

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
Dec 9, 2024
1:00pm

Chairman Burchianti called the meeting to order at 12:51 p.m., and those present and absent were as follows:

Present:

Absent:

George Scull
Ralph Burchianti
Thelma Szarell(phone, 1:00 p.m.)
Barry Nelson
Marcia Sonneborn(phone 1:02 p.m.)

Guests:

Nikki Mickens
Tyler Zeh, Greene Co GIS manager
Betsy McClure
Jared Edgreen

Chairman Burchianti requested a motion to accept the meeting minutes from the October 14, 2024 meeting. Upon the motion of Barry Nelson, seconded by George Scull, motion approved and carried.

Public comment

Chairman Burchianti asked for the Board to review the treasurers report. Nikki Mickens reviewed the Balance sheets and Profit & Loss Statements, and the grants. Nikki reviewed the new grant applications that are pending approval and/or funding, which are the NAP grant and the USDA Rural Housing Preservation grant. Ralph asked about the real estate values on the balance sheet, Nikki was not sure and stated that she would find out what that value includes. Upon the motion of George Scull, and seconded by Barry Nelson, it was resolved that the treasurer's report be approved as submitted for filing and final audit, motion carried.

New business: Nikki Mickens presented the slate of officers as follows:

2025 Reorganization of officers to take effect January 1, 2024:
Chairman- Thelma Szarell
Vice Chair-Barry Nelson
Secretary-Ralph Burchianti
Treasurer- Marcia Sonneborn
Asst Sec- George Scull

Chairman Burchianti asked for a motion to approve and elect the slate of officers as presented for a term beginning January 1, 2025 and ending December 31, 2025. Upon the motion of George Scull, and seconded by Thelma Szarell, motion approved and carried.

Nikki then presented the work being done to identify blight on 2 streets in Nemaocolin, Wood and Diaz. George Scull presented the information he has gathered during his research, and Tyler Zeh from the Greene County GIS department gave a presentation of the blight mapping and the new application he

designed to identify and catalog blight. George emphasized that in order for any impact to be made, it is crucial for the RDA, County, and Cumberland Twp to work together and commit. Ralph asked if the PHARE funding that the RDA currently has that has been allocated for rehab, acquisition, or construction (but doesn't mention blight) would still be eligible. Nikki stated that she had already spoken with the grant manager to get verbal approval, and that the RDA would just need to submit a letter to PHFA to request to modify to blight remediation, as removing blight is considered an area benefit since Nemaquin is an LMI area. Marcia asked if we were considering LMI based off the census data, or ACS because the newest ACS data does not indicate Nemaquin as LMI, but it was due to a lack of responses to the survey. Nikki stated she wasn't sure, but would get written confirmation that PHFA considers the entire area LMI. Nikki will set up a meeting with Cumberland Twp to discuss the blight initiative.

Nikki mentioned that she will be visiting 7 senior centers throughout the County in January to give presentations on the home repair program.

Old Business: Nikki gave construction updates on the modular sites at 168 4th Street, Pitt Gas and 9 West Lincoln St, Waynesburg. Steve Love is working on the houses, but there were some issues discovered with the setting of the homes. A meeting is being scheduled with Professional Modular Builders/Wades to discuss a resolution.

Nikki then updated on the Rogersville LIPC's. Blueprints indicated that both households are following the savings and debt paydown plans and should be mortgage ready in 12-15 months as long as they continue to save and keep current payment. Currently they have until August 2025 and Dec 2025 to obtain a mortgage, but Nikki suggested that the payment moratorium be extended until June of 2026 for both in order to meet the income requirements for the grant and also retain the value of the house to align with the neighboring houses sold privately, with the expectation that they obtain a mortgage as soon as possible. Thelma Szarell made the motion to extend the date to obtain a mortgage to June of 2026, seconded by Marcia Sonneborn. Motion approved and carried.

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 are set to expire this month; that money has been expended.

The next meeting is scheduled for Monday, February 10, 2024 at 1:00 p.m. provided that nothing requiring immediate action arises prior to that time.

Barry Nelson made a motion to adjourn at 1:48 p.m., seconded by Ralph Burchianti, motion approved and carried.