

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
Feb. 13, 2023
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	Barry Nelson
George Scull	
Ralph Burchianti	
Marcia Sonneborn	

Guests:	Mike Belding	Ryan Wise
	Betsy Mclure	Mike Devecka
	Rick Tekavic	
	Ginny Phillips	
	Nikki Mickens	
	Jeff Sholtis	

Chairman Scull asked for public comments. Supervisors from Jefferson Township present were Ryan Wise, Mike Devecka, and Rich Tekavic. Supervisor from Morgan Twp Jeff Sholtis attended. They commented that we are all working towards the same goal of bettering the community and getting properties constructed and back on the tax rolls. They would like to see some of the RDA owned land be sold to buyers willing to build something.

Chairman Scull requested a motion to accept the meeting minutes from the January 9, 2023 meeting. Upon the motion of Marcia Sonneborn and seconded by Thelma Szarell, 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 Balance sheets, and Profit & Loss Statements. Nicole Mickens stated that the remaining lot in Rogersville would need to be sold to an income eligible buyer to meet grant requirements. Upon the motion of Ralph Burchianti, 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 discussion was held regarding the final new construction in Rogersville. Nikki Mickens distributed pictures and price quotes from Wade's for 2 models, Stoney Brook for \$115,216.33 & Brook Stone for \$109,459.34. Delivery, crane/set fee, and utility hookups & insulation would be \$26,850.00 for either home. The Board discussed basement vs. crawlspace and heating types, but Wade's was not able to finalize quotes for a basement vs. crawlspace prior to the meeting. Marcia Sonneborn asked Nicole Mickens to find out from Wades if we are able to remove the baseboard head and go with ductwork/furnace instead. Ralph Burchianti made a motion for Nicole Mickens to spend up to \$165,000 for the purchase and finishing of the home, which was seconded by Marcia Sonneborn. Motion approved and carried.

Nicole Mickens asked for a motion to approve that the Redevelopment Authority absorb the HOME Program and for Nicole Mickens to direct the HOME program and its various housing programs, with Ginny Phillips (HOME Manager) managing the programs' day to day operations. Marcia Sonneborn asked if the contracts would be between the County and the contractor or the RDA and the Contractor, and it was decided that since the County is ultimately the responsible entity, contracts would remain between the County and the contractor/grantor. Discussion regarding a cooperation agreement was held. Upon the motion of Thelma Szarell and seconded by Marcia Sonneborn, motion approved and carried.

Nicole Mickens asked for a motion to approve the Carmichaels Fire Department to use 64 Diaz Ave, Nemaocolin for training exercises prior to its' demolition, provided that all necessary insurances are provided prior to the training. Upon the motion of Thelma Szarell and seconded by Marcia Sonneborn, motion approved and carried.

Nicole Mickens asked for a motion to approve the LIPC pre-application guidelines. Upon the motion of Ralph Burchianti and seconded by Thelma Szarell, motion approved and carried.

Nicole Mickens asked for a motion to approve the part-time RACG Working Supervisor job description. Upon the motion of Marcia Sonneborn, seconded by Ralph Burchianti, motion approved and carried.

Jeff Sholtis made a comment regarding offers being made on vacant property by residents and not being accepted and the Board waiting around for a better offer that may never come. Marcia Sonneborn stated that when an offer is made, the Board considers the offer based on the cost they have in it and neighboring land values. George Scull added that the Board doesn't always expect to get back everything put into the acquisition costs, but we don't want to sell at a lower price than what the land is worth and de-value the neighboring properties either. Jeff Sholtis mentioned of an offer he heard of on property in Mather, the Board had seen no offer on that particular property and advised the supervisors that anyone wanting to make an offer on a particular piece of property should contact Nicole Mickens.

Discussion of old business. Nicole Mickens discussed progress at 81/82 C in Clarksville/Teagarden. She stated that demolition for 17 Wood & 64 Diaz Lane in Nemaocolin and 124 2nd Street in Pittgas will happen in late February/early March. 185-186 March Ave in Nemaocolin was given Notice of Intent to foreclose 11/1/22, and has an application in with PHFA for mortgage assistance still pending.

Nikki Mickens reported that Alan and Robyn Wells are still working with their attorney, Dennis Makel, to obtain a quit claim deed in order to obtain title insurance and purchase 675 Crucible Road, Crucible. The title was cleared for 9 West Lincoln, Waynesburg in late January. Tim Frye had submitted an offer in 2021 to buy 9 West Lincoln and an adjacent property. Nicole reported that Tim Frye may no longer be interested in that property, and he is supposed to let her know this week.

A discussion was held regarding rental unit 33A in Teagarden Homes in Clarksville. Nikki Mickens stated that the tenant had made a large payment of past due funds in January, and Human Services agreed to pay the balance in February. After receiving a 30-day notice to vacate, the tenant requested to stay through May (until the end of the school year) to avoid disruption for his children. Nicole Mickens agreed and re-issued a notice to the tenant to vacate by May 31, 2023.

Next meeting is March 13, 2023 at 1:00 p.m.

Nicole Mickens stated that there was an additional item to discuss regarding the acquisition of the HOME Program, which is the meeting structure. After discussion, it was decided that there would not need to be a separate meeting & agenda for HOME Project review, and that HOME would become a permanent agenda items at the monthly board meeting.

Ralph Burchianti made a motion to adjourn, seconded by Thelma Szarell, approved and carried.
ADJOURNMENT 2:16 p.m.