Fitch to discuss potential litigation. Ralph Burchianti 2nd. All were in favor and the motion passed.

Ralph Burchianti made a **motion** to leave Executive Session at 2:05 p.m. Marcia Sonneborn 2nd. All were in favor and the motion passed. Exited Executive Session.

TREASURER'S REPORT

Carol Gooden, Deputy County Controller, presented the results of the 2020 Financials and Audit. Carol stated that County financials use Fund Accounting, not Cost Accounting standards. Therefore, the Balance Sheet is different due to Fund Accounting.

Calvario presented the May 2021 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through 5-31-21). Calvario stated that expenditures and income were normal for the month. Open PHARE grants include: 2017 Nemaquin, 2018 Nineveh Heights, 2019 Rogersville School Development, and that \$100,000 is due to Blueprints from the 2019 PHARE grant. Marcia Sonneborn questioned what the \$13.14 under Long Term Liabilities was? Calvario could not answer the question, and will provide an answer at the July meeting. After discussion, Marcia Sonneborn made a **motion** to accept the Treasurer's Report as presented. George Scull 2nd. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Eleven Land Contracts are in place as of June 1, 2021. Calvario expects one or two additional Land Contracts to be paid in full by the end of the year.

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. Company is doing title search.

23 Wood Avenue, Nemaocolin is For Sale. Asking \$45,000. No showings. Home was finished in September 2020.

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

324 5th Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis. Hand-money received. Blueprints reported that USDA mortgage application was submitted.

Land Bank Law

SB 667 Land Bank law. Colin Fitch will recommend to Gene Grimm, County Solicitor, that Land Bank not be formed at this time due to necessary buy-in required from municipalities and School Districts, funding issues, and bookkeeping required. There was consensus from the Board regarding Colin's recommendation.

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. Have not heard back from CNX on land they asked us to look at in Jefferson and Crucible. Calvario distributed email received prior to meeting addressing questions about mining at Jefferson and Crucible sites. Calvario will research mine permits supplied by CNX.

29 Wood Street, Nemaocolin (Homework House with Carmichaels School District)

Lease signed with Carmichaels School District. School District has started to move in furniture and are developing job description.

Blight Survey of Nemaocolin and Crucible

Data collection is complete. Meeting with Cumberland Township Supervisors and other Cumberland Township officials scheduled for June 16 at Township Building. Tom Hardy will present findings, lay out recommendations and action steps.

Tax Assessment Appeals

Tax Assessment Appeals on 40 Wood and 46 School. Petition filed in Greene County Court of Common Pleas on both properties. Received notice June 2 that 215 2nd St, Clarksville (Pitt Gas) was reassessed from \$19,060 to \$34,740 (82% increase). Listed on letter: "Reason for Change: House Renovated by

RDA.” After discussion, George Scull made a **motion** to file a Tax Assessment Appeal on 215 2nd Ave, Clarksville. Marcia Sonneborn 2nd. All were in favor and the motion passed.

Old Rogersville School Development

Two modular homes were ordered. Do not expect delivery until October. Homes will be placed on Superior Walls over a crawl space. An oversized 1-car garage will be built for each home. Homes will be craned on crawl space. Should have walls and some utilities in by end of July.

Review of Homes in Rehab Inventory

1. 141 North St, Rices Landing. John Hughes, Hughes Construction, started rehabbing home. Hughes will invoice RDA for labor only. RDA will purchase all material. Proposed budget distributed.
2. 114 Bliss Ave, Nemaocolin. Hughes Construction just completed.
3. 263 4th Ave, Crucible. Threshold Housing should complete in 2 months.
4. 64 Diaz and 17 Wood, Nemaocolin.
5. 124 2nd St, Clarksville (Pitt Gas).
6. 81 C St, Clarksville (GI Town). ½ of duplex to renovate. Other ½ of duplex is rented.
7. 363 Nazer St, Waynesburg.

*Too many homes in rehab inventory with no Working Supervisor? Consider selling to responsible people/contractors?

311 E. George St, Carmichaels

Home caught on fire in October 2020. Deeded to us as a donation. Will be torn down by mid-July.

Corner of Washington and Lincoln Streets, Waynesburg

Tim Frye, Prompt Quality Painting, accepted the selling price of \$23,000 for vacant land at corner of Washington and Lincoln Streets, Waynesburg. Buyer is doing title search.

Title Issues with Properties Purchased at Judicial Sales

Title issues on 46-47 School St, Clarksville, 401 N. Market St, Carmichaels, and 114 Bliss Ave, Nemaocolin are being addressed. Plan is to do title search on all properties purchased at Judicial Sales.

NEW BUSINESS

1. Reviewed LIPCs expiring in 2021: 333 Steele Hill Rd, extended, expired 2-1-21, high amount of interest paid monthly. 54 1st 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.
2. Reviewed CMA on 114 Bliss Avenue, Nemaocolin. After discussion, George Scull made a **motion** to set the selling price of 114 Bliss at \$57,600. Ralph Burchianti 2nd. All were in favor and the motion passed.
3. Reviewed homebuyer application from Heather Horner. Heather is interested in purchasing 114 Bliss Avenue, Nemaocolin under a Land Contract. After discussion, George Scull made a **motion** to enter into a Land Installment Purchase Contract with Heather Horner for 24 months, 5% down payment, \$600 per month which includes principal, 5% interest, taxes and insurance. Marcia Sonneborn 2nd. All were in favor and the motion passed.
4. After discussion, decision was made not to purchase any properties at the July 7 Judicial Sale due to lack of RDA staff.

5. Received \$100,000 DCED grant to demolish and rehab homes. Original ask was for \$300,000 and RDA would put in \$48,000. Scope of work will change to six demos and material for 141 North Ave, Rices Landing. Calvario estimates each home demolished will cost \$6,500-\$8,000.
6. RDA received 2020 PHARE grant of \$700,000 to put in new modular homes on vacant land owned by RDA. Blueprints received 2020 PHARE grant of \$100,000 to assist first-time homebuyers with closing cost and down payment assistance.

DIRECTOR'S REPORT

1. Update on Steve Salisbury.
2. Hired two GCCTC students for the summer. Cameron Barnhart and Liam Ankrom. Students will work with Hughes Construction and RDA will pay them.
3. Finances. Need to sell houses/LIPCs. Eleven LIPCs are in place (1880 Jefferson Rd, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave, 126 A St, 40 Wood, 46 School, 215 2nd St, 401 N Market St); and rentals of 295 5th Ave, 126 Fairview Ave, 81 C St, and 33 A St. Nemaocolin home-owner repair payments are also being made monthly.
4. Family in 133 Bowlby St, Waynesburg, paid off Land Contract. Profit of \$1,866.70 made.
5. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, mortgage is paid through June 2021, made two home repair payment in May (behind fifteen months on home repair payments which started in January 2020). 126 Fairview Ave, Jefferson. 33 A St, Clarksville (GI Town).
6. No update on entering into a contract with Rick Kalsey, Baily Real Estate, to market homes for sale and do CMAs at an annual fee.
7. Recommendation is for RDA not to apply for 2021 PHARE grant.
8. Future rehabs and impact cost of material will have on final cost.
9. Monthly salary and benefits for Working Supervisor, approximately \$5,500 (husband and wife insurance. Laborer, approximately \$4,517 (insurance for family). \$10,017 per month.
10. Review RDA summary template from George Scull.
11. Strategic Planning and sustainability session with Board on sustainability of RDA. Will be held by end of year.

ADJOURNMENT

George Scull made a **motion** to adjourn at 3:30 p.m.