

Redevelopment Authority of the  
County of Greene, Pennsylvania

Meeting Minutes  
Nov. 10, 2025  
1:00pm

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

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

Guests: Nikki Mickens

Chairman Szarell requested a motion to accept the meeting minutes from the September 8, 2025 meeting. Upon the motion of Barry Nelson, seconded by George Scull, motion approved and carried.

Public comment- None.

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 presented the asset and inventory list to discuss and suggested that based on the high cost of construction, she would suggest that new home constructions would be done in conjunction with the Neighborhood Assistance Program(NAP)with contributions from local businesses and financial institutions. George Scull stated that he thinks the asset list is good and gives a better understanding of our current inventory. Nikki stated that she will update the sheet monthly and add to the treasurers report. Ralph made the motion to accept the treasurers report to be approved and submitted for filing and final audit, seconded by Barry Nelson. Motion approved and carried.

New business:

Nikki Mickens discussed the Board's willingness to acquire and remediate blighted commercial or mixed use structures. Recently a few blighted commercial structures have been presented to the RDA as potential donations that need extensive rehabilitation. The Board discussed challenges with similar projects in the past, and came to the consensus that with 26 homes/property currently in our inventory and with our current funding(PHARE) being specific to housing, they did not want to take on commercial property at this time. Nikki stated that she is looking at alternate funding grants that are available, and the Board agreed that if alternate funding was available and a need was identified, mixed use structures could have some potential opportunities in the future.

Nikki Mickens asked for approval to bid out the HVAC work for the house being constructed at 124 2<sup>nd</sup> Street, Pitgas. Bid would be awarded to the lowest responsible bidder per the solicitors recommendation after review. George Scull made a motion to approve bidding the HVAC work, the motion was seconded by Barry Nelson, motion approved and carried.

Nikki Mickens then asked for approval for the meeting dates for 2026. Marcia asked if there was anything in the bylaws about required intervals to meet, and Nikki said she would check with the solicitor. George Scull made a motion to approve the meeting dates, the motion was seconded by Marcia Sonneborn,

motion approved and carried.

The Board then discussed options for projects for 2026. Workforce housing will be needed starting in the spring and will be needed for 2-3 years to accommodate workers during construction of the data center at the old Robena mine site. This would be a temporary need during construction. George stated that a lot of the work would be through trade unions that have local chapters or based in Allegheny, so it is likely the hotels could accommodate the workers. Marcia Sonneborn suggested that some of our vacant homes that we are having a hard time selling could potentially function as rental for workers as well once construction starts.

Nikki stated that she has been appointed to the PHAC as a regional representative for 2026. She anticipates being able to give a different perspective on housing issues to the committee, as right now the reps are from Allegheny and Washington Counties so they don't have the same issues that we do in a very rural area.

Old Business: Nikki & George gave updates on the modular site at 124 2<sup>nd</sup> Ave, Pitt Gas NAP Project. House will be set Wednesday. Nikki discussed items that came up during construction that can be improved on the next home to save costs. She also stated that Warren Dickerson has been inspecting before K2 Engineering comes out to sign the building permit inspections, and so far everything is going as expected. She also discussed the properties at 20 & 29 Wood that have been on the market since April with very little interest. A person interested in 29 Wood found that was pre-approved for a mortgage found a more updated home with 3 bd/ 2 bath for the same price in Clarksville so did not proceed with the purchase.

Nikki also stated that the offer to purchase 116 5<sup>th</sup> Street land was rescinded. There is a paper alley and some lot splits on the adjacent land, and the potential purchaser thought the lot included some of those areas, did not wish to proceed.

Nikki presented and update on the housing rehab programs and statuses for HOME, Whole Home Repair, and PHARE projects. She discussed needing more contractors and efforts to market the program to local contractors.

The next meeting is scheduled for Monday, January 12, 2025 at 1:00 p.m.

Ralph Burchianti made a motion to adjourn at 2:13 p.m., seconded Barry Nelson, motion approved and carried.