

Redevelopment Authority County of Greene
Meeting Minutes
September 13, 2021

CALL TO ORDER Barry Nelson called the meeting to order at 1:03 p.m.

SIGN IN

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

Absent: Marcia Sonneborn

Guests Present: Betsy McClure, Mike Belding

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Thelma Szarell made a **motion** to accept the minutes from the August 9, 2021 meeting as distributed via email. George Scull 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

George Scull made a **motion** to enter Executive Session at 1:17 p.m. to have a call with Colin Fitch to discuss potential litigation. Ralph Burchianti 2nd. All were in favor and the motion passed. Went into Executive Session.

George Scull made a **motion** to leave Executive Session at 1:55 p.m. Thelma Szarell 2nd. All were in favor and the motion passed. Exited Executive Session.

TREASURER'S REPORT

Calvario presented the August 2021 Balance Sheet, Current Month P & L, YTD P & L. Calvario forgot to include the County Statement of Revenue and Expenditures. Calvario stated that expenditures and income were normal for the month. After discussion, George Scull made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Ralph Burchianti 2nd. All were in favor and the motion passed.

Calvario reviewed list of current Land Contracts. Eleven Land Contracts were in place as of September 1, 2021. Calvario expects two or three 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 signed, and hand-money received in March 2021. Company is doing title search and closing date has been extended. Solicitor for Nonprofit Development Corporation looking into Federal Tax Liens against Jay Gardner personally and if they are tied to the Floral Shop.

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.

324 5th Ave, Crucible is For Sale. Asking \$83,900. Signed Sales Agreement with Don and Joyce Davis and hand-money received in March. Approved for USDA mortgage. Appraisal was to be done on Monday, September 13.

263 4th Ave, Crucible is For Sale. Asking \$86,400. Listed with Rick Kalsey, but not on MLS. Offer received and will be reviewed under New Business.

193 S. Washington St and 9 W. Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, agreed to purchase for \$23,000. Title issue with 9 W. Lincoln St. Colin Fitch is working on obtaining a Quit-Claim Deed from previous owner, Christopher A. Stanko Byrne.

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. Discussed additional land CNX might consider donating in Jefferson/Crucible for residential developments. Reviewed preliminary lot layout concept for area under consideration. After discussion, Calvario will meet with Rich Cleveland to see if developers can be recruited since Harshman has proposed 34 lots. A grant modification will need to be submitted to PHARE. **RUNNING OUT OF TIME TO USE GRANT.**

Tax Assessment Appeals

Tax Assessment Appeals on 40 Wood and 46 School. Petition filed in Greene County Court of Common Pleas on both properties. No date for hearing. Clerk of Courts informed Colin Fitch there is a back log of cases with only one Judge. Meeting held September 8 with: three Commissioners, Jeff Marshall, Lou Lewis, Gene Grimm, George Scull, Marcia Sonneborn (on phone), and Dave Calvario. After meeting, Mike Belding submitted a DRAFT for a solution. Board reviewed DRAFT and instructed Colin Fitch to respond to Mike's letter.

Submitted Tax Assessment Appeal on 215 2nd ST, Clarksville (Pitt Gas). Reassessed from \$19,060 to \$34,740 (82% increase). Hearing scheduled for September 28. Colin Fitch will send Assessor's Office stating that we will not attend hearing since litigation is on-going regarding assessment issues.

Old Rogersville School Development

Two modular homes ordered. Do not expect delivery until October. Foundation walls for crawl space are in place. An oversized 1-car garage will be built for each home. Homes will be craned on crawl space. Must go through Greene County Planning Commission because it is considered a sub-division.

Review of Homes in Rehab Inventory

1. 141 North St, Rices Landing. Completed.
 2. 64 Diaz and 17 Wood, Nemaocolin.
 3. 124 2nd St, Clarksville (Pitt Gas).
 4. 82 C St, Clarksville (GI Town). Half of duplex to renovate. Other ½ of duplex is rented.
 5. 295 5th Ave, Crucible. Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA.
 6. 363 Nazer St, Waynesburg.
- *Too many homes in rehab inventory with no Working Supervisor? Consider selling to responsible people/contractors?

