

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
June 10, 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:
Marcia Sonneborn-phone	Thelma Szarell
George Scull	Barry Nelson
Ralph Burchianti	

Guests: Nikki Mickens  
Betsy McClure

Call to order 1:19 p.m.

Chairman Burchianti requested a motion to accept the meeting minutes from the April 8, 2024 meeting. Upon the motion of Marcia Sonneborn, seconded by George Scull, motion approved and carried.

Chairman Burchianti asked for the Board to review the treasurers report. Nikki Mickens reviewed the Balance sheets and Profit & Loss Statements, and the grant. Nikki pointed out that the Housing Rehab Grants under the County have also been added to the sheet. Chairman Burchianti asked if any funds are in danger of expiring and what our planned use for the \$750,000 PHARE grant is, and Nikki stated that it would be used for new construction or scattered site housing development with other funds. Upon the motion of George Scull, and seconded by Marcia Sonneborn, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

Chairman Burchianti asked for public comments. No public comments.

New business: Nikki asked for the board to approve removing the garage plan and changing the foundation from a basement to a crawlspace at 168 4<sup>th</sup> Street, Pittgas Modular. There is a sewer line that cuts directly across the middle of the property that is only 3' deep, preventing construction of garage and driveway from the rear of the house. Chuck Lemley surveyed and provided a topography, and due to the slope, if a full basement is constructed, it would leave the front of the house over 4' high on blocks. Upon the motion of George Scull, and seconded by Marcia Sonneborn, motion was approved and carried.

Nikki asked for the Board to approve combining the lots the lots at 193 S. Washington and 9 West Lincoln (parcels 27-04-189 & 27-04-188) to achieve lot size compliance with Waynesburg Borough to place the Roxbury modular home that is on order. The combined lots will still be slightly short of the required lot size, but we can request a variance. Upon the motion of Marcia Sonneborn, and seconded by George Scull, motion approved and carried.

Nikki asked for the Board to consider creating a sub-program under the Housing Programs for construction/repair of ramps, ADA bathrooms mods, grab bars, and other ADA modifications (excluding stairlifts). This program will be funded with Housing PHARE dollars, and will allow the program to expedite the homeowners needing these repairs. Discussion was held regarding grant manager approval, and the option to add information about the sub-program to the housing applicant handbook. Upon the motion of Marcia Sonneborn, and seconded by George Scull, motion approved and carried.

Discussion regarding partnering with the County to apply for the Neighborhood Assistance Program (NAP) if a non-profit partner & tax credit partner is obtained (Economic Development working on). Consider approval to use tax credit donation (if awarded) to build a home at 124 2nd Street, Pittgas (parcel 15-17-

215). Marcia Sonneborn made a motion to approve 124 2<sup>nd</sup> Street, Pittgas as a potential building site for this project if award is made, seconded by George Scull. Motion approved and carried.

Old Business: Nikki gave construction and renovation updates on 23 Wood Ave, Nemaquin. She reported that all permits have been received, and excavation started. HVAC work will begin this week.

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 Cumberland Twp. CDBG funds that need to be spent by the end of the year.

Betsy updated the Board on some things the County is doing to aid with housing development and shared some ideas about land banks. She asked the Board to consider a land bank, and Nikki stated that she would do more research. Betsy also discussed some housing initiatives in other Counties and what we may be able to do here for similar programs.

Chairman Burchianti made a motion to enter executive session at 2:04 p.m., seconded by George Scull.

Chairman Burchianti made a motion to exit executive session at 2:08 p.m., seconded by George Scull.

Nikki asked for the board to consider approval for the RDA to act as the bank for a home purchase for a family that has already been in contact with Blueprints, at a price of up to \$130,000. George Scull made the motion to reject this offer, seconded by Marcia Sonneborn. Motion approved and carried.

The next meeting is scheduled for August 12, 2024 at 1:00 p.m. provided that nothing requiring immediate action arises prior to that time.

Marcia Sonneborn made a motion to adjourn at 1:12 p.m., seconded by George Scull, motion approved and carried.