

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
November, 2023  
1:00pm

Chairman Scull called the meeting to order at 1:05 p.m., and those present and absent were as follows:

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

Guests: Nikki Mickens  
Betsy McClure

Thelma Szarell asked for public comments. No public comments.

Thelma Szarell requested a motion to accept the meeting minutes from the October 16, 2023 meeting. Upon the motion of George Scull and seconded by Ralph Burchianti, motion approved and carried.

Thelma Szarell asked for a motion to approve the treasurer's report for filing and final audit. The Board reviewed updates to the 4 PHARE grants, the CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Ralph Burchianti asked for clarification as to why the balance sheet showed a liability of \$793,365. He recalled asking this some time ago but did not know what the explanation was. Nikki Mickens stated that she was not sure, but that she would check with the Controller to find out. Upon the motion of Ralph Burchianti, and seconded by Marcia Sonneborn, it was resolved that pending clarification, the treasurer's report be approved as submitted for filing and final audit, motion carried.

Nikki Mickens reviewed the status of the modular home purchases, including discussion with solicitor regarding bidding requirements. Sent out a request for proposals 11/1, taking proposals until 11/20. Hope to have 2 homes on order by mid-December. It is anticipated that these homes would be very similar in price and build to the previously constructed homes, and Nikki will check with the manufacturer regarding discounts for ordering 2 homes at the same time. With the increase in building materials and construction costs, lowering the purchase price of the home would help considerably. Blueprints reports that with the income limits in place, it would be very difficult for these homeowners to finance homes that are priced in excess of \$156,000 at the most, and in many cases that price would also be too high and the homeowners will not be able to build enough equity to get the house paid down enough to get a traditional mortgage at the end of their contract.

Nikki stated that several LIPC contracts have recently expired or will expire in 2024, and after a meeting with Jessica Hajek Bates, it was determined that none of those will be mortgage eligible, and the majority of those homeowners would likely not be able to obtain a traditional mortgage within 12-18 months due to not having enough income to cover monthly debts or continuing to accrue derogatory marks on their credit report. 2 of the homeowners are not meeting with the housing counselor as required. All of these homeowners have had several extensions, some 3-4 years beyond the original contract date and are not making progress, and most have even worse credit when they started the program due to cessation of extra monthly income from pandemic related programs. After discussion with Blueprints, Nikki suggested that once an LIPC ends that has already been extended by at least 12 months, the homeowner would be given a 6 month grace period to make a last attempt to secure financing. If financing cannot be obtained, the homeowner will be issued a 60-day notice to vacate the premises or a complaint in ejectment will be

filed. Vacant homes would be put in the que to have any rehab work necessary to pass bank inspection, and then sold on the regular market. These homes were rehabbed/built using PHARE, and Nikki confirmed with PHFA that it was ok to sell on the open market without income limitations since a low-income homeowner resided in the home for a period as the program intended. If a homeowner has not had any extensions, they will be granted one 12-month extension to attempt to fix the issue preventing them from obtaining a traditional mortgage. Marcia asked if the homeowners could potentially stay in the homes as renters, and Ralph stated that the RDA should not be landlords, and the intent of the program is to promote homeownership and remove blight. George Scull made a motion to adopt this process as stated and seconded by Marcia Sonneborn, motion approved and carried.

Old Business: Nikki gave construction and renovation updates on 109 Third Street, Rogersville. The home is almost finished and some cracks were observed in 2 windows and the sliding glass door. Builders rep was notified and he will contact the manufacturer to initiate the replacement process. Since 115 School Street was sold on the open market, this house will have to be sold to a buyer below 50% of the median area income. Nikki suggested a lower selling price in the \$140,000 dollar range, and George stated that lowering the price on this home too far below the neighboring properties selling price could potentially bring down the values of the other homes. No one from the waitlist that meets the criteria and is looking for a house in that area is qualified for the program at this time, and we will continue to refer people interested to Blueprints to attempt to find a qualified buyer in the required income range.

Nikki updated on 115 School Street, Rogersville. The house sold for \$224,000(VA loan with approximately \$12K seller assist).

295 North Ave, Crucible was valued at \$35,000 by Rick Kalsey. Renter has met with a loan officer, officer called 11/8 to get some information on the home.

Nikki discussed the Court foreclosure action regarding 185-186 March Ave.

190 March Ave Complaint in Ejection filed 11/9, homeowners refusing to vacate.

Nikki Mickens gave updates on the Housing rehab programs.

George Scull made a motion to adjourn at 1:52 p.m., seconded by Marcia Sonneborn, motion approved and carried.

The next meeting is scheduled for December 11, 2023 at 1:00 p.m.