

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
January 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	
George Scull	
Ralph Burchianti	
Barry Nelson(phone)	
Marcia Sonneborn(1:13 p.m. arrival)	

Guests: Nikki Mickens
Betsy McClure
Jared Edgreen

Chairman Scull asked for public comments. No public comments.

Nicole Mickens presented the suggested rotation of elected officer positions for 2024 as follows:

Chairman- Ralph Burchianti
Vice-Chairman- George Scull
Treasurer- Thelma Szarell
Secretary- Barry Nelson
Asst Treasurer/Sec.- Marcia Sonneborn

Chairman Scull requested a motion to accept the slate of officers as presented. Upon the motion of Ralph Burchianti, seconded by Barry Nelson, motion approved and carried.

Chairman Scull then requested a motion to elect the officers as slated. Upon the motion of Ralph Burchianti, seconded by Barry Nelson, motion approved and carried.

Newly elected Chairman Ralph Burchianti requested a motion to accept the meeting minutes from the November 13, 2023 meeting and the November 29, 2023 special meeting. Upon the motion of George Scull, seconded by Thelma Szarell, motion approved and carried.

Chairman Burchianti asked for the Board to review the treasurers report. Nikki reviewed updates to the 3 PHARE grants, the CFA Blight Remediation Grant, the Balance sheets, and Profit & Loss Statements. Nikki Mickens reviewed accounts receivable. She also noted a correction to the books that was causing a - \$791,000 liability on the November report, which was from the repayment of the Ninevah Heights grant due to a bill not being linked to the payment correctly. Ralph suggested it would be helpful to have a spreadsheet of what grants we have and how much money is left in each as well as the spend by date in order to decide how to expend the funds. Nikki stated that she will have this prepared for the next meeting, and that she is meeting with the Commissioners and others in the planning department this week to discuss housing needs. Betsy elaborated on the purpose of the meeting, which is to assess what the housing needs of the County are, what funds might be available, and what areas may be beneficial to

target. Upon the motion of George Scull, and seconded by Thelma Szarrell, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

New business: Nikki asked for the board to approve the renewal of the lease with Carmichaels Area School District for the "Homework House" at 29 Wood Street in Nemaocolin at the current rate of \$24/year for a 2-year term to begin May 1, 2024 and expire April 30, 2026. This Homework house provides tutoring, study help, and also provides other services such as laundry, meal preparation, counseling, and life skill classes to students in Nemaocolin. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

Nikki asked for the board to approve a payment pause of LIPC payments for a homeowner while they undergo serious medical treatment for up to 12 months. The homeowner was already in the process of applying for disability payments prior to the medical diagnoses, and may be able to make payments in the interim but would like to have the option should the disability application be denied since she will be unable to work during treatment. Upon the motion of George Scull, and seconded by Marcia Sonneborn, motion approved and carried.

Nikki also asked for the board to consider a modification to the LIPC contract for house #3 in Rogersville. In consultation with the realtor, the board set the purchase price at \$210,000.00, which Blueprints advised was already at the very high limit of what the homeowners may qualify for based on their income and credit at time of application. Since that time, one of the homeowners had a significant reduction in income due to a job loss and new position, meaning that they likely will not be able to qualify for more than \$178,000. Currently, only around \$170 per month is going toward the principal each month, with over \$600 a month going towards interest. Due to the small amount of equity being built each month, the LIPC already states that the homeowner would pay their own homeowners insurance with RACG as the additional insured and will pay their own tax payments. This will still leave the homeowner with a balloon payment of \$201,032.87 in February 2026. Nikki suggested pausing remaining payments to allow the homeowner to escrow the payments to save for a larger downpayment in 2026 to reduce the price of the house to an affordable level. Homeowner will continue to pay all taxes, insurance, utilities, and any other maintenance or repair fees associated with the contract. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

Old Business: Nikki gave construction and renovation updates on 20 Wood Ave, Nemaocolin. It was purchased at the tax sale in July, and the deed just arrived last week. Cumberland Lawn and Salvage changed the locks and is cleaning the house out. Warren Dickerson will inspect once it is cleared out.

2 modular homes should be ordered this month.

190 March Ave is now under Sheriff Eviction, Complaint in Ejectment was successful. After speaking with the Sheriffs office, they advised that since one of the homeowners is elderly and very ill, and her adult son is also in his 60's and severely intellectually disabled, they request to set aside the judgment until the weather is warmer as they have nowhere to go. Nikki stated that the house is one half of a duplex and in very, very poor shape that may not be able to be rehabbed and would be last priority behind other terminated LIPCs that need rehabbed, so it would not hurt anything to let them stay there a few more months before setting them out with the Sheriff.

Nikki Mickens gave updates on the Housing rehab programs.

She noted that a new associate started January 4, 2024 and will be shared with other department staff. George asked what percentage of time Nikki estimates she spends on HOME tasks, and she estimated around 60%, but noted that some months may be more, some may be less. She noted that lately, a lot of time has been spent trying to track down paperwork from contractors. Ralph asked if the Board should be reviewing the contractors, as they are ultimately representing the RDA. Nikki agreed that would be

would a good idea, and Marcia suggested some helpful modifications to the contractor application and considering limiting the number of jobs each contractor has at one time, especially new contractors. She stated that in Cumberland they allow a contractor to only have 2 jobs open at once, and Nikki agreed that limiting the number of jobs a contractor can have open would be a good idea, and suggested that no more than 3 jobs open at once until at least one job is at 75% or more completion may be a good idea, and she would look into it. Nikki further stated that she would vet and then summarize potential contractors to share with the board.

The next meeting is scheduled for February 12, 2024 at 1:00 p.m.

George Scull made a motion to adjourn at 2:17 p.m., seconded by Thelma Szarrell, motion approved and carried.