

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
June 12, 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	
	George Scull	
	Ralph Burchianti	
	Barry Nelson	
	Marcia Sonneborn (phone)	
Guests:	Nikki Mickens	Victoria Murray
	Harry Gillespie	Paul Cook
	Dave Stoneking	Mike Belding
	Betsy McClure	
	Blair Zimmerman	

Chairman Scull asked for public comments. Dave, Harry, and Paul, from Center Township asked questions regarding the construction at Rogersville and discussion was had regarding issues with the inspection reports and plans for the new site. The township stated that they want to help the RDA out, but they want there to be some accountability since they are the ones that live in the community and have to interact with the residents/constituents. George discussed some of the issues at 115 School Street and the items that were fixed proactively.

Chairman Scull requested a motion to accept the meeting minutes from the May 8, 2023 meeting. Upon the motion of Thelma Szarell and seconded by Barry Nelson, 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 noted that the treasurer's report is normal with the exception of deposit of approximately \$51,000 for reimbursement from the 2020 CFA grant, and \$700,000 from the 2021 PHARE funds that were received in April 2022 and never transferred from the General Fund. Nikki also noted that the RDA received notice of an award of \$250,000 from PHFA from the 2022 PHARE application for blight remediation & housing rehabilitation and/or new construction. 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.

A motion was made by Ralph Burchianti to approve the sale of 803 Third St, Mather, tax parcel 17-11-245 to Kevin and Sandra Willis for \$3,000.00. Seconded by Thelma Szarell. Motion approved and carried.

A discussion was held regarding the request of Christopher Jeffries to obtain a right of way for the RDA owned parcel at 116 5th Street, Pittgas to tap into the gas line. Mr. & Mrs. Jeffries are building a home on the other side of the parcel.

A motion was made by Ralph Burchianti to approve the expenditure of up to \$25,000.00 at the judicial sale this month to acquire properties to rehabilitate. Seconded by Marcia Sonneborn. Motion approved and carried.

Old Business: Nikki Mickens discussed status of 109 Third Street, Rogersville. Building Permit issued.

Nikki also discussed the progress of the new construction at 327 Third Street in Mather. George received a takeoff of the materials and we will be bidding out the materials. Should have a cost estimate of materials to present at the next meeting in July.

Nikki then updated on the properties for sale. 115 School Street in Rogersville, offer was rescinded June 6, 2023 due to minor issues in the inspection report. The buyers were in a hurry to get the inspection completed, and Kennley Construction was already scheduled to complete the final punch list the first week of June, which corrected almost all of the items noted in the inspection report.

81-82 C Street in Clarksville has had no interest. Nikki stated that she believes that the price needs to come down. George Scull and Barry Nelson visited the property 2 weeks ago and are in agreement that price should be reduced. A motion was made by Barry Nelson to reduce the sales price to \$99,000.00 and to accept a lower offer at the Director's discretion. Seconded by Ralph Burchianti . Motion approved and carried.

Nikki Mickens gave updates on the Housing rehab programs. HOME Manager Ginny Phillips' last day was May 23. The CDBG Manager(Natasha Balazick) had a title change to Program Manager, and a new Program Manager was hired in early June. These 2 Program Managers will help with the housing rehab programs as time allows.

9 Homes are under construction, 5 will have final inspections in the next 2 weeks and be closed out. 1 project is starting this week, and 1 is out for bid. 5 homes under the federal HOME program are ready for lead & asbestos inspections/testing, which is scheduled for the weeks of June 12 and June 19. Once those are done, housing inspections will be scheduled. 5 homes under Whole Home and PHARE are ready for housing inspections, which Nikki anticipates be completed by the end of July.

At 2:09 p.m. a motion was made by Barry Nelson to enter into Executive Session to discuss real estate matters, seconded by Ralph Burchianti.

Executive Session ended at 2:53 p.m.

Barry Nelson made a motion to adjourn, seconded by Ralph Burchianti, motion approved and carried.

ADJOURNMENT 2:54 p.m.