

Redevelopment Authority of the
County of Greene, Pennsylvania

Meeting Minutes
February 10, 2025
1:00pm

Chairman Szarell called the meeting to order at 12:58 p.m., and those present and absent were as follows:

Present:

Absent:

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

Guests: Nikki Mickens

Chairman Szarell requested a motion to accept the meeting minutes from the December 10, 2024 meeting. Upon the motion of Barry Nelson, seconded by George Scull, motion approved and carried.

Public comment

Chairman Szarell 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 Burchianti asked for clarification on the real estate values on the balance sheet, and Nikki stated that she would find out how the numbers were derived and update at next meeting. 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:

George Scull discussed the potential donation of a property on Naser Street, Waynesburg. The building is currently spilt into 4 apartments, some of which are in severe disrepair and not occupied. Due to the costs involved in rehabilitation and proximity to WU, it would not be beneficial to turn this home into a single-family house. Nikki and George recommended that the board does not accept the donation. Upon the motion of Barry Nelson to decline this donation and seconded by George Scull, motion approved and carried.

Nikki then discussed that it has been at least 3 years since lawn care services were procured. Currently Cumberland Lawn Services cuts the Cumberland & Crucible lots, and Jeff Sholtis cuts the Pitt Gas and Mather lots. Nikki states that it is time to procure services and request updated proposals.

Nikki stated that the LIPC contract at 81 C Street, Pitt Gas is now 2 months delinquent, approaching 3 months. The homeowner lost their job in the fall, and the new job does not pay enough to allow the homeowner to cover the monthly payment, utilities and other bills. Suggests terminating the LIPC contract. Upon the motion of Ralph Burchianti to begin the eviction process for 81 C Street, Clarksville seconded by George Scull, motion approved and carried.

Nikki asked for a motion to approve the purchase of a modular home similar to size and cost as the previous modulars, up to \$145,000.00 purchase price. The home would be built using funds from the NAP donation from Community Bank and PHARE funds. Thelma asked what needed to be determined prior to ordering the home, and Nikki stated that she needed to make sure the house fit comfortably on the lot length and width wise, as there is a paper alley in the back that bisects the lot and we don't want the issue we have at Pitt Gas currently where the house sits almost on the property line. Upon the motion of Marcia Sonneborn and seconded by Barry Nelson, motion approved and carried.

Nikki then presented updates on the blight initiative on Wood and Diaz Streets in Nemaocolin. Nikki and George met with the Cumberland Twp managers and supervisors to discuss the project and obtain input. George discussed the properties and their values and potential remedies. Marcia asked that she be included in discussions regarding this, as she has been with the township for a long time and has some insights that others may not. George described the properties and tax records, and two houses were determined to be first and second priority to gain cooperation for blight remediation. Marcia will inform the supervisors of our intentions regarding the blighted areas.

Old Business: Nikki gave construction updates on the modular sites at 168 4th Street, Pitt Gas and 9 West Lincoln St, Waynesburg.

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, April 14, 2025 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.