

Redevelopment Authority of Lawrence County Meeting Minutes

September 26, 2024

The regular monthly meeting of the Redevelopment Authority of Lawrence County was held at the Commissioner's Meeting Room located at 430 Court Street, New Castle, PA, at 12:00 p.m. on Thursday, September 26th, 2024.

Attendance:

Redevelopment Authority: Robert Donadio, Chairman
Dennis Alduk, Vice Chairman
Frank Telesz, Secretary
Jim Gagliano
Jon Natale

Staff: Amy McKinney, Executive Director
Rebecca Shaffer, Deputy Director of Community Development
Mary Glass, Office Manager/CDBG Administrator
Ryan Long, Solicitor

Public: Debbie Wachter, New Castle News
Robert DiBuono, DON Enterprises Inc.
Linda Nitch, DON Enterprises Inc.

Call to Order

The September 26th, 2024, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:05 p.m. by Robert Donadio.

Public Comments

Robert DiBuono of DON Enterprises Inc. addressed the board to notify them that they have submitted a Vacant Lot application for two properties located in the fifth ward of the City of New Castle. The intention is to build a home on these lots. Mr. DiBuono also made a request that the Authority place a hold on an additional seven lots for the same purpose.

Linda Nitch of DON Enterprises Inc. addressed the board with an update on the Wright Project and Infrastructure Improvements and also made a request for the board to submit another Statewide Local Share Assessment application for the same.

Regular Agenda

- a. **Approval of minutes** – Frank Telesz moved, seconded by Dennis Alduk, to approve the minutes from the August 22nd, 2024, meeting. Motion carried, 5-0
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 08/31/2024 was \$1,187,427.77
- c. **New Business** –
 - The 2025 meeting dates were presented with the May and October meetings to be held offsite. Locations will be determined at a later date. Jim Gagliano moved; Dennis Alduk seconded the approval of the 2025 meeting dates. Motion carried 5-0.
 - DON Enterprises Inc. has requested the Redevelopment Authority submit application for the Statewide Local Share Assessment grant in the amount of \$1,000,000.00 to be used for The Wright Project and Infrastructure Improvements.
- d. **Old Business** –
 - **Countywide Blight Removal Program Update** -

- **Round 2-2024** – We have three repository properties out for bid with our qualified contractors. Bids are due back by October 1, 2024.
- **Façade Update** – All 2023 Façade agreements are on schedule for completion. We also have three applications on the wait list for 2024 funding.

Executive Session –

12:28 PM Frank Telesz moved; Jon Natale seconded motion to move into Executive Session.

Motion carried 5-0.

12:50 PM Jim Gagliano moved; Jon Natale seconded motion to move out of Executive Session.

Motion carried 5-0.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Frank Telesz moved; Jon Natale seconded the approval of Payment of Bills.
Motion carried 5-0.
- b. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2024-27 approving the transfer of one (1) side lot from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - MUNDEKIS, ANDREW R.Motion carried 5-0
- c. Jon Natale moved; Frank Telesz seconded the approval of Resolution R-2024-28 entering into agreement with South New Castle Borough for demolition reimbursement of a structure located at 1911 Prospect Street, New Castle, PA.
Motion carried 5-0
- d. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2024-29 approving the application for the Statewide Local Share Assessment grant for the Wright Project and Infrastructure Improvements.
Motion carried 5-0
- e. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2024-30 approving the application to PHFA for the 2025 PHARE funds.
Motion carried 5-0.
- f. Frank Telesz moved; Dennis Alduk seconded the approval of Resolution R-2024-31 accepting the updated schedule from Dore and Associates, Inc., with the end date of October 30, 2024.
Motion carried 5-0

The next meeting will be held on Thursday, October 24th, 2024, at 12:00 pm at PA American Water Ellwood Plant located at 352 Industrial Park Drive, Wampum, PA.

Adjournment – Dennis Alduk moved; Frank Telesz seconded the meeting adjourn at 12:46 PM. Motion carried 5-0