

Redevelopment Authority of Lawrence County
Meeting Minutes
July 27, 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 Thursday, July 27th, 2023.

Attendance:

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

Staff: Amy McKinney, Executive Director
Ryan Long, Solicitor

Public: Nicholas Vercilla, New Castle News

Call to Order

The July 27th, 2023, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:00 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 June 22nd, 2023, meeting. Motion carried, 3-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 06/30/2023 was \$1,228,246.19.
- c. **New Business** – none
- d. **Old Business** –
 1. **Countywide Blight Removal Program Update** -
 - **City of New Castle** - Bids have been submitted by seven qualified contractors. All seven completed the required paperwork and attended the pre-bid meeting on June 29, 2023. The bid results were sent out on July 20th, 2023. Seven bids were received with the lowest bid being from Dore & Associates out of Michigan. That bid was for \$624,600.00. The second lowest bid was from Graziani Construction Inc from New Castle, PA being \$823,314.00. We have reviewed all documents submitted with RAR Engineering Group, Inc on July 24th, 2023, and Rebecca Shaffer spoke with our solicitor, Ryan Long, to make sure that we are doing our due diligence in awarding to the lowest qualified bidder. Dore and Associates has been in business for over 50 years. They are a demolition and asbestos abatement company which owns all of the equipment necessary to complete this project. They will not need to subcontract out the asbestos removal or rent any equipment. They will have a project manager

on site daily who is based out of Pittsburgh where the company does a lot of demolition projects. Currently, they are working on a demolition plan and a timeframe for the project. Both items will be attached to the contract that we will present at the next Redevelopment meeting on August 24th, 2023. Ryan Long will review the contract before the meeting. We will also have a contract between the Redevelopment Authority and the City of New Castle for their portion of the funds for the demolition and another with RAR Engineering Group Inc. for professional services. We will continue to work with RAR Engineering Group Inc and Dore & Associates over the upcoming month to ensure that everything required will be in the demolition plan. We will then be able to reach out to the surrounding businesses to give them a timeframe of when the demolition will start, street closures, etc. We have requested New Castle News help us promote this information to the public. We will also post on our Facebook page and request the Commissioner's put it on the County website. The City of New Castle Code Enforcement officer is going to assist us by going door to door notifying businesses that they will not be able to park on Mill Street or the top three floors of the parking garage. Also, the FirstMerit parking lot will be blocked off for demolition equipment.

▪ **Countywide Blight Removal -**

We have not received any new applications for residential demolition. We are waiting for the new Repository list to be released at the end of August. Once we have that, we will have a look to see which ones will need to be taken down.

2. **Facade Update -**

- We received four applications on 07/26/2023. All four are located in Wampum. We will review the applications and make a recommendation at the August meeting. We have \$200,000 set aside and applicants are eligible to ask for up to \$25,000 but must be able to match up to the amount requested for their project.

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 3-0.
- b. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2023-19 approving the transfer of three side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicant:
 - BAUMGARDNER, GORDON T. & PATRICE M.Motion carried 3-0
- c. Dennis Alduk moved; Jim Gagliano seconded the approval of Resolution R-2023-20 accepting the bid of \$624,600.00 made by the lowest qualified bidder, Dore & Associates, LLC, for the demolition of the FirstMerit Plaza located 25 North Mill Street, New Castle, PA.
Motion carried 3-0

The next meeting will be held on Thursday, August 24th, 2023, at 12:00 pm in the Commissioner's Meeting Room.

Adjournment

Dennis Alduk moved, seconded by Jim Gagliano to adjourn the meeting at 12:20 p.m. Motion carried, 3-0.