

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
February 12, 2024  
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	Marcia Sonneborn(1:13 p.m. arrival)
George Scull	
Ralph Burchianti	
Barry Nelson	

Guests: Nikki Mickens  
Betsy McClure  
Jared Edgreen  
Blair Zimmerman  
Tom Lukacs  
Eric Davis  
Jeremy Kelly (Executive Session only)

Call to order 1:01 p.m.

Chairman Ralph Burchianti requested a motion to accept the meeting minutes from the January 8, 2024 meeting . Upon the motion of Thelma Szarell, seconded by George Scull, motion approved and carried.

Chairman Burchianti asked for the Board to review the treasurers report. Nikki reviewed the Balance sheets and Profit & Loss Statements. Nikki Mickens reviewed the grant spreadsheet, which lists the amount of grant awarded, the balance left to spend, the date that the money is to be spent by, eligible uses for the grant, and any restrictions on the use of funds. Nikki also noted that the RDA, Planning, CDBG, and the Commissioners have been working together to develop a plan for use of funding, and some of those ideas will be further addressed in executive session. 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.

Chairman Burchianti asked for public comments. Tom Lukacs, owner of LK Café introduced himself. He rents the space near our Bailey's crossroads property (by the former Junction Deli, owned by the Grimms) and would like to erect a 4 x 8 advertising sign. Eric Davis is a neighboring land owner that shares a corner pin with our property. Maps were reviewed and Mr. Davis stated that the County pictometry map had the plot incorrectly marked, and the Board reviewed a PennDot map that Barry Nelson had, as well as a PennDot map Mr. Davis had to determine if the place where Mr. Lukacs would like to place the sign is owned by the RDA. PennDot signage requirements was discussed, and Blair suggested possibly painting signage on the building to alleviate the hassle of signage.

Mr. Davis stated he wants to be a good neighbor but would like to get an actual survey, and asked if the County has a surveyor or could provide assistance. Blair Zimmerman stated that the assessment office can take their maps into the field and we could check with them. Mr. Lukacs and Mr. Davis stated they would discuss a survey, and then would contact the RDA regarding the signage if it was determined the location was owned by the RDA. They thanked the Board and left the meeting at 1:25 p.m.

New business: Nikki asked for the board to approve the following locations as the next building sites for modulars: 15-17-426/168 4th Street, Pittgas & 27/04/188-189/9 W Lincoln, 193 S Washington St

Waynesburg. She noted that the next 3 homeowners on the waitlist that Blueprints feels would be good LIPC candidates or meet income requirements to purchase outright have requested a home in the Central Greene School District. George Scull expressed concerns with the Waynesburg lot and felt it needed further investigation. Upon the motion of George Scull, and seconded by Barry Nelson, motion to approve parcel 15-17-426(168 4<sup>th</sup> Street, Pittgas) as a building site an approved and carried. The motion to approve the Wayneburg sites was tabled until the next meeting.

Nikki asked for the Board to approve the purchase of property management software to track LIPC & rentals, track grants, and prepare financial reports at a cost not to exceed \$70/month. She discussed that she has been averaging between 10-14 hours per month on these tasks, and would like to do a 1 month free trial for 2 different software packages to see which one would work best for the land contracts and reporting. Upon the motion of Barry Nelson, and seconded by George Scull, motion approved and carried.

Old Business: Nikki gave construction and renovation updates on 23 Wood Ave, Nemaocolin. It was informally inspected regarding items needed to bring into code compliance, and the Board reviewed the email from Warren Dickerson. An addition was discussed, as was the condition of the other homes nearby. George Scull suggested getting a contractor opinion to rehab the property and sell. Nikki Mickens stated that we have \$48,000 remaining in the CFA Blight grant that must be used by June 30, 2024 to rehab houses in Cumberland Twp or Crucible, and this is the only house available to do so. She suggested getting contractor estimates to make the home livable to compare to the County inspectors estimate and revisit next meeting.

2 modular homes should be ordered soon, waiting on selection catalog. Barry suggested looking at 2 story models with a garage underneath or possible an ADA accessible house.

Nikki Mickens gave updates on the Housing rehab programs.

George Scull made a motion to enter into executive session at 1:50 p.m. to discuss real estate matters, legal matters, and private matters related to homeowners in LIPC contracts. This motion was seconded by Thelma Szarell, motion approved and carried. Executive session was entered, and those present were attending Board members, attending Commissioners, Jeremy Kelly(Greene County Planning Director).

Barry Nelson made the motion to come out of Executive Session at 2:30 p.m., seconded by Thelma Szarell, motion approved and carried.

George Scull made the motion to not grant an extension to the homeowner at 215 2<sup>nd</sup> Street, Pittgas and to work with the solicitor for proper notice and legal procedure. The motion was seconded by Barry Nelson, motion approved and carried.

George Scull made a motion to accept payment from Human Services and the homeowners at 190 March Avenue, Nemaocolin and to enter into a payment arrangement to bring the LIPC payment arrearage current and collect payments through the end of the LIPC contract and stay the eviction notice.

The next meeting is scheduled for March 11, 2024 at 1:00 p.m.

George Scull made a motion to adjourn at 2:40 p.m., seconded by Thelma Szarell, motion approved and carried.