



## REDEVELOPMENT AUTHORITY OF THE COUNTY OF GREENE

93 E. High Street  
Room 220  
Waynesburg, PA 15370  
(724) 852-5306

### MEETING AGENDA November 8, 2021

1. CALL TO ORDER – Chair, Barry Nelson.
2. SIGN IN
3. PUBLIC COMMENT
4. APPROVAL OF THE MEETING MINUTES—October 12, 2021.
5. EXECUTIVE SESSION
6. TREASURER’S REPORT.
  - A. 2021 Balance Sheet through October 2021.
  - B. Current month P&L through October 2021.
  - C. YTD P&L through October 2021.
  - D. County Statement of Revenues and Expenditures through September 2021.
  - E. List of current LIPC’s.
7. OLD BUSINESS
  - a. Homes and Properties for Sale:
    - Floral Shop. Asking \$89,000. Closed on October 27. Sold to Nonprofit Development Corporation. Loss of \$337,705.79.
    - 23 Wood Avenue, Nemaocolin. Asking \$45,000. No interest. Renovations completed in August 2020.
    - 323 5<sup>th</sup> Avenue, Crucible. Asking \$81,500.
    - 324 5<sup>th</sup> Avenue, Crucible. Asking \$83,900. Joyce and Don Davis signed Sales Agreement and paid hand-money in March. Approved for USDA mortgage. Appraised high enough. Were title issues, but Quit-Claim was obtained from previous owner. Couple are renting from RDA until loan closes. Closing scheduled for November 18 at Fitch’s office.
    - 263 4<sup>th</sup> Avenue, Crucible. Asking \$86,400. Listed with Rick Kalsey. Offer of \$90,000 with 6% seller assist accepted. Offer of \$86,400 with no seller assist accepted at October 2021 meeting. The offer of \$90,000 will net \$84,600. Motion to approve? Home must appraise high enough. No title issues with this property since Community Bank donated to RDA.
    - 193 S. Washington St and 9 W Lincoln St, Waynesburg, vacant land. Tim Frye, Prompt Quality Painting, will purchase for \$23,000. Title issues with 9 W. Lincoln St from Judicial Sale. Colin Fitch is working on title issue. Letters sent to previous owner’s address in Brownsville were not returned. Colin has filed Complaint—Action to Quiet Title in Court of Common Pleas. Sheriff will serve Brownsville address.

-141 North Avenue, Rices Landing. Asking \$99,900. Colin Fitch is working on title issues related to property. Not listed or marketing since clouded title.

- b. Update on Nineveh Heights project with Morris Township. \$800K PHARE grant received. Project is not doable due to costs per lot. Review additional land CNX might consider donating in Jefferson/Crucible. Looked at land with Rich Cleveland. Jamie Harshman is looking at cost per lot to develop based on plans submitted by Harshman for the property in Jefferson Township. Grant modification will need to be submitted.
- c. Tax Assessment appeals on 40 Wood and 46 School St. Petition filed in Greene County Court of Common Pleas by Colin Fitch on both properties. No date scheduled for hearing.
- d. Two modular homes for Rogersville are in place. Roofs need to be lifted and work finished inside. Electric, water and sewer are being hooked up. An oversize detached 1-car garage will be built for each home.
- e. Review of homes in rehab inventory:
  - 1. 64 Diaz, 17 Wood, Nemaocolin.
  - 2. 124 2<sup>nd</sup> St, Clarksville (Pitt Gas).
  - 3. 82 C St, Clarksville (GI Town). ½ of duplex. Other ½ is rented.
  - 4. 295 5<sup>th</sup> Ave, Crucible (Tim Guesman doing sweat equity on some repairs. Tim's desire is to purchase home from RDA)
  - 5. 363 Nazer St, Waynesburg. New roof put on home. Contract signed with Gaskill Contracting to start additional work.
- f. Title issues from properties purchased at Judicial Sales are being addressed: 47 School St, 114 Bliss Ave, 141 North Ave, 9 W. Lincoln St. List of properties will be given to Colin Fitch to search.
- g. Update on summary George Scull prepared on RDA activities since its inception.
- h. Update on donation of 154 W. Greene St, Waynesburg from John and Kathy McNay. Then sale of property to Trakken Properties, LLC.

## 8. NEW BUSINESS

- a. Review LIPCs expiring this calendar year: Chuck Kokoska and Donna Nelson. They are working on mortgage application.
- b. Offer on 46 and 47 School St, Clarksville of \$82,000 with 3% seller assist, and one-year home warranty at a cost of \$489.00 accepted. Title issues with 46 School St cleared up. See Colin Fitch's letter regarding title issue with 47 School St which is a vacant lot.
- c. Peggy Walker is interested in purchasing 23 Wood St, Nemaocolin. Would need to be through a Land Contract or long-term rental that would lead into a Land Contract. See attached application.
- d. Melissa Haught is interested in purchasing 363 Nazer St, Waynesburg once it is rehabbed. Would need to be through a long-term Land Contract. See attached application.
- e. Tyler and Nicole Toland are interested in 141 North Ave, Rices Landing. See application and mortgage pre-approval letter.
- f. List of Board Members term expiration dates distributed and reviewed. Barry Nelson's term expires on December 31, 2021. Barry is willing to serve another 5-year term.
- g. Proposed 2022 meeting dates.

## 9. DIRECTOR'S REPORT

- a. Update on Steve Salisbury. Hearing with Workman's Compensation Judge held on October 18. Cara Cox testified via phone. Calvario testified in person.

- b. Finances. Need to sell house(s). Ten LIPCs in place (1880 Jefferson Rd, 333 Steele Hill Rd, 63-64 C St, 323 3<sup>rd</sup> St, 190 March Ave, 126 A St, 40 Wood, 215 2<sup>nd</sup> St, 401 N Market St, 114 Bliss Ave); and rentals of 295 5<sup>th</sup> Ave, Crucible; 126 Fairview Ave, Jefferson; 81 C St, Clarksville; 33 A St, Clarksville. Nemaocolin home-owner repair payments also.
- c. Payments in arrears (over one month): 185 & 186 March Ave, Nemaocolin, three months on mortgage, eighteen months behind on home repair which started January 2020. 126 Fairview Ave, Jefferson, 1.25 months. 33 A St, Clarksville (GI Town), paid through October by County rental assistance.
- d. Showed Connie Bloom and Jeremy Kelly all of RDA owned properties.
- e. Projects underway: Rogersville homes; 363 Nazer St rehab; closing on 324 5<sup>th</sup> Ave Crucible and 126 A St Clarksville; sale of 46-47 School St Clarksville, 263 4<sup>th</sup> Ave Crucible, 193 S. Washington St; McNay property; Carmichaels Area School District Helping House-29 Wood St Nemaocolin.

10. NEXT MEETING: December 13, 2021.

11. ADJOURNMENT