

# Redevelopment Authority of Lawrence County Meeting Minutes

**February 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, February 27, 2025.

## **Attendance:**

**Redevelopment Authority:** Dennis Alduk, Chairman  
Frank Telesz, Vice Chairman  
Jim Gagliano, Secretary  
Jon Natale, Treasurer  
Robert Donadio, Asst. Secretary-Treasurer

**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

## **Call to Order**

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

## **Executive Session –**

12:00 PM Jon Natale moved; Jim Gagliano seconded the motion to move into Executive Session.

Motion carried 5-0.

12:28 PM Jim Gagliano moved; Jon Natale seconded the motion to move out of Executive Session.

Motion carried 5-0.

## **Public Comments**

None

## **Regular Agenda**

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Frank Telesz, to approve the minutes from the January 23, 2025, meeting. Motion carried, 5-0
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 01/31/2025 was \$1,280,123.17. Staff submitted a review of available funds and funding sources.
- c. **New Business** –
  1. Network – RALC/Land Bank
    - Brian Lawrence, Westmoreland County, reached out to inform us that he is working with Attorney Winny Branton in an effort to create a group that will focus on redevelopment authorities as currently, there is not a big network for landbanks and redevelopment authorities. A municipal assistance application has been submitted to DCED to help start funding. Amy has been asked to sit on the committee.
  2. Countywide Comprehensive Plan

- We have been working with Forward Lawrence to do a single app to DCED for updates to the county's comprehensive plan. It was submitted 02/26/2025. We will be looking into adding a section on blight remediation and a more detailed housing market analysis. We are hoping to start by the end of the year and have it completed within 18 months.

d. **Old Business –**

- **Countywide Blight Removal Program Update -**

- **Demolitions update-**

- Round 2 2024 – Notice to Proceed was issued for demolition of 1009 West State Street and 618 Etna Street. These were part of Round 2 – 2024.
- A draft ordinance for Act 48 of 2024 has been created and forwarded to the Commissioner's for approval. This act allows for a fee of \$250 to be added to any mortgage, sheriff's sale foreclosure or repository property transfer. These funds would then be put into a demolition/housing rehabilitation fund, which will be managed by the Redevelopment Authority. The draft was sent to the county solicitor for review and once finalized, it will be advertised in the New Castle News.

- **Façade Program** – All applications for the 2025 year are due by March 31, 2025. At this time we have received two.

**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; Robert Donadio seconded the approval of Resolution R-2025-04 entering into agreement with the City of New Castle for demolition reimbursement of:
  - 98 Riverview Avenue (03-150300)
  - 411 Haus Way (03-052000)
  - 906 West State Street (06-014100)
  - 1303 Croton Avenue (03-021400)
  - 599 Superior Street (04-271100)

Motion carried 5-0

The next meeting will be held on Thursday, March 27<sup>th</sup>, 2025, at 12:00 pm in the Commissioner's Meeting room located on the 1<sup>ST</sup> 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