

Redevelopment Authority County of Greene
Meeting Minutes
June 11, 2018

CALL TO ORDER Marcia Sonneborn called the meeting to order at 1:07 p.m.

SIGN IN

Present: Marcia Sonneborn, Thelma Szarell, Ralph Burchianti, 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 14, 2018 meeting. Thelma Szarell 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

2018 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures presented. Calvario stated three summer student workers from GCCTC started working. Used tractor purchased. Calvario stated that expenditures and income are normal for month. Sale of 296 5th Ave. is reflected in Community Bank Money Market Account. Benedum Foundation grant of \$4,000 was received in May. County statement of revenue and expenditures is through 4-30-18. Barry Nelson 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.

OLD BUSINESS

Floral Building

Calvario trying to clear what appears to be the final L & I lien. Colin Fitch does not believe that personal liens against Jay Gardner will impact sale of the building. Property listed with Rick Kalsey for \$89,000.

Delancy Heights, 126 Fairview Avenue, Jefferson

Asking \$108,000 for home and vacant lot next to home. Matthew Gajan and JoAnna Perkins are interested in home.

Nazer St. Remediation and Stabilization Update

Greene County Habitat for Humanity has not started construction on home. 2015 PHARE funds of \$150,000 have been available to Habitat for approximately two years. Marcia Sonneborn expressed concern that PHARE will look negatively upon us for not using funds in a timely manner and could impact future funding. Calvario reported that next PHARE report on use of funds is due by July 31. No funds have been spent by Habitat thus far.

After discussion, Thelma Szarell made a **motion** to withdraw ½ of the \$150,000 (\$75,000) and reallocate \$75,000 to another RACG project, and Greene County Habitat for Humanity must have footers and framing completed by October 15, 2018 or the remaining \$75,000 will be withdrawn and reallocated. Ralph Burchianti 2nd. All were in favor and the motion passed.

Old Rogersville School Development

Units are not complete. Completion is progressing slowly. Final payment of approximately \$25,000 due to Hughes Corporation when finished.

Discussions with Morris, Perry, and Richhill Township Supervisors

-Wind Ridge, Chambers property. RDA appointed Conservator. At Motions Court on May 23, Farley Toothman signed Order granting RACG's application to sell property free and clear. Upon sale of property, conservatorship will terminate. Calvario reported that two For Sale signs were placed on the property and an advertisement will be placed in the next edition of Greene Saver.

117 Duquesne St., Greensboro

Home is complete. Russell and Virginia Pratt are interested in purchasing home.

Pitt Gas Properties, Clarksville

Patsy Bell has two properties in Pitt Gas she would like to relinquish to RDA (duplex and single-family home). Title searches revealed liens on both properties. HSBC holds mortgage. No action will be taken by RACG and we will wait for homes to come up during Judicial Sale.

Proposals from Realtors

Tabled discussion on proposals from realtors to sell RDA properties.

Benedum Foundation Grant—Blight Study

Calvario reported over 20 individuals from Greene County attended the Blight Forum on May 17. Discussing potential third round of Benedum Foundation grant with Chris Gulotta on an economic development piece to include: Old Bank in Rices Landing, Floral Shop, and Greensboro.

Brave (Wayne Township) Blighted Property

No update.

Keystone Posting Sign at Bailey's Crossroads

No update.

HOA for Rogersville Town Homes

Calvario working with Colin Fitch to make documents simple.

FHLB Affordable Housing Program (AHP) Grant Application

Calvario summarized meeting with Clemmy Allen and staff at UMWA Training Center in Ruff Creek. Idea is to build up to five Superior Walls (concrete homes) in Clarksville (GI Town) where RDA owns two larger pieces of property. Partnership would include: GCCTC, County Prison, UMWA Training Center. If new homes are built, the final selling price will need to be subsidized. Due to length of grant application, assistance would be obtained from Maribeth Coote to write grant.

