

Redevelopment Authority of Lawrence County Meeting Minutes

March 27, 2025

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, March 27, 2025.

Attendance:

Redevelopment Authority:	Dennis Alduk, Chairman Frank Telesz, Vice Chairman Jim Gagliano, Secretary Jon Natale, Treasurer – arrived at 12:08 PM
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Deputy Director of Community Development Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	Dan Kennedy, Lawrence County Commissioner Ben Bush, Forward Lawrence Nicholas Vercilla, New Castle News Tara Floch, Mercer County Regional Planning Commission Liz Peluchette, Mercer County Regional Planning Commission

Call to Order

The March 27, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:00 p.m. by Dennis Alduk.

Executive Session –

12:06 PM Frank Telesz moved; Jim Gagliano seconded the motion to move into Executive Session.
Motion carried 3-0.
12:26 PM Jim Gagliano moved; Jon Natale seconded the motion to move out of Executive Session.
Motion carried 4-0.

Public Comments

Nicholas Vercilla of the New Castle News asked for confirmation that the board had already approved five demolition agreements with the City of New Castle that are on the agenda for the City Council to vote on at their March 27, 2025 meeting. These demolitions agreements were approved by the Board of the Redevelopment Authority at the February 27, 2025 meeting by Resolution R-2025-04.

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Frank Telesz, to approve the minutes from the February 27, 2025, meeting. Motion carried, 4-0
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 02/28/2025 was \$962,151.03. Staff submitted a review of available funds and funding sources. We are waiting to hear back from PHARE about our application that we submitted last fall.
- c. **New Business – None**

d. **Old Business –**

- **Countywide Blight Removal Program Update -**

- **Demolitions update-**

- We have received the signed demolition agreements from the City of New Castle for Resolution R-2025-04 that was passed at the February 27, 2025, meeting.
- DORE & Associates will be back in April or May to finish site restoration at the former First Merit site.
- Metrovitalization – 119 E. Washington Street – They are working on new engineering plans due to a design change requested by the City of New Castle. The board made discussion of concerns over the safety of the site as the foundation is full of debris and has not been backfilled. This is ultimately up to the City of New Castle's code department to address.

- **Façade Program –**

- All applications for the 2025 year are due by March 31, 2025. As of this date we have received 12 applications. We have contacted all applicants to confirm that they would still be able to complete their projects in the event that we cannot fully fund them, and they have all stated they can. We also asked any applicants with more than one application to rank them by priority.

- **RACP Grant –**

- This application is with DON Enterprises for the Wright Building Project. We are currently trying to do an extension on this application and at this time there is no other update.

- **ACT 48 Ordinance Update –**

- The Commissioners introduced the ACT 48 ordinance on March 25, 2025. This ACT would allow for a \$250 fee to be assessed on every foreclosure, mortgage, sheriff sale and repository property. The funds will go to a line item in the budget and then be allocated to the Redevelopment Authority for use in demolition and rehabilitation projects. The Commissioners are required by law to announce it again the week of March 31, 2025 and will adopt it on April 8th, 2025. It will go into effect 90 days after that which would make July 8, 2025, the first date we can start collecting those funds.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. James Gagliano moved; Frank Telesz seconded the approval of Payment of Bills.
Motion carried 4-0.
- b. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2025-05 approving the transfer of one (1) side lot from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicant:
 - Maria ReyesMotion carried 5-0

The next meeting will be held on Thursday, April 24th, 2025, at 12:00 pm in the Commissioner's Meeting room located on the 1ST floor of the Lawrence County Government Center located at 430 Court Street, New Castle, PA.

Adjournment – Frank Telesz moved; Robert Donadio seconded the meeting adjourn at 12:43 PM.
Motion carried 5-0