

Redevelopment Authority County of Greene
Meeting Minutes
June 10, 2019

CALL TO ORDER Ralph Burchianti called the meeting to order at 1:00 p.m.

SIGN IN

Present: Marcia Sonneborn, Thelma Szarell, Ralph Burchianti, Dominick Barbetta, Barry Nelson

Absent:

Guests Present:

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the May 13, 2019 meeting as distributed via email. Thelma Szarell 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2019 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through May 31, 2019) presented. Handout of Projected Large Expenses and Projected Income over next six months reviewed. Calvario stated that expenditures and income are normal for month. Calvario reminded the Board that \$14,000 was allocated for student help with Steve (\$4,000 for two students during school year, and \$10,000 in late fall to hire laid off contractor to assist Steve. This amount has not been paid to the County yet). Marcia Sonneborn made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2nd. All were in favor and the motion passed.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. No interest. Rogersville duplex, \$165,000 per unit. Offer of \$130,000 for Rogersville submitted. Calvario told realtor too low. 145 Fairview Avenue, Jefferson, listed with Rick Kalsey for \$139,000.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity \$75,000 PHARE Grant. Construction to build one home on E. Franklin St, Waynesburg is progressing. \$50,345.37 paid thus far to Habitat.

Budget modification request was submitted to PHARE to reallocate \$75,000 grant from Habitat to Clarksville (Pitt Gas) for rehabilitation, demolition, and community stabilization. Clay Lambert from PHARE sent Calvario email approving modification request.

Howard Contracting Lawsuit

No communication from Howard's attorney since early March. Colin Fitch said the Court will set a time to mediate matter with a body of three attorneys.

Land Bank Law

SB 667 Land Bank law. If Benedum Foundation grant submitted by PA Housing Alliance is received, Chris Gulotta will assist us in developing Land Bank.

363 Nazer St, Waynesburg

Will rent to Greene County Human Services for one year at \$877.00 per month which includes electric, water, sewage, and gas. Human Services will sub-let to a family which fit PHARE grant guidelines. Calvario reported that all items that needed to be repaired prior to occupancy have been completed, except coating the roof.

NEW BUSINESS

1. Calvario reported making progress on DCED NAP tax credit application for Crucible project. Partnership will be with Threshold Housing Development as General Contractor. Calvario met with Scott Lammie and Dana Scarpino from UPMC and gave them a tour of Crucible and other communities RACG is/has been involved with. UPMC has made a commitment. First Federal committed \$50,000 to project. Approached Community Bank, Filtrexx, Direct Results. Total project will be \$251,000. Project is a 75% tax credit. Unsure to include 214 2nd Ave, Crucible (Gladys Perry) home in application. Summary of discussion points with funders distributed. Looking for potential funders to assist with funding through tax credits. Board suggested to contact the following individuals/businesses: EQT (Dustin Teggarden), Shaft Drillers, Producers (Sandy Wilson), Wilson Forest Products, Giant Eagle, Burns Drilling, Hoy's Concrete.
2. Update on 214 2nd Avenue, Crucible. Home purchased at October 2018 Judicial Sale. Occupied by Gladys Perry and five other individuals. She filed appeal and we are suing her to vacate. Perry and her attorney agreed to vacate property by June 8, but Perry has not signed final document.
3. Discussed selling price for vacant lots in Crucible where duplex was torn down, 44-45 1st Avenue. Marvel Elalem is interested in purchasing property to put in a new home. Calvario reported \$16,088 in project. After discussion, Barry Nelson made a **motion** to sell both parcels for \$27,500 and authorizing Calvario to go down to \$25,000 without having to come back to the Board for approval. Marcia Sonneborn 2nd. All were in favor and the motion passed.
4. Discussed selling price for vacant lot in Crucible where home was torn down, 319 5th Avenue. Neighbor is interested in purchasing lot. Calvario reported \$17,425 in project. After discussion, Thelma Szarell made a **motion** to sell parcel for \$14,000 and authorizing

- Calvario to go down to \$12,500 without having to come back to the Board for approval. Barry Nelson 2nd. All were in favor and the motion passed.
5. List of properties to purchase at June 12, 2019 Judicial Sale presented and discussed. After discussion, Thelma Szarell made a **motion** authorizing Calvario to bid on proposed properties. Barry Nelson 2nd. All were in favor and the motion passed.
 6. Distributed and discussed offer received on 103 3rd St, Rogersville. Offer was full asking price of \$165,000 with 3% seller assist. After discussion, Marcia Sonneborn made a **motion** to accept the offer of \$165,000 with 3% seller assist. Thelma Szarell 2nd. All were in favor and the motion passed.
 7. Reviewed Comparative Market Analysis prepared by Rick Kalsey on 63-64 C St, Clarksville (Teagarden Homes). After discussion, Marcia Sonneborn made a **motion** to sell the home for \$75,000. Thelma Szarell 2nd. All were in favor and the motion passed.
 8. Ira and Elizabeth Rogers are interested in 63-64 C St, Clarksville. Their application was not presented since they have not met with Blueprints thus far.

DIRECTOR'S REPORT

1. Finances. Need to sell houses/LIPCs. Five LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave); and rentals of 295 5th Ave, Crucible, 126 Fairview Ave, and garage in Clarksville (GI Town).
2. Is a Line of Credit necessary with all the projects RACG has in place and homes owned? Board of Directors does not believe right now due to amount of cash on hand.
3. Summary from Blueprints of current Land Installment Purchase Contracts due in next 12 months distributed. Calvario said he is concerned about 127 School St, Clarksville (Melissa Beabout/Framelli). This LPC has been in place since April 2017. Reported that Victoria Murry, 1880 Jefferson Rd, should be putting a larger payment towards her Land Contract once her father's home is sold and the estate is settled.
4. No update on email distributed to Board from Colin Fitch to Nemaocolin Inc attorney on outstanding balances on homes purchased at October 2018 Judicial Sale. Fitch said RACG is not responsible for outstanding balances prior to taking control of properties.
5. Four of the five original Nemaocolin home owner occupied rehabilitation have been completed, and payments to RACG for work completed started June 1.
6. Calvario gave update on discussion with Clay Lambert from PHARE on legislation and meeting 50% guideline and how difficult it is to get someone making less than \$28,450 into homeownership. Lambert told Calvario that PHARE looks upon getting people into homeownership favorably.
7. Calvario had discussion with Clay Lambert regarding how to report when a home in which PHARE funds were used changes hands. Lambert said PHARE only tracks information and income the 1st time a home is sold/rented, and no further follow-up is needed when home changes hands.

ADJOURNMENT

Barry Nelson made a **motion** to adjourn at 2:27 p.m.