

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
April 8, 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
George Scull	
Ralph Burchianti (phoned in at 1:04 p.m.)	
Barry Nelson	

Guests: Nikki Mickens  
Betsy McClure (arrived at 1:16 p.m.)  
Blair Zimmerman (arrived at 1:20 p.m.)

Call to order 12:55 p.m.

Vice Chairman Scull requested a motion to accept the meeting minutes from the February 12, 2024 meeting . Upon the motion of Barry Nelson, seconded by Thelma Szarell, motion approved and carried.

Vice Chairman Scull asked for the Board to review the treasurers report. Nikki Mickens reviewed the Balance sheets and Profit & Loss Statements, and 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 she will add the Housing Program grants to the grant tracking spreadsheet to give an overview of the grant funding that is not through the RDA. 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.

Vice Chairman Scull asked for public comments. No public comments.

Nikki Mickens gave updates of the HOME programs. The HOME Program staff met with Van Brehmens, a contractor from Somerset County that employs 8 HVAC and 9 general contractors. They currently complete all the Whole Home Repair projects for Somerset County, as well as some in Westmoreland and Fayette. They would like to expand to Greene County. Nikki stated that once the contractor submits their application and references, she will disseminate to the board for review and approve. Ralph Burchianti joined the meeting at 1:04 p.m.

New business: Nikki asked for the board to approve the following locations as the next building sites for modulars: 27/04/188-189(9 W Lincoln, 193 S Washington St)Waynesburg. The board reviewed home specs and pricing for 4 models, and approved the Roxbury model to be ordered for this site. Upon the motion of Thelma Szarell, and seconded by Ralph Burchianti, motion to approve parcel 15-17-426(168 4<sup>th</sup> Street, Pittgas) as a building site was approved and carried.

Nikki asked for the Board to reconsider approving the extension of the LIPC for 215 2<sup>nd</sup> Street, Pittgas until 9/30/24, as Blueprints reports one of the homeowners should be able to qualify for a mortgage in the next 4-5 months if he applies solely in his name. Upon the motion of Barry Nelson, and seconded by Thelma Szarell, motion approved and carried.

Old Business: George Scull gave construction and renovation updates on 23 Wood Ave, Nemaocolin, which will be utilizing the 2020 CFA Blight Rehab reimbursement grant for approximately \$48,000 of the costs.

George reviewed the costs associated with rehabbing as is (leaving the only bathroom in the unfinished basement), considerations presented by the realtor for sale value, and other options such as selling “as is” or demolition. After consideration, Barry Nelson made the motion to modify the rehab plan to build an addition and move the bathroom to the main level and install an HVAC system in addition to the code items. Upon the motion of Barry Nelson, and seconded by Thelma Szarrell, motion approved and carried.

Nikki presented the 4 modular home models with pricing again for review of which home to order for the lot at Pittgas. After discussion a motion was made by Ralph Burchianti, and seconded by George Scull, to order the 3bd/2 bath Springbrook model, motion approved and carried.

Commissioner McClure let the Board know that she and Nikki will be meeting with the Tech School next week to discuss partnering for some job training for the students and other initiatives.

The Board discussed holding the RDA meetings every other month through the summer unless something comes up that is time sensitive or requires action.

The next meeting is scheduled for June 10, 2024 at 1:00 p.m

Barry Nelson made a motion to adjourn at 1:55 p.m., seconded by George Scull, motion approved and carried.