

Redevelopment Authority of Lawrence County
Meeting Minutes
June 22, 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, June 22nd, 2023.

Attendance:

Redevelopment Authority:	Robert Donadio, Chairman Frank Telesz, Secretary Jim Gagliano
Staff:	Rebecca Shaffer, Dept. Director Community Development Mary Glass, Office Manager Ryan Long, Solicitor
Public:	Robert DiBuono

Call to Order

The June 22nd, 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

Possible approval of R-2023-18 transferring exempt lots from RALC to Applicant

Public Comments

Robert DiBuono, applicant for a Residential Structure purchase, addressed the board with his plans for renovation of 10 W. Sharp Street, New Castle, PA, should his application be approved.

Regular Agenda

- a. **Approval of minutes** – Frank Telesz moved, seconded by Jim Gagliano, to approve the minutes from the May 25th, 2023, meeting. Motion carried, 3-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 05/31/2023 was \$923,128.69.
- c. **New Business** – Residential Structure Purchase application – 10 W. Sharp Street, New Castle, PA.
- d. **Old Business** –
 1. **Countywide Blight Removal Program Update -**
 - **Shenango Township** has submitted an application for demolition of a mobile home in the Repository. Discussion was made regarding an agreement for this blight removal.
 - **FirstMerit Plaza Blight Removal** – We have received qualifying documentation from three additional contractors interested in the demolition. A mandatory pre-bid meeting is scheduled for June 29th at 8:30 a.m. in the Commissioner’s conference room. The Redevelopment Authority will move forward with securing bids from their qualified contractors which are due on July 20th, 2023 and will be opened that day.

- **New Wilmington Twp** – The Township has reached out to us regarding the expense of removing the utility pole, transformer, wire and all electrical facilities at the blighted property located at 3042 State Route 208. They received a quote from FirstEnergy. The board declined to cover this expense as the power services to the property are not considered to be part of the blight.
 - **City of New Castle** – The City of New Castle has requested an extension to the deadline of completion for blighted property located at 107-109 West Long Avenue, New Castle. The last phase of the demolition is slow going as bricks abutting the adjoining building are being removed by hand. There has also been some difficulty in hauling the debris to the specified site. The City states the contractor plans to be finished within one to two weeks. The Board agrees to the extension.
2. **Facade Update -**
- We received a request from the City of New Castle for \$25,000.00 of ARPA funds for Façade Improvements.
3. **Exempt Property Application –**
- We received an application for purchase of six exempt lots. The applicant has requested a quote on purchasing several of the adjoining exempt lots. As the acreage would be over one acre, the Board must determine the cost. Fee structure for exempt lot purchases was discussed and will be updated.
4. **PHARE Award –**
- The County has been awarded \$300,000 and the Redevelopment Authority has been awarded \$150,000, however, we have not received any documentation at this time.

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 3-0.
- b. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2023-14 approving the transfer of one side lot from Tax Claim (repository) to RALC. RALC simultaneously transfers side lot to applicant:
 - TOY, CHRISTOPHER
 Motion carried 3-0
- c. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2023-15 approving the transfer of one Residential Structure from Tax Claim (repository) to RALC. RALC simultaneously transfers Residential Structure to applicant:
 - DIBUONO, ROBERT
 Motion carried 3-0
- d. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2023-16 approving the agreement between the County and the Redevelopment Authority for the use of American Rescue Plan Act (ARPA) funds.
Motion carried 3-0
- e. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2023-17 approving the allocation of ARPA funds to the City of New Castle Façade Program.
Motion carried 3-0
- f. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2023-18 approving the transfer of six EXEMPT lots from RALC to applicant. RALC simultaneously transfers Exempt lots to applicant:
 - YOUNGBLOOD, LARRY J. & CANDACE R.

g. Motion carried 3-0

The next meeting will be held on Thursday, July 27th, 2023, at 12:00 pm in the Commissioner's Meeting Room.

Adjournment

Frank Telesz moved, seconded by Jim Gagliano to adjourn the meeting at 12:49 p.m. Motion carried, 3-0.