

Redevelopment Authