

Redevelopment Authority of Lawrence County
Meeting Minutes
March 28, 2024

The regular monthly meeting of the Redevelopment Authority of Lawrence County was held at the Lawrence County Government Center, located at 430 Court Street, New Castle, PA, at 12:00 p.m. on Thursday, March 28th, 2024.

Attendance:

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

Staff: Rebecca Shaffer, Dept. Director of Community Development
Mary Glass, Office Manager/CDBG Administrator
Ryan Long, Solicitor

Public: Chris Frye, City of New Castle
Nicholas Vercilla, New Castle News

Call to Order

The March 28th, 2024, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:01 p.m. by Robert Donadio.

Additions/Deletions to Agenda

None

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Dennis Alduk, to approve the minutes from the February 22nd, 2024, meeting. Motion carried, 4-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 02/29/2024 was \$1,453,772.68.
 - WesBanco reached out to us to see if we would like to open a money market account with them. We would like to move the bulk of our funds into the money market account to take advantage of interest rate and would transfer funds for payment of bills monthly. We would also be requesting online banking.
 - Frank Telesz moved; Jim Gagliano seconded opening of money market account. Motion carried 4-0.
- c. **New Business** – Countywide Demolition Application received from the Human Services Center for demolition of 217 N. Mill Street, New Castle, PA.
- d. **Old Business** –
 1. **Countywide Blight Removal Program Update** -
 - **First Merit** – DORE & Associates is scheduled to be back on property April 8th, 2024 to to restart demolition.
 2. **Transfer of 25 N. Mill Street** – Ryan Long, solicitor for RALC, addressed the board regarding 25 N. Mill Street. He stated that he, Jim Gagliano, and members of the RALC staff met with the County Commissioner’s to discuss the possible transfer of the property from the Repository to the Redevelopment Authority as the Land Bank. This would allow the Redevelopment Authority to manage the eventual transfer of the property and what, if any, stipulations would be placed on the deed. It was stated that Commissioner Vogler feels very strongly that no stipulations should be placed on the deed as this property is in the City and it should be up to the City what the end use is. Commissioner Kenndy and Sainato feel that because the County has invested a significantly large sum of money into the demolition of this property that they should be able to weigh in. Going forward, an application process will be created to allow for proposals for

future development. The intention would be to have applicants make presentation to the RALC board, the County, and the City of New Castle.

3. **Side Yard Lot Flyer -**

- A flyer has been created to market the Side Yard Purchase program. The intention is to distribute it to the municipalities with the hope of returning some of the vacant repository lots to the tax rolls. The board made mention of publishing in various media outlets as well.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jim Gagliano moved; Frank Telesz seconded approval of Payment of Bills.
Motion carried 4-0.
- b. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2024-07 approving the transfer of four (4) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - BAUMGARDNER, PATRICE M. & GORDON T.
 - BURK, JAMES C. & ALICE ANN
 - HAMILTON, TONYA & DEAN
 - HAWKINS, MARKMotion carried 4-0
- c. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2024-08 approving the financial statements of the 2022 audit for the RALC performed by Kim Wetzel, CPA for Myers, Patsy & Associates, LLC
Motion carried 4-0
- d. Frank Telesz moved; Dennis Alduk seconded the approval of Resolution R-2024-09 entering into agreement with Human Services Center for demolition reimbursement of a structure located at 217 N. Mill Street, New Castle, PA.
Motion carried 4-0
- e. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2024-10 approving the transfer of one (1) commercial property from Tax Claim (repository) to RALC:
 - 25 NORTH MILL STREET, NEW CASTLE, PAMotion carried 4-0

The next meeting will be held on Thursday, April 25th, 2024, at 12:00 pm in the Commissioner’s Meeting Room, located on the first floor of the Lawrence County Government Center.

Adjournment – Jim Gagliano moved; Dennis Alduk seconded the meeting adjourn at 12:19 p.m.