

Redevelopment Authority of Lawrence County  
Meeting Minutes  
February 22, 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, February 22<sup>nd</sup>, 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

**Public:** Janine Malloy, R.A.R. Engineering Group, Inc.  
Nicholas Vercilla, New Castle News

**Call to Order**

The February 22<sup>nd</sup>, 2024, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:01 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 January 25<sup>th</sup>, 2024, meeting. Motion carried, 4-0
- b. **Secretary/Treasurer Report** – Balance of RALC account as of 01/31/2024 was \$1,564,398.30.
- c. **New Business** – None
- d. **Old Business** –
  1. **Countywide Blight Removal Program Update** -
    - **First Merit** – Asbestos abatement is underway and scheduled for completion by mid-March. We received an email from DORE & Associates stating they are hoping to be back on site with demolition equipment by the first week of April. It could be sooner if the frost law is lifted which is holding up the moving of the heavy equipment. Janine Malloy from R.A.R. Engineering Group, Inc. has sent them an email requesting that they update the demolition work schedule and send it as a formal document. Janine Malloy updated the board on all aspects of the demolition. The demolition is behind schedule, but we did foresee this due to the time it has taken to work out the change order. We are hoping the demo will be completed by late Spring to early Summer.
    - **Round 1 2024** – We have received applications from the City of New Castle for the demolition of three repository properties that the City has condemned. We will be site visiting those properties and preparing a bid packet to be sent out hopefully by late Spring of this year.
  2. **Façade Update** –
    - Wish Development has submitted two applications for façade grant funding. We notified them that we currently do not have any funding available but will put them on a wait list. They are asking that the board consider swapping the funds previously awarded to the Hugger Mugger property to the new application for Stay and Play Indoor Dog Park as this project is of higher priority. We advised that should the board

approve this; they would have to reapply for the Hugger Mugger property and that that application would then go on the wait list.

**3. Side Lots –**

- Two applications have been received and are listed under the action agenda. Discussion was made regarding the intended use of the one property as a building lot for a small cabin that the potential owners would like to rent as an Airbnb property. The application eligibility requirements do not restrict usage and ultimately it would be up to the municipality to determine if this is an allowable use.

**4. RALC 2022 Audit –**

- A draft copy of the 2022 audit has been received. We are asking the board to review it within the next two weeks and let us know if there are any concerns. If there are none, we will ask the auditor to make it a FINAL copy and will present it for approval at the March 28<sup>th</sup>, 2024 meeting. One recommendation is that we purchase QuickBooks online.

**Action Agenda**

- a. Approval of Bills – Checks were presented for payment and signature. Dennis Alduk moved; Jim Gagliano seconded approval of Payment of Bills.  
Motion carried 4-0.
- b. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2024-05 approving the transfer of two side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
  - HEDLUND, RICKY L. & BONNIE L.
  - SURIEL AGUINO, ROBERT JUNIORMotion carried 4-0
- c. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2024-06 approving the Façade grant application for the following location:
  - 2650 Ellwood Road, Suite 104, New Castle, PA

The next meeting will be held on Thursday, March 28<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** – Dennis Alduk moved; Frank Telesz seconded the meeting adjourn at 12:28 p.m.