

Redevelopment Authority of Lawrence County
Meeting Minutes
April 25, 2024

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, April 25th, 2024.

Attendance:

Redevelopment Authority:	Robert Donadio, Chairman Dennis Alduk, Vice Chairman Frank Telesz, Secretary Jim Gagliano
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Dept. Director of Community Development Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	Janine Malloy, R.A.R. Engineering Group Inc. Nicholas Vercilla, New Castle News

Call to Order

The April 25th, 2024, 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 March 28th, 2024, meeting. Motion carried, 4-0
 - **Secretary/Treasurer Report** – Balance of RALC account as of 03/31/2024 was \$1,443,236.42.
 - A money market account has been opened with Wesbanco and funds have been transferred to take advantage of the interest rate.
- b. **New Business** –
 1. **Non-Repository Condemnation Process**
 - Discussion was made regarding the application process for non-repository demolition reimbursement. Specifically, about the signed/notarized owner statement that is required. Occasionally, a municipality may not get a response from a property owner when they send their notifications and therefore, not be able to get our form signed. It was decided that once all other options have been exhausted, we could accept a signed statement from the municipality stating they have followed all steps of their condemnation ordinance to remove the blight and will not hold the Redevelopment Authority liable in the future. A form will be drafted and reviewed by our solicitor.
 2. **Tax Claim Agreement – Land Bank Powers**
 - Currently the Redevelopment Authority does not have an agreement in place with the Tax Claim Department to use their Land Bank Powers. We would like to enter into this agreement so that should we need to exercise our Land Bank Powers in the future we would be able to.
- c. **Old Business** –
 1. **Countywide Blight Removal Program Update** -

- **First Merit** – Due to the additional asbestos discovered inside panels on interior columns during demolition, DORE & Associates has submitted Change Order #2 in the amount of \$29,700. R.A.R. Engineering Group Inc. has reviewed everything and feels this is a fair price for the removal. We would like to accept the change order as is to keep the demolition moving forward.
- **Round 1 - 2024** – We have three Repository properties out for bid. Bids are due back at 11:30 am on May 15, 2024. We will present to at the board meeting on May 23rd, 2024.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Dennis Alduk moved; Frank Telesz seconded approval of Payment of Bills.
Motion carried 4-0.
- b. Frank Telesz moved; Dennis Alduk seconded the approval of Resolution R-2024-11 approving the transfer of one (1) side lot from Tax Claim (repository) to RALC. RALC simultaneously transfers side lot to applicant:
 - LOUIS-JACQUES, REGINALDMotion carried 4-0
- c. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2024-12 accepting Change Order #2 for the First Merit project located at 25 N. Mill Street in the City of New Castle.
Motion carried 4-0

The next meeting will be held on Thursday, May 23rd, 2024, at 12:00 pm at Westminster College, 319 South Market Street, New Wilmington, PA.

Adjournment – Frank Telesz moved; Dennis Alduk seconded the meeting adjourn at 12:29 p.m.