

Redevelopment Authority of Lawrence County  
Meeting Minutes  
December 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 Thursday, December 21, 2023.

**Attendance:**

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

**Staff:** Amy McKinney, Executive Director  
Rebecca Shaffer, Dept. Director of Community Development  
Mary Glass, Office Manager  
Ryan Long, Solicitor

**Public:** Robert DiBuono, DON Enterprises, Inc.  
Linda Nitch, DON Enterprises, Inc.

**Call to Order**

The December 21, 2023, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:01 p.m. by Robert Donadio.

**Reorganization**

Dennis Alduk made motion for the following officers, seconded by Jim Gagliano - 2024 Officers: Robert Donadio, Chairman, Dennis Alduk, Vice-Chairman, Frank Telesz Jr., Secretary.  
Motion carried, 3-0.

**Additions/Deletions to Agenda**

None

**Public Comments**

Linda Nitch of DON Enterprises Inc. addressed the board requesting approval to make application to the Redevelopment Capital Assistance Program (RACP). Ms. Nitch noted for the record that a correction to the agenda should be made to state DON Enterprises, Inc and not DON Services Inc. Regarding the application to RACP, Ms. Nitch states that they have an eligible project which they have named Union Station Crossing. This project is located inside the Enterprise Park district adjacent to the Elm Street Program in the City of New Castle along East Washington Street. A two-page summary of the project and a map showing properties in the area owned by DON Enterprises, Inc was presented. Ms. Nitch said they would like to see a lot of investment in this area and that this project would focus heavily on the Wright Building. They are seeking a \$4 million grant from the RACP and as this is a one-to-one match, the total cost of the project, should they be awarded that amount, will be \$8 million. Match funds would come from multiple resources. She explained that the Redevelopment Authority is eligible to apply and that there is an itemization within the capital budget itself, section 2017-0152, that has \$5 million available to do the following: acquisition, infrastructure, rehabilitation, abatement of hazardous materials, construction and other related costs for revitalization and development of industrial and commercial sites in the City of New Castle. DON Enterprises, Inc is trying to accomplish the community

revitalization that Elevate Lawrence County has said we really need within the City of New Castle. The project includes commercial space as well as housing. The Disability Options Network, DON, works with people who require accessible housing and they see the Wright Building being utilized for this purpose. DON Enterprises, Inc. has already invested nearly \$475 thousand dollars in private capital to stabilize the roof, gut the floors, repoint the exterior brickwork, and temporarily close up the windows. This first step is a pre-application. The Redevelopment Authority would be the passthrough for funding and DON Enterprises, Inc., legal would verify that all rules, regulations, and contracts are being followed. Please note that the ACTION AGENDA included the possible approval of resolution R-2023-43 DON Services, Inc. application to the RACP program, however, as this is only the pre-application, no resolution is needed at this time.

### Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Dennis Alduk, to approve the minutes from the November 21<sup>st</sup>, 2023, meeting. Motion carried, 3-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 11/30/2023 was \$1,669,829.07.
- c. **New Business** – Representatives from DON Enterprises Inc., Robert DiBuono, and Linda Nitch, were in attendance requesting authorization from the board to make an application to the Redevelopment Capital Assistance Program (RACP). *See Public Comments.*
- d. **Old Business** –
  1. **Countywide Blight Removal Program Update** -
    - **First Merit** – We are working with DORE & Associates regarding the change order for the additional asbestos abatement at the First Merit building located at 25 N. Mill Street. We have requested a detailed breakdown of costs. We did receive a revised change order, however, R.A.R. engineering group, inc. would like more details on the process of the asbestos removal before we accept the change order.
    - **Round 1 – 2023** –
      - **Parcel 33-045600 - 403 4<sup>th</sup> Street, West Pittsburgh** – This property was moved to the Repository by the Tax Claim Department, however; when the contractor went to apply for a demolition permit, it was denied due to the fact that Taylor Township has placed a lien against it for unpaid sewage bills. The County Solicitor has reached out to either the Township or the Township Solicitor about this but has not heard anything back to date. Mary will send all compiled information to Ryan, and he will send a letter to the Township Solicitor.
      - **DON Enterprises, Inc** – They are salvaging items from 415 E. Sheridan Avenue at this time.
  2. **Façade Update** –
    - Extension Requests under Action Agenda. Completion date per agreement was February 2024, however, due to weather conditions, masonry and painting cannot be completed.
  3. **Side Lots** –
    - Two applications have been received.
  4. **Vacant Lots** –
    - DON Enterprises Inc – Robert DiBuono addressed the board to request purchase of ten Repository lots. Currently DON Enterprises Inc has completed six Federal Home Loan (FHL) builds and the seventh will be completed soon which will wrap up the first three FHL grants. They have located ten additional lots they would like to purchase from the Repository for possible future building sites. A hold has been placed on these lots and DON Enterprises, Inc will file an application for review at our January 2024 meeting.

### **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-2023-41 approving the transfer of one side lot from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:

- RICHARDSON, ROBERT A. III & JAMIE
- DAWSON, DEMEKA R.

Motion carried 3-0

- c. Jim Gagliano moved; Dennis Alduk seconded the approval of Resolution R-2023-42 approving extension requests from the following Countywide Façade Agreement applicants; You Want This House (322, 324, 328, 330 Main Street, Wampum) and DON Enterprises, Inc. (346 E. Washington Street, New Castle)

Motion carried 3-0

The next meeting will be held on Thursday, January 25<sup>th</sup>, 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 motioned to adjourn the meeting, seconded by Dennis Alduk. Meeting adjourned at 12:51 p.m.