Title Issues with Properties Purchased at Judicial Sales

Title issues from properties purchased at Judicial Sales are being addressed: 46-47 School St, Clarksville, 401 N. Market St, Carmichaels, 114 Bliss Ave, Nemaocolin, 141 North Ave, Rices Landing, and 9 W. Lincoln St, Waynesburg. Plan is to do title search on all properties purchased at Judicial Sales.

Data on History of RDA Properties, Presented by George Scull

George Scull gave an overview and will have homes in categories soon.

46-47 School St, Clarksville

Was under Land Contract. Repair to bathroom still needed.

RDA Long-Term Planning Meeting

Will be held on Wednesday, October 13, 9-12 noon, 2nd Floor Conference Room. Calvario will work on draft of agenda.

NEW BUSINESS

1. Reviewed LIPCs expiring in 2021. 54 1st Ave, Crucible scheduled for closing soon with Welcome Home Finance; 63-64 C St, Clarksville has been in touch with Blueprints and are completing mortgage application; 126 A St, Clarksville approved for USDA loan.
2. John and Kathy McNay contacted RDA and are interested in donating 154 E. Greene St, Waynesburg to the RDA. Too large of a home for RDA. Pictures distributed. Calvario spoke with neighbor who owns two houses next door and he is interested in purchasing the home from the RDA at an appropriate price. After discussion, Ralph Burchianti made a **motion** to have a firm Sales Agreement with Ben McCracken to purchase the home for \$10,000 from the Redevelopment Authority if the Redevelopment Authority receives the home as a gift from the McNay's with a free and clear title. Thelma Szarell 2nd. All were in favor and the motion passed.
3. Discussed selling price of 141 North Ave, Rices Landing. Reviewed CMA prepared by Rick Kalsey. After discussion, George Scull made a **motion** to set the selling price at \$99,900. Ralph Burchianti 2nd. All were in favor and the motion passed.

4. Discussed offer received on 263 4th Ave, Crucible. Listing price \$86,400. Offer of \$84,900 received with 6% seller assist. Realtor fee is \$4,000. RDA has spent \$91,140 on home. After discussion, George Scull made a **motion** to accept the offer of \$84,900, without any seller assist. Thelma Szarell 2nd. All were in favor and the motion passed.
5. Discussed prices on selling vacant lots where homes were demolished. Information distributed:
 - A. 803 8th St, Mather. After discussion, sale of this parcel was tabled.
 - B. 214 2nd Ave, Crucible. After discussion, Ralph Burchianti made a **motion** to sell this parcel for \$7,000. George Scull 2nd. All were in favor and the motion passed.
 - C. 247 & 248 Grant St, Nemaocolin. After discussion, George Scull made a **motion** to sell this parcel for \$5,400. Thelma Szarell 2nd. All were in favor and the motion passed.
6. Discussed 2021-22 PHARE Request for Proposals. After discussion, Thelma Szarell made a **motion** to not apply for 2021-22 PHARE grant. George Scull 2nd. All were in favor and the motion passed.
7. Discussed offer received from Frank Lukacs on 311 E. George St, Carmichaels. RDA asking \$12,400. RDA spent \$11,670 to demolish. Frank's offer was \$8,000. After discussion, Ralph made a **motion** to counter at \$9,000. George Scull 2nd. Thelma Szarell was in favor. Barry Nelson abstained from voting. Motion carried.

DIRECTOR'S REPORT

1. Update on Steve Salisbury. Workmen's Compensation case is moving towards mediation. Hearing in front of Judge will most likely be held in November.
2. 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, 215 2nd St, 401 N Market St, 114 Bliss Ave); 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.
3. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, one month on mortgage, seventeen months behind on home repair payments which started in January 2020 (made payments on mortgage and home repairs on September 5). 126 Fairview Ave, Jefferson, paid partial through September through County rental assistance program. 33 A St, Clarksville (GI Town), paid through October through County rental assistance program.
4. Trish Keller reported to Calvario that RDA Facebook page is getting some interest.
5. Placed "Lot For Sale" signs on all vacant lots RDA has no plans for future development.
6. Will be out of town September 18-24.

ADJOURNMENT

Thelma Szarell made a **motion** to adjourn at 2:46 p.m.