

Redevelopment Authority of Lawrence County
Meeting Minutes
January 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, January 25th, 2024.

Attendance:

Redevelopment Authority:	Robert Donadio, Chairman Jim Gagliano Jon Natale
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Dept. Director of Community Development Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	Robert DiBuono, DON Enterprises, Inc. Linda Nitch, DON Enterprises, Inc. Anita McKeever, DON Services Inc. Alexander Riccardi, Assessment/Planning Departments Nicholas Vercilla, New Castle News

Call to Order

The January 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

See "Old Business" DON Enterprises RACP Application Update

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Jon Natale, to approve the minutes from the December 21st, 2023, meeting. Motion carried, 3-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 12/31/2023 was \$1,658,917.81.
- c. **New Business** – None
- d. **Old Business** –
 - 1. **Countywide Blight Removal Program Update** -
 - **First Merit** – We have come to an agreement with DORE & Associates regarding the change order for the additional asbestos abatement at the First Merit building located at 25 N. Mill Street. The original change order was submitted November 3rd, 2023, in the amount of \$146,770.00. R.A.R. Engineering was instrumental in negotiating with DORE & Associates, Inc. to get the change order revised to \$82,000.00. We went into this project knowing that additional asbestos abatement may be required and feel that the documentation provided justifies the change order.
 - **Round 1 2023** –

Parcel 33-045600 - 403 4th Street, West Pittsburgh – The sewage lien has been released by the Township and Fryer Excavating is requesting a demolition permit so clearing of the property can begin.

- **DON Enterprises RACP Application Update-** Linda Nitch of DON Enterprises Inc. updated the board on the application status stating that she spoke with one of the analysts and they are hoping that they will have a decision within six weeks.

2. **Façade Update –**

- We received all follow up documentation from Leaps & Bounds Gymnastics and have their reimbursement listed on the Action Agenda – Approval of Bills. We are going to accept applications for the next round of funding and those will be on a first come first served basis.

3. **Side Lots –**

- Two applications have been received and are listed under the action agenda.

4. **Vacant Lots –**

- DON Enterprises Inc – Robert DiBuono addressed the board to request purchase of ten Repository lots. Currently DON Enterprises Inc has completed twelve Federal Home Loan (FHL) builds and the thirteenth will be completed soon. This will complete their first three FHL grants. Currently, they have four buildable lots and with these ten additional lots they will be able to consolidate them into another four building sites. A hold has been placed on these lots and DON Enterprises has submitted the required application with payment. Also, Mr. DiBuono informed the board that DON Enterprises Inc has funding set aside for the Side Yard program which would give financial assistance to property owners who would like to purchase side lots but are not financially able to.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jim Gagliano moved; Jon Natale seconded approval of Payment of Bills.
Motion carried 3-0.
- b. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2024-01 approving the transfer of two side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - DAMICO, PATRICIA A.
 - YOURSH, BRANDON JOHNMotion carried 3-0
- c. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2024-02 approving the transfer of ten (10) vacant lots from Tax Claim (repository) to RALC. RALC simultaneously transfers vacant lots to applicant:
 - DON ENTERPRISES INC.Motion carried 3-0
- d. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2024-03 accepting Change Order #1 for the First Merit project located at 25 N. Mill Street in the City of New Castle.
- e. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2024-04 entering into agreement with Fryer Excavating for Round 1 – 2023 – Contract #3 demolitions.
Motion carried 3-0

The next meeting will be held on Thursday, February 22nd, 2024, at 12:00 pm in the Commissioner’s Meeting Room, located on the first floor of the Lawrence County Government Center.

Adjournment - Jim Gagliano moved; Jon Natale seconded the meeting adjourn at 12:28 p.m.