

**Ann Wanser**

- Not all of the houses in the neighborhood are all in bad condition and there are several homes that need to be condemned and torn down.
- Greenville taxes are very expensive and are hard to sell to young couples .
- Roads are horrible and are not properly maintained. Lowering the value of the home , because of the taxes .
- Any franchise that would potentially I come into Greenville always looks at the census, of the area , and we do not have enough young people or money to Bring in a franchise to the are.
- Our problem is money ! Our community doesn't have enough money for people to make here in the town. People have to commute farther for work .
- The overall conationof the look of the community looks horrible
- Suggestions of the consistency in the appearance of the homes putting up flags, going down Main Street , flower boxes, bistro sets.

**Janet Ohle** in some areas there is very minimal landscaping done , and the outside of the property has a lot of debris , and unmanned animals from the home . Overall "curb appeal " needs improvement. Also There are some properties that do need to come down. We are not unique in that we are a town with old houses that need to come down.

- How many homes have sold in Greenville in the last 90 days.( see Jan Jaussen's notes )
- Home owners should be encouraged to get there properties reassessed.
- The assessments that were previously conducted are inaccurate
- Task force should ask the county for help
- Taxes are higher in Greenville than other communities, mortgage insurance , flood insurance , mortgages are all expensive . Laws , rain patterns have changed and effects insurance .
- Average income in Greenville is around 40,000 dollars a year , declining prices in the houses in Greenville and the wedges in the area are very low.

- We are still showing a decline and recession in the area
- Number one factor of how homes are prices are backed in the wedges , wedges need to increase.
- Primary resident are eligible for homestead exemption and are not aware of that. Senior center does have access to theses services. How much would this effect the community?
- We need to step out of the old regime, of opposition from the council
- We need to work on our first impression to new potential home buyers
- Business owner need to take initiative to maintain there shops and in front of there shops , whether or not they own it or not.
- What people see when they enter into the community is a big deal
- The town looks nice but we have more work to do. Can we attract local artists to pain pictures on windows. Get rid of restitutions on advertising on the windows on vacant buildings
- There were suggestions on allowing patio seething and pretty lighting, however they were meet with resistance.
- There is a way to get grants for free trees in town.
- Put energy and time into making the appearance of the town. How to better consolidate and fix the money problem, and the school system ( paying for two schools, wedges etc)
- Funding for blighted buildings downtown need to be taken down
- Something effective needs to go in downtown

**Jan Jaussen**: -buyers are putting in low offers because that is all they can afford .

-There are people who do leave the community but do end up coming back to reestablish there homes.

-Mercer county is very beautiful. ( however most of those people that do come back end up moving to Hempfield)

-We do have a great Loan program here.

-Fist time home buyers take advantage of this and will buy in Greenville because the houses are affordable.

-We do not have a way to advertise the activities that are going on until it already happened?( arts and recreational community is working on creating a community calendar,

**His work his way Dave**: what can you tell us about property maintenance:

Typical in a year 80 home owners a year, doing more than one project with multiple teams working on several issues , painting landscaping. Greenville 250 different home owners some of which are elder widows who cannot maintain there homes and are visited each year 40-50 new applicants who are seeking assistance. This year in particular 59 of 80 are single woman . Homes are old and need general maintenance. Typical needs are 32 %of 80 %were widows in there 80 or 90s , Who cannot afford to hire someone to come in . They sometimes can afford the materials but not labor, can no longer afford the home , but don't have any money for assisted living or don't have relatives . Don't have money to fix up the home and don't have any other options but staying in there homes. Aging and widowed home owners are stuck in there situations without assistance.

Many home are passable because of his work his way , other neighbors in the area either don't qualify because of funding , they don't apply or because they are renters, and his work his way are not permitted to assist rental properties.

His work his way helps deal with the issue of "blight".

- Many of the aging population are going to contribute to the vacant homes
- People are very encouraged to see new council members , however we have big dollar issues and we need a movement in the community to resolve our major issues. Everything else in a "window dressing"
- It's difficult to get the council to discuss it .

Why when you go through any other collage town you see banners and support for the collage? But Greenville doesn't when it was addressed went to the chamber it didn't go anywhere.

Salem Ohio is very comparable to Greenville.

### **Additional discussion :**

Borough is seeking compensation plan for Greenville

Committee is designating Greenville's strengths and weaknesses

And understanding what lies within the municipality and the community, must identify areas in which the community is responsible for strengthening the community and the neighborhood. Neighborhood watch and other programs to strengthen the community - abandoned and vacant properties are around 300.

Why does Greenville struggle to keep residents and what is the difference between Greenville and Hempfield

The area is an age it population with aging homes

What are we missing as far as attracting new residents.

Residents vs home owners 54% is rental

Earned income tax- if we can raise it to 1 1/2 and reduce that to millage rates for property taxes. ( reference audio)

Borough isn't receiving enough services

Does the blue ribbon school award factor into the decision to move here?

- No not really because people tend to put there kids in the schools they went to

Problem is a bias view of the community. Leaders view this as a deviation

They do not look at the issue as a whole , community leaders do not want to help each other and consolidate. It's too expensive for Greenville to not consolidate. Hempfield has an us vs them attitude, and vice versa, however Greenville effects the whole area.

There are two reason kids don't come to Thiel.

1. finance
2. the town of Greenville . People don't even get to the collage and right away say they do not want to bring their kids to the area because of the look or overs condition of the town

There are people who are ready and willing to go now , and who are ready to make changes on there own and take charge in maintaining the sidewalks .

The overall attitude of our Leaders is that "we will deal with it once it's a problem, and it's " not our problem " or I don't live in Greenville"