NEW BUSINESS

1. Reviewed application from Russell and Virginia Pratt to purchase 117 Duquesne St, Greensboro. Discussed Power of Attorney Virginia Pratt has with Kathleen Spease and does POA allow for financial gift from Kathleen to Virginia. Calvario did not know relationship between Virginia and Kathleen. Calvario will obtain copy of POA and have Colin Fitch review.

After discussion, Ralph Burchianti made a **motion** to establish a Land Installment Purchase Contract with Russell and Virginia Pratt to sell 117 Duquesne St, Greensboro to them. Land Installment Purchase Contract details: \$3,5000 down payment, \$650 per month (principal, 5% interest, taxes and insurance), pending credit scores that look favorable, no history of foreclosure or repossession, and that once proceeds obtained from equity from sale of homes (Kathleen Spease and Delmar Pratt estate) Land Installment Purchase Contract would be paid in full. Barry Nelson 2nd. All were in favor and the motion passed.

2. Application from Matthew Gajan and JoAnna Perkins for 126 Fairview Ave, Jefferson distributed. After discussion, Calvario will have a follow up conversation with couple regarding a Land Installment Purchase Contract with the following amounts: 1. Sale of home for \$90,000, \$800 per month payment, and \$4,000 down payment, and report back at next Board meeting.
3. PHARE grant for Nemaocolin. Calvario is working on home-owner rehab program guidelines and application to submit to PHARE before funds will be released.
4. 296 5th Avenue, Crucible which has been under Land Contract for past year sold on May 16. Profit made. Calvario working with Carol Gooden to close out property. 83 2nd Street, Crucible to close by end of June. Couple applying for USDA Rural Development Loan.
5. Once Rogersville project is complete, will list property with Keith Herrington. Decision to list 126 Fairview Ave, Jefferson and 73 Dalzell Ave, Bobtown with realtor will be made at next Board meeting.
6. After discussion, Calvario will develop a appeal letter to the Assessor for assessment of 146 E. High St, Waynesburg. Board will review and approve final letter.
7. Discussed renting garage at 55-56 B St, Clarksville (GI Town) to neighbor for small amount and neighbor would cut grass at various sites in Clarksville (GI Town) owned by RACG. Calvario will speak with neighbor and our insurance company regarding liability concerns.

DIRECTOR'S REPORT

1. No date set for next Judicial Sale. Continue to look for houses.
2. Lane Turturice is new Director of Greene County Housing Authority.
3. After discussion, Barry Nelson made a **motion** to enter into Sales Agreement with Cheryl Sarvey for 26 A Street and 63-64 B/C Street in Clarksville (GI Town) for \$45,000 pending clean titles. Thelma Szarell 2nd. All were in favor and the motion passed.
4. Colin Fitch spoke with Lori Taylor, sent letter and Quit-Claim Deed to Lori Taylor and Mary Jo Rutkosky to release 83 2nd St, Crucible to RACG since formal notice was not sent prior to December 2015 Judicial Sale.
5. Met Keith Herrington at Rogersville to list. Homes must be finished before he can take pictures and list.
6. Need to sell houses/LIPCs. Finances are tight. Eight LIPCs are in place and rental of 145 Fairview Avenue, Jefferson.
7. Discussed Land Installment Purchase Contracts due end of 2018: 1. 156 Larimer Ave, Bobtown (due 12-31-18) appears to be on tract to get mortgage; 2. 363 Nazer St, Waynesburg (due 11-30-18) may not fulfill LIPC due to blighted structures around home and desire for more space; 3. 252 Cherry Alley, Waynesburg (extended to 10-1-18) Dave spoke with Reggie at Giant Eagle and appear to moving forward with applying for mortgage; 4. 1880 Jefferson Road, Rices Landing (extended to 8-31-18) do not believe she will be mortgage ready by 8-31-18.
8. 73 Dalzell Ave, Bobtown for sale.
9. PHARE legislation. Change? Difficult to get someone making less than \$28,450 into homeownership.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:55 p.m.