

Redevelopment Authority County of Greene
Meeting Minutes
May 11, 2020

CALL TO ORDER Thelma Szarell called the meeting to order at 1:02 p.m.

SIGN IN

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

Absent:

Guests Present: Mike Belding, Betsy McClure, Blair Zimmerman (all via phone)

Staff Present: Dave Calvario

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Barry Nelson made a **motion** to accept the minutes from the March 9 and April 13, 2020 meetings as distributed via email. George Scull 2nd. All were in favor and the motion passed.

EXECUTIVE SESSION

No Executive Session.

TREASURER'S REPORT

Calvario presented the 2020 Balance Sheet, Current Month P & L, YTD P & L, and County Statement of Revenues and Expenditures (through April 30, 2020). Calvario stated that expenditures and income were normal for the month. Calvario explained that the Contract Work line item on the Balance Sheet is over \$1.3 million because the Floral Shop, eight Land Contracts, four rentals, eight Nemaquin home owner repairs, and seven homes either being rehabbed or vacant are on the books. \$50,000 on April P&L under State Grants is from First Federal for the Crucible Tax Credit project. \$1,150,000 on the P&L YTD is comprised of \$800,000 for Nineveh Heights, \$250,000 Crucible Tax Credit, and \$100,000 for Blueprints and First Time Home Buyer Assistance. The \$100,000 has already been paid to Blueprints, and the first draw of \$100,000 will be paid today to Threshold Housing to begin on the Crucible Tax Credit project. Marcia Sonneborn made a **motion** to accept the Treasurer's Report as distributed for file and final audit. George Scull 2nd. All were in favor and the motion passed.

Calvario presented and reviewed list of current Land Contracts. Eight Land Contracts in place.

OLD BUSINESS

Properties for Sale

Floral Shop (listed with Rick Kalsey) for \$89,000. Toured building on May 5 with County Commissioners, and County Staff from Court House and Emergency Management Agency.

126 A Street, Clarksville (Teagarden Homes/GI Town), \$67,500. Listed with Rick Kalsey. Calvario stated that the home has had 8-10 showings. Feedback is no closet space. Showed house on May 4 to couple living in Parkview Knoll.

40 Wood St, Nemaocolin. For sale. Asking \$45,000.

122 2nd St, Clarksville (Pitt Gas). Sales Agreement signed. \$70,500. Closing delayed due to pandemic and not being able to get into Court House for title search. Was appraised at \$80,000.

46 School St, Clarksville (Upper Chartiers Hill). Sales Agreement signed. \$75,000. Closing delayed due to pandemic and not being able to get into Court House for title search. Marcia Sonneborn said searches can be done on-line under Land Records. Calvario will look into this.

Land Bank Law

SB 667 Land Bank law. Commissioners are in favor of forming Land Bank. Gene Grimm, County Solicitor, and Dave Calvario participated in a conference call with Chris Gulotta on forming a Land Bank under RACG with external representation and input.

NEW BUSINESS

1. Colin Fitch and Gene Grimm (County's Solicitor) have spoken regarding Delinquent Tax Notices received on properties purchased at June 2019 Judicial Sale. No answer at this time.
2. Submitted information to Human Resources to hire a full-time person to work with Steve. Commissioners will need to approve position.
3. Looking to hire up to five student interns through SW Training for the summer to work with Steve. All have attended the BCO program at the Greene County Career and Technology Center. Each student must meet SW Training criteria in order to be hired. Will be paid by SW Training for six weeks, and the remaining five to six weeks by the County. \$4,000 allocated annually by Board to pay student workers. County budgets approximately \$9,000 for student workers annually.
4. Land Contract on 1880 Jefferson Rd with Victoria Murray. Victoria met with First Federal in early March, then was laid off from work in mid-March. Calvario cannot get an answer from her in regard to her Father's estate. Estate is closed in the Recorder's Office.
5. Land Contract on 127 School St with Melissa Beabout/Frameli. She is paid through June 2020. She reported the following to Calvario during a conversation in front of her home: "has been approved for disability, due to receiving disability my student loans will be forgiven, I met with Blueprints in March, and I should be mortgage ready by end of 2020.
6. Discussed rental of 126 Fairview Ave, Jefferson and converting to Land Installment Purchase Contract with family currently residing in home. Calvario reported that family desires to stay in this home and purchase it. Calvario has given couple information on loans for Veterans. Calvario reported that family pays \$450 per month currently and are not in a position to convert to a Land Contract due to currently employment situation. He works at Wilson Wood Products and she works at Jefferson Market. After discussion, George Scull made a

