

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
April 14, 2025
1:00pm

Chairman Szarell called the meeting to order at 12:58 p.m., and those present and absent were as follows:

Present:

Absent:

George Scull
Ralph Burchianti
Thelma Szarell
Barry Nelson
Marcia Sonneborn

Guests: Nikki Mickens

Chairman Szarell requested a motion to accept the meeting minutes from the February 10, 2025 meeting. Nikki noted that there were 2 typos that she will correct, and Marcia clarified that she offered to advise the Cumberland Township Supervisors of our intentions with the blight remediation in Nemaocolin. Upon the motion of Barry Nelson, seconded by George Scull, motion approved and carried once those updates are made.

Public comment-no public in attendance.

Chairman Szarell asked for the Board to review the treasurers report. Nikki Mickens reviewed the Balance sheets and Profit & Loss Statements, and the grants. In response to Ralph Burchianti's question from a previous meeting, Nikki explained that the asset valuation is derived from all currently owned land and properties, and is a sum of all acquisition, construction and material costs, purchase of the modular homes, etc. Ralph suggested that a list of assets be developed for next meeting showing the assessed value and the total investment RDA has in the property to date, which Nikki will prepare. Nikki reviewed the grant spreadsheet. Upon the motion of Ralph Burchianti, and seconded by Barry Nelson, it was resolved that the treasurer's report be approved as submitted for filing and final audit, pending clarification of the assets owned and investments to date for each property. Motion approved and carried.

New business:

Nikki Mickens presented information on 5 LIPC's that have expired or will expire soon. She updated on each homeowners status with Blueprints, house condition, and number of extensions already granted. The board discussed the original intent of the contracts, which was to remove blight and provide short term contracts to allow people to become mortgage ready. However, these contracts have continued on for quite awhile, and many are still not able to obtain mortgage. Time, staff hours, and money are being spent, and the program is predominately a property management agency now. The Board was in agreement that RACG should start phasing out the land contracts that are expired and/or breaching contract by not meeting with Blueprints, and continue utilizing the approved guidelines to approve potential homeowners to enter into the land contracts. After discussion regarding 4 expired or soon to expire contracts, Ralph Burchianti made a motion to not renew the LIPC contracts and sell the properties at a price recommended by the realtor(with current occupants in place as month-to-month tenants)for

the four properties. The Motion was seconded by George Scull, motion approved and carried.

Next the Board discussed the two properties that are not on land contracts, 295 North Ave and 126 Fairview Ave. These tenants are on month-to-month rentals. George Scull made a motion to end the month-to-month tenancy, sell the 295 North Avenue house, and combine the lot at 126 Fairview Ave with the house at 124 Fairview Ave and sell the properties. Motion was seconded by Barry Nelson, motion approved and carried.

Nikki also advised the Board that the homeowner under an expired land contract at 1880 Jefferson Road, Rices Landing had passed away the day prior, and that she would check with the solicitor to ascertain the best course of action and find out the procedure for notifying heirs.

Nikki then discussed the status of the NAP project in Pittgas. The lot has been surveyed and topography survey is done, utilities have been located. PMBS advised that if we order by end of April, delivery will be mid-late June. Project must be completed by 12/31/2025.

Nikki then asked for a motion to approve selling some of the vacant land in Nemaocolin at a price suggested by a realtor or slightly less if the buyer agrees to build a livable structure within 2 years on the property. After discussion, the consensus was that a deed restriction contingent upon building may make it too difficult to sell land in Nemaocolin, and selling just the land with no deed restriction could lead to more blight/junk storage. Marcia stated that she will check Cumberland Twp to see if they have any ideas for the properties on Sheridan and Grant or know any history behind them. George Scull made a motion to table a decision until more research can be done, and upon the second of Marcia Sonneborn, motion to table this discussion was approved and carried.

Old Business: Nikki gave construction updates on the modular sites at 168 4th Street, Pittgas and 9 West Lincoln St, Waynesburg. 9 W Lincoln will be placed for sale, and 168 4th Street in Pitt Gas is 95% complete(interior) and about 80% complete exterior. Gutters and landscaping need to be done at both properties, and Rick Kalsey will be asked to assess and list 168 4th Street as well when work is complete.

Nikki presented and update on the housing rehab programs and statuses for HOME, Whole Home Repair, and PHARE projects. She also discussed home repair projects using a modification of County CDBG funds that were set to expire in March(approximately \$139,000); that money has been expended.

Nikki presented that a zoning variance had been received from Cumberland Twp regarding a meat shop location next to one of our properties, and the notice contained a form to complete if RACG had any objections. It was the consensus of the Board that there was no issue and no reason to appear at the zoning hearing.

The next meeting is scheduled for Monday, June 10, 2025 at 1:00 p.m. provided that nothing requiring immediate action arises prior to that time.

Ralph Burchianti made a motion to adjourn at 2:14 p.m., seconded by Thelma Szarell, motion approved and carried.