

Redevelopment Authority of Lawrence County
Meeting Minutes
November 21, 2023

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 Tuesday, November 21, 2023.

Attendance:

Redevelopment Authority:	Robert Donadio, Chairman Dennis Alduk, Vice Chairman Jim Gagliano Jon Natale
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Dept. Director of Community Development Mary Glass, Office Manager Ryan Long, Solicitor
Public:	None

Call to Order

The November 21, 2023, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:05 p.m. by Robert Donadio.

Additions/Deletions to Agenda

None

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Jon Natale moved, seconded by Jim Gagliano, to approve the minutes from the October 26th, 2023, meeting. Motion carried, 4-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 10/31/2023 was \$1,799,640.16.
- c. **New Business** – 2024 Meeting Dates have been set and will be advertised and posted to the County website.
- d. **Old Business** –
 1. **Countywide Blight Removal Program Update** -
 - **First Merit** – A change order for additional funds for asbestos removal was received from Dore & Associates, however, after consulting with R.A.R. Engineering Group, Inc. and the City of New Castle, the change order was denied. It was determined that items in the change order were already identified on the original demolition plan. R.A.R. Engineering Group, Inc. is on site daily to monitor demolition. Staff of the Redevelopment Authority, City of New Castle, R.A.R. Engineering Group, Inc. and Commissioner Loretta Spielvogel met with the project manager after the removal of most of the windows had taken place. It was explained that the windows were removed as a safety issue and that they were wrapped and disposed of according to D.E.P. regulations. R.A.R. Engineering reached out to our local D.E.P.

representative to discuss. D.E.P. spoke with Mr. Nichols from Dore & Associates and is satisfied with the process. Representatives from Harrisburg and Meadville D.E.P. have been on site previously and were pleased with the plan for handling and removal of asbestos materials.

- **Round 1 – 2023** – We have three contracts to award under the Action Agenda. One property in Ellwood City Borough has been removed from the bid packet as we were notified that a bid was placed through the County repository sale and the taxing bodies have approved the sale. The property located at 403 4th Street, West Pittsburg, PA is currently on hold as we were recently made aware that there is a municipal lien on the property. It appears that the lien was missed by the individual who did the research before the property was moved to the County repository. The Tax Claim department and the County solicitor are reaching out to Taylor Township to see if they will forgive the lien as this would be the easiest resolution. We will also be sending a certified letter to the prior property owner notifying them that they have 30 days to remove the recreational vehicle from the property or it will be considered abandoned and will be removed by the demolition contractor.

2. **Façade Update** –

- All façade funds for 2023 have been allocated. We will keep the board updated on the progress of the 14 agreements we have on file. We are hoping to receive more funding in 2024 and if so, be able to do another round of applications late summer or early fall.

3. **PHARE Update** –

- PHARE applications were submitted on November 16th. The County application was for \$600,000 and the RALC application was for \$300,000. We will find out if we are awarded the funds sometime between May-July of 2024.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jim Gagliano moved; Dennis Alduk seconded approval of Payment of Bills.
Motion carried 4-0.
- b. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2023-37 entering into agreement with Siegel Excavating for Round 1 – 2023 – Contract #1 demolitions.
Motion carried 4-0
- c. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2023-38 entering into agreement with Fryer Excavating for Round 1 – 2023 – Contract #1 demolitions.
Motion carried 4-0
- d. Dennis Alduk moved; Jim Gagliano seconded the approval of Resolution R-2023-39 entering into agreement with Fryer Excavating for Round 1 – 2023 – Contract #2 demolitions.
Motion carried 4-0
- e. Jon Natale moved; Dennis Alduk seconded the approval of Resolution R-2023-40 entering into agreement with Shenango Township for demolition reimbursement of a structure located at 3911 Old Butler Road, New Castle, PA.
Motion carried 4-0

The next meeting will be held on Thursday, December 21st, at 12:00 pm in the Commissioner’s Meeting Room, located on the first floor of the Lawrence County Government Center.

Adjournment

Jim Gagliano motioned to adjourn the meeting, seconded by Dennis Alduk. Meeting adjourned at 12:44 p.m.