

**Redevelopment Authority County of Greene**  
**Meeting Minutes**  
**August 12, 2019**

**CALL TO ORDER** Ralph Burchianti called the meeting to order at 1:03 p.m.

**SIGN IN**

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

Absent: Marcia Sonneborn

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 July 8, 2019 meeting, and the July 15, 2019 Special Meeting as distributed via email. Thelma Szarell 2<sup>nd</sup>. 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 July 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). Thelma Szarell made a **motion** to accept the Treasurer's Report as distributed for file and final audit. Barry Nelson 2<sup>nd</sup>. 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 (closing on 105 3<sup>rd</sup> St scheduled to close by end of August). 145 Fairview Avenue, Jefferson, listed with Rick Kalsey for \$139,000 (scheduled to close August 15, \$135,000 w 3% seller assist).

## **Nazer St. Remediation and Stabilization Update**

Greene County Habitat for Humanity \$75,000 PHARE Grant (original grant to Habitat was for \$150,000). Construction to build one home on E. Franklin St, Waynesburg is progressing. \$50,345.37 paid thus far to Habitat.

\$75,000 from the original grant of \$150,000 was modified and reallocated to Clarksville (Pitt Gas).

## **Howard Contracting Lawsuit**

Arbitration with three attorneys will be held on August 20. Letter from Court distributed.

## **Land Bank Law**

SB 667 Land Bank law. Had meeting with Jim Denova from Benedum Foundation July 9. Jim encouraged those in attendance to submit a grant that would address Benedum providing Technical Assistance to develop Land Bank. Joy Ruff from the Local Government Academy is preparing the application.

## **NEW BUSINESS**

1. PHARE approved Nineveh Heights application for \$800,000. PHARE approved Blueprints Greene County Home Purchase application for \$100,000. Calvario has a meeting tomorrow with Morris Township Supervisors and Threshold Housing to start planning on Nineveh Heights.
2. 214 2<sup>nd</sup> Avenue, Crucible. Home purchased at October 2018 Judicial Sale occupied by Gladys Perry has been demolished.
3. Discussed counter offer received from EQT on new gas lease. After discussion, Dominick Barbetta made a **motion** to accept the offer of \$3,000 per acre of leased land with a 16% royalty. Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
4. Discussed gas lease received from Chevron. After discussion, Dominick Barbetta made a **motion** to accept the Chevron lease as presented. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
5. After discussion and based upon the Comparative Market Analysis, Dominick Barbetta made a **motion** to sell 323 3<sup>rd</sup> Street, Mather for \$95,000. Barry Nelson 2<sup>nd</sup>. All were in favor and the motion passed.
6. Discussed Homebuyer Assistance Application from Ryan and Brandi McCollum for 323 3<sup>rd</sup> St, Mather. After discussion, Barry Nelson made a **motion** to enter into a 24-month Land Installment Purchase Contract with Ryan and Brandi McCollum on 323 3<sup>rd</sup> St, Mather at a selling price of \$95,000; \$4,000 down payment; \$700 per month (PIT&I); and a \$2,000 per year credit for each year they live in the home towards the final selling price (\$4,000 maximum). Thelma Szarell 2<sup>nd</sup>. All were in favor and the motion passed.
7. Calvario gave update on meeting with Benedum Foundation on July 9 to address: creating a Land Bank, providing code enforcement training for municipalities, and assistance with the Old Bank building in Rices Landing. Application would focus on providing Technical Assistance.
8. Calvario met with residents who reside in 81 and 82 C St, Clarksville (GI Town). This home was purchased at the June 2019 Judicial Sale, but RACG does not have deed to it yet. Calvario informed residents that once RACG had deed, we would come through and inspect home.

9. Discussed next steps with Rogersville Development. Feedback from Keith Herrington distributed.
10. No discussion on how to invest PHARE funds for Nineveh Heights when received.

**DIRECTOR’S REPORT**

1. Finances. Need to sell houses/LIPCs. Six LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1<sup>st</sup> Ave, 63-64 C St); and rentals of 295 5<sup>th</sup> Ave, Crucible, 126 Fairview Ave, 363 Nazer St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also. See projection of large expenses and income summary for next six months.
2. No update from Nemaocolin Inc. attorney on outstanding balances from homes purchased at Judicial Sale. Fitch sent letter to their attorney explaining law.
3. Nemaocolin home owner occupied rehab update: six projects complete and home owners are repaying RACG. One more project to complete. Open another round of home owner repairs for the old side?
4. Closed on 103 3<sup>rd</sup> St, Rogersville on July 22. Loss of \$3,957.29 on the sale.
5. Signed 24-month LPC on 63-64 C St, Clarksville (GI Town) with Donna Nelson and Chuck Kokoska. Calvario reported that Ira and Elizabeth Rogers decided not to pursue LPC at this time due to finances.
6. Mid-year PHARE reports submitted for the following grants: 2015 Habitat, 2015 Teagarden Homes, 2015 Pitt Gas, and 2017 Nemaocolin.
7. Update on meeting with Victoria Murray, 1880 Jefferson Rd, Rices Landing on LPC. Signed LPC in February 2016. LPC has been extended a few times. Her dad passed away and his house has been sold. Could take up to six months for his estate to be settled. Once estate is settled, she will put down a large amount towards the principal and apply for mortgage to cover the remainder due RDA. Principal was \$41,000 when LPC signed. Paying \$350 per month. Principal due to RDA is approximately \$38,500 at present time.
8. Letter from DEP from demolition of 44-45 1<sup>st</sup> Ave, Crucible distributed. Cumberland Salvage is working to rectify situation with DEP.
9. 126 Fairview Ave, Jefferson is currently under a lease. Lease was to convert to a LPC in August 2019. Family is working with Blueprints on match savings program. Calvario is concerned about tax assessment value put on home. Calvario met with family and believes waiting until 2020 to enter into a LPC is the best decision.
10. Reviewed Homebuyer Assistance Program Application from Leah Minor. She is interested in entering into a Land Contract for 190 March Ave, Nemaocolin. Leah’s sister lives in other half of duplex. 190 March must be rehabbed.

11. Summary of Open PHARE Grants:	<u>Grant Amount</u>	<u>Amount Spent</u>
1. 2015, Clarksville (Teagarden Homes)	\$200,000	\$205,871
2. 2015, Habitat for Humanity	\$75,000	\$50,365
3. 2015, Clarksville (Pitt Gas)	\$75,000	\$10,311
4. 2017 Nemaocolin	\$525,000	\$144,661

**ADJOURNMENT**

Barry Nelson made a **motion** to adjourn at 2:12 p.m.