

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
April 10, 2023  
1:00pm

Chairman Scull called the meeting to order at 1:02 p.m., and those present and absent were as follows:

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

Guests:	Mike Belding	Nikki Mickens
	Betsy McClure	Ginny Phillips
	Blair	
	Zimmerman	

Chairman Scull asked for public comments. No public comment noted.

Chairman Scull requested a motion to accept the meeting minutes from the March 13, 2023 meeting. Marcia Sonneborn asked for a revision of the wording to correct the language in a motion made regarding the inspection at 333 Steel Hill Road in Mt. Morris, and Nikki Mickens stated that she would make the correction. 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. Nikki Mickens stated that there is expected to be around \$30,000 left in the Rogersville grant after construction of the final site, and that the CFA grant was still under consideration for reimbursement with DCED. The DCED stated that they would not accept material costs for 141 North Ave for reimbursement, as the original budget submitted in 2020 requested reimbursement for construction & labor costs of the project. However, the labor costs are ineligible because the project was not bid correctly, and Hughes construction was not given a contract to sign that contained specific language required by the DCED. Nikki Mickens stated that she has appealed on the basis of materials being required to complete the project. Upon the motion of Barry Nelson, and seconded by Thelma Szarell, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Discussion was held regarding the inspection report for 333 Steel Hill Rd, Mount Morris. This property is an LIPC, the buyers are mortgage ready and scheduled the home inspection at the instruction of Blueprints. Some areas of concern were identified, and George Scull, Bob Lang, and Dave Jones visited the property on April 5 to inspect. Some issues noted in the inspection report were the result of construction completed by the RDA, propose to fix those issues so that the buyer can obtain a mortgage and purchase the property. A motion to complete the repairs as noted in the follow up inspection (replacing a 40 amp breaker with a 35 amp, venting the bathroom exhaust to the roof, cutting an attic access panel, and covering a non-working exterior outlet with a blank plate)at a labor cost not to exceed \$3,600.00 plus the cost of materials was made by Thelma Szarell, and seconded by Barry Nelson. Motion approved and carried.

A motion to approve the Director to submit an application to the DCED for funding through the Neighborhood Assistance Program. This is not a grant, it a community improvement initiative wherein donations from partnering community businesses can be used for blight removal, housing, community services, etc. Must have funding commitment from at least one for-profit business in the community(in exchange for a 75% tax credit). The DCED has directed that we identify an area to concentrate on. Discussion was held regarding the need for blight removal in Rices Landing and other potential areas. Nikki Mickens stated that given the short duration of the grant and with an unknown amount of funding from contributions, Nemaocolin would be the easiest area. A motion to approve the application to the Neighborhood Assistance Program and solicitation of contributions from local businesses was made by Barry Nelson, seconded by Marcia Sonneborn , motion approved and carried.

A motion was made to approve the fee increase for legal services through the long-time solicitor, Colin Fitch. Nicole Mickens advised that Mr. Fitch has not raised his rates for legal services in almost a decade. He would like to increase his hourly rate from \$150.00 per hour to \$175.00 per hour. Upon the motion of Barry Nelson and seconded by Thelma Szarell, motion approved and carried.

A motion was made to approve the sale of parcel 05-29-601, 274 4<sup>th</sup> Ave Crucible, for a \$5,000.00 based upon an offer from Joe and Crystal Kovalcheck, who are renovating their house on an adjacent property and wish to construct a garage. Upon the motion of Thelma Szarell, seconded by Marcia Sonneborn, motion approved and carried.

A motion was made to consider the offer of \$200,000.00 to purchase 115 School Street, Rogersville. This would be a cash offer, submitted by Holly Carpenter. Discussion was held, and Nicole Mickens was directed to counter offer at a price of \$212,000.00, with RACG providing up to \$7,000.00 in seller assistance to purchase appliances. Upon the motion of Thelma Szarell, seconded by Barry Nelson, motion approved and carried.

A motion was made to approve a pause on LIPC payments for a the homeowners at Market Street, Carmichaels for up to 4 months due to a business closure and searching for new employment. The payments and late fees will be added to the end of the contract, extending the LIPC term for 4 months. Upon the motion of Thelma Szarell, seconded by Barry Nelson, motion approved and carried.

Old Business: Nikki Mickens discussed renovation updates for 81-82 C Street, Clarksville. Home is complete and will be cleaned this week and listed. Demo has been completed for 17 Wood Street & 64 Diaz in Nemaocolin and 124 2<sup>nd</sup> Street in Pittgas. Parcel in Crucible adjacent to our other properties was purchased at repository sale March 28, 2023 for \$500.00. Parcel 15-17-309 (16 Fifth Street, Crucible) was offered to Christine Yourchik for \$6,5000.00, she declined and stated that she would not pay more than \$3,000.00

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

Ginny Phillips gave updates on the Housing rehab programs. 6 inspections have been completed under the PHARE program and 4 projects are out for bid. Ginny and Nikki requested board review of any projects in which the project is estimated to exceed the funding cap for the program which it is being evaluated for. Marica Sonneborn stated that it may be a good idea to have back up documentation for any cases that require more than the funding cap that may be completed utilizing other funding. In her program, they have a documented hardship application/grant that requires review by the Township. Nikki Mickens agreed that this is a good idea.

Ginny stated that the Whole Home Repair Program is funded and receiving pre-screens until May 5.