- motion** to increase monthly rent to \$600 for 24-months, and \$150 of the \$600 will be put towards down payment of Land Installment Purchase Contract. Marcia Sonneborn 2nd. All were in favor and the motion passed.
7. Reviewed comprehensive list of all monthly payments collected by RDA. Two individuals are behind. One in arrears in Crucible rental where sweat equity has been completed. Other individual is in Nemaocolin, and is behind due to injury at Cumberland Mine and layoffs. Calvario expects both of them to catch up in a few months.
 8. Discussed RDA serving as “pass through” for 68 W. Lincoln St, Waynesburg home. Pictures distributed. Home is blighted. Owner has moved to Youngstown, OH. Code Enforcement Officer for Waynesburg Borough has told owner he must bring home up to code. Appears owner is not willing to do this and would like to sell/donate home. Over \$7,100 due in 2018 and 2019 taxes. Also, liens are open to the PA Department of Revenue. Buck and Carolyn Sondericker who own rental next door are interested in home if RDA would serve as pass through. After discussion, George Scull made a **motion** for RDA to serve as the pass through for a fee of \$5,000, RDA assumes no liability serving as pass through, and that the title must be clear before RDA would accept the home as a donation. Marcia Sonneborn 2nd. All were in favor and the motion passed.
 9. After discussion, Marcia Sonneborn made a **motion** to place a ¼ page color advertisement in the Greene County Messenger. George Scull 2nd. All were in favor and the motion passed.
 10. Judicial Sale was moved from April 1 to May 20, and now moved to June 30 due to Covid 19. Steve Salisbury and Dave Calvario have identified seven properties to pursue. Two to three of the homes could be potential demos located in Crucible. Calvario will ask Cumberland Township for financial help to demolish.
 11. Homebuyer Assistance Application from Scott Hoy and Faith Morris distributed and reviewed. Scott and Faith are interested in pursuing a Land Installment Purchase Contract on 126 A St, Clarksville (Teagarden Homes/GI Town). They are meeting with Blueprints on May 12. After discussion, Marcia Sonneborn made a **motion** to sign a 24-month Land Installment Purchase Contract with Scott Hoy and Faith Morris, selling price of \$67,500, with a 5% down payment (\$3,375), \$650 monthly payment (PITI), pending a favorable credit review from Blueprints. Barry Nelson 2nd. All were in favor and the motion passed.

DIRECTOR’S REPORT

1. Finances. Need to sell houses/LIPCs. Eight LIPCs are in place (1880 Jefferson Rd, 127 School St, 133 Bowlby, 333 Steele Hill Rd, 54 1st Ave, 63-64 C St, 323 3rd St, 190 March Ave); and rentals of 295 5th Ave, 126 Fairview Ave, 363 Nazer St, 81 C St, and garage in Clarksville (GI Town). Nemaocolin home-owner repair payments also are being made monthly.
2. All funds from UPMC Health Plan and First Federal for Tax Credit project in Crucible have been received. \$100,000 is being released this week to Threshold Housing to start project.
3. Discussed ideas on selling properties in Nemaocolin once rehabbed (40 Wood, 114 Bliss, 23 Diaz, 29 Wood, 64 Diaz) and taking a holistic approach. Ideas discussed: mimic what Jim and Cathie Carpenter did in West Waynesburg, a Church plant, Christian couple interested living and serving in Nemaocolin, homework house for children with supervision, a new teacher coming to area, Big Brother Big Sister, rentals with close inspections/supervision, meet with Carmichaels Area School District Superintendent. Marcia Sonneborn said the Nemaocolin Fire Department is active and invested in community, and could help us meet our desire with the homes.
4. Update on home rehabs:
 1. 55-56 B St, Clarksville (GI Town). Steve Salisbury is rehabbing and should be completed by mid-June. Steve will start rehabbing 215 2nd St, Clarksville (Pitt Gas) when finished with 55-56 B St.
 2. 114 Bliss Ave, Nemaocolin. Hughes Construction is rehabbing.

3. 29 Wood, Nemaocolin. Home Remodeling by Riggs is rehabbing.
4. 23 Wood and 64 Diaz, Nemaocolin. Hosanna Industries is rehabbing. Started on 23, then Covid 19 hit and work stopped.
5. Crucible, NAP Tax Credit: 323 and 324 Fifth Ave, 263 Fourth Ave will be completely rehabbed, and 295 Fifth Ave (currently occupied and sweat equity rehab has started, but professionals must do some of the work). Threshold Housing will start soon.
5. Assisted Gene and Deborah Sanner purchase 171 March Ave, Nemaocolin. Home was in foreclosure, and mortgage was purchased by mortgage wholesaler. Sanner's now own both sides of duplex.
6. Press Release on NAP Tax Credit project in Crucible distributed. UPMC Health Plan, First Federal, and Community Bank are supporting project. Calvario failed to list "Health Plan" as past of UPMC in Press Release.
7. RDA office is moving to main County Building 2nd floor (room 220). Will have Board meetings in same location until further notice.
8. 105 3rd St, Rogersville. Mrs. Donna Deist asked if front porch could be extended and if rear porch could be screened in? Board said no to adding on front porch due to HOA and for Donna to submit a drawing of what she would like to do with rear porch.
9. Update on completing Rogersville Development. 2019 PHARE grant application submitted for \$720,000. Will hear spring/summer status of grant. Have been in conversation with Harshman Engineering on updating plans and receiving bids from contractors.

ADJOURNMENT

Ralph Burchianti made a **motion** to adjourn at 2:14 p.m.