

Redevelopment Authority of Lawrence County Meeting Minutes

May 28, 2026

The regular monthly meeting of the Redevelopment Authority of Lawrence County was held at Ascent Pickleball, located at 2658 Ellwood Road, New Castle, PA, at 12:00 p.m. on Thursday, May 28, 2026.

Attendance:

Redevelopment Authority:	Dennis Alduk, Chairman Jim Gagliano, Secretary Jon Natale, Treasurer
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Deputy Director of Community Development (via Teams) Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	Albert Burick, Shenango Township Manager Jeff Foley, Ellwood City Borough Manager

Call to Order

The May 28, 2026, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:03 PM by Dennis Alduk.

Public Comments

Albert Burick, Shenango Township Manager – Thanked the board for their assistance with demolition funds which allowed two store fronts to be removed from Shenango Commons. This demolition gave access to the park directly behind the plaza as well as making way for several other businesses to be able to locate on the site.

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Jon Natale, to approve the minutes from the April 23, 2026, meeting. Motion carried, 3-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 04/30/2026 was \$1,016,313.95. Staff submitted a review of available funds and funding sources.
- c. **New Business** –
 1. **Funding Programs** – We are still waiting to hear from PHFA about our application for PHARE funds. Amy has reached out to the County Controller for a balance in the ACT 152 and ACT 48 accounts. Forward Lawrence is looking into other potential agencies that we could request demolition funds from.
 2. **Agreements** –
 - St. Francis Hospital - Forward Lawrence purchased the former St. Francis hospital from the county judicial sale. They will be entering into an agreement with the Industrial Development Authority for them to oversee the cleanup of the property with the EPA grant. Forward Lawrence will serve as the administrator. They will then be looking at ideas for the property. The building is currently on the National Register of Historic Places, and we are not sure at this time what it would require to take it off that registry.
 - REMA Corp – The County is the trustee of the REMA Corp. property; however, the property is not in the repository. Several years ago, DEP came to the county and requested that the property be pulled from the sale before anyone could purchase it due to the amount of environmental cleanup that needs to be done. The property was

pulled from the sale, but the taxes have been accruing for years. There are currently real estate taxes, state and federal taxes and at least two bank loans outstanding on the property. We would like to acquire the property at the Free & Clear sale and then transfer the title that same day to the Industrial Development Authority. The IDA would then be the title holder while the LCEDC administers and manages that entire remediation, marketing and redevelopment of the property. This would require a tri-party cooperation agreement involving the Industrial Development Authority, the Redevelopment Authority and the Lawrence County Economic Development Corporation.

d. Old Business –

1. Countywide Blight Removal Program Update -

- Demolition updates
 - 123 N. Mercer Street – New Castle City code enforcement has contacted us about doing an emergency demolition of this structure that was recently destroyed by fire.

2. RACP Update – We are in discussion with the City Rescue Mission about the property they own across the street from the mission, adjacent to the Whittaker property. We have received several demolition quotes for the property.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jim Gagliano moved; Jon Natale seconded the approval of Payment of Bills.
Motion carried 3-0.
- b. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2026-10 approving the transfer of four (4) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Howard A. Cullen
 - Robert L. Henley
 - Ana Melendez
 - Wayne E. RandallMotion carried 3-0
- c. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2026-11 entering into agreement between RALC and LCCAP for PHARE Rehab funds.
Motion carried 3-0
- d. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2026-12 entering into agreement with Shenango Township for demolition reimbursement of structures located at:
 - 710 Harmony Baptist Road
 - 1022 Dougherty Road
 - 1906 Moravia Road
 - 2467 Savannah Road

Adjournment

Jon Natale moved; Jim Gagliano seconded that the meeting adjourn at 12:36 PM.

The next meeting will be held on Thursday, June 25th, 2026, at 12:00 pm in the Commissioner's Meeting Room, located on the first floor of the Lawrence County Government Center.