

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
March 13, 2023
1:00pm

Chairman Scull called the meeting to order at 1:01 p.m., and those present and absent were as follows:

Present:	Absent:
Thelma Szarell	
George Scull	
Ralph Burchianti(phone)	
Marcia Sonneborn	
Barry Nelson	

Guests:	Mike Belding	Ryan Wise
	Betsy Mclure	Mike Devecka
	Rick Tekavic	
	Blair Zimmerman(phone)	
	Ginny Phillips	
	Nikki Mickens	
	Jeff Sholtis	

Chairman Scull asked for public comments. Supervisors from Jefferson Township present were Ryan Wise, Mike Devecka, and Rich Tekavic. Supervisor from Morgan Twp Jeff Sholtis attended. No public commented noted.

Chairman Scull requested a motion to accept the meeting minutes from the February 13, 2023 meeting. Upon the motion of Barry Nelson and seconded by Thelma Szarell, motion approved and carried.

Chairman Scull asked for a motion to approve the treasurer's report for filing and final audit. The Board reviewed updates to the 3 PHARE grants, the CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Marcia Sonneborn entered the meeting at 1:12 p.m.

A motion to approve the next 3 designated building sites was tabled upon motion by Thelma Szarell, seconded by Barry Nelson. After researching these sites, this will be revisited at a later date.

A motion was made to approve the purchase of parcel 05-29-264 for a minimum bid of \$500.00 at the March Repository Sale. This parcel is adjacent to RDA other parcels in Crucible. Upon the motion of Barry Nelson, seconded by Thelma Szarell, motion approved and carried.

A review of the March 6 meeting with Blueprints was conducted, and Nicole Mickens presented

some information that Blueprints shared about their assessment of potential LIPC clients.

A motion was made to approve the sale of parcel 15-17-309 to neighbor Christina Yourchik. George Scull presented data on the RDA investment in the property, the assessed value, and the appraisal from Rick Kalsey of \$10,000-\$12,000. Blair Zimmerman mentioned that he was aware of Ms. Yourchik's interest and thinks it would be a good use of the parcel to sell to someone who is planning on building a \$200K plus home on the lot. Nicole Mickens stated that she recommended offering to Ms. Yourchik for \$6,500. Upon the motion of Barry Nelson, seconded by Ralph Burchianti, motion approved and carried.

A motion was made to approve the sale of parcel 17-11-245, 801 Third Street in Mather to the neighbor who previously made an offer of \$2,000.00. After discussion and upon a motion by Marcia Sonneborn, this motion was tabled for a future meeting.

A motion was made to approve to offer for sale parcel 17-12-126 (33 A Street, Clarksville) to the long-term renter. Nicole Mickens presented data on the RDA investment in the property, the assessed value, and the amount of rent paid into the property over the past 2 years, as well as a verbal offer of \$25,000 from the current tenant. Upon the motion of Thelma Szarell and seconded by Marcia Sonneborn, motion approved and carried.

A motion was made to approve the purchase of Plan 11-701H from Wayne Lumber. After some discussion regarding single use vs multi use plans and discussion with Jeff Sholtis regarding variances in Mather, it was determined that the plans could be used in at least 3 locations, so it was decided to purchase the multi-use plans with CAD files for \$2,195.00. Upon the motion of Marcia Sonneborn and seconded by Thelma Szarell, motion approved and carried.

Nikki Mickens reported that Allen and Robyn Wells are still working with their attorney, Dennis Makel, to obtain title insurance and purchase 675 Crucible Road, Crucible.

Nikki Mickens discussed renovation updates for 81-82 C Street, Clarksville. Demo has been completed for 17 Wood Street in Nemaquin and 124 2nd Street in Pittgas. 64 Diaz will be demolished by the end of March. Mike Devecka mentioned that some of the residents complained about the mud in the roadway at 124 Second Street, Pittgas, but due to the weather it couldn't be helped. The Township sprayed the road off, and Nikki Mickens stated that she would relay the information to Cumberland Salvage & Lawn Services.

Nikki Mickens reported that there was no interest in 115 School Street in Rogersville, and her opinion was that the price was too high. Upon the motion of Marcia Sonneborn and seconded by Thelma Szarell, it was approved to reduce the selling price to \$218,000. Motion approved and carried.

Barry Nelson made the motion to enter into Executive session was entered at 2:11, seconded by Thelma Szarell.

Executive session ended at 2:48 p.m.

A motion was made to send a certified letter to the tenant at 1880 Jefferson Road to terminate the LIPC contract in accordance with Section Eight of the LIPC agreement signed Feb 8, 2016. Upon the motion of Thelma Szarell, seconded by Marcia Sonneborn, motion approved and carried.

A motion was made to send an inspector to 333 Steel Hill Road to review the life safety issues mentioned in a third party inspection report and to review repairs for items or issues that may have resulted from construction completed under the RDA. Upon the motion of Marcia Sonneborn, seconded by Barry Nelson, motion approved and carried.

A motion to approve the hiring of Bob Lang at the rate of \$21/hour plus mileage was made. Mr. Lang would manage construction services and inspections on an as-needed part time basis as a 1099 Contractor.

Next meeting is April 10, 2023 at 1:00 p.m.

Ralph Burchianti made a motion to adjourn, seconded by Barry Nelson, approved and carried.
ADJOURNMENT 2:52 p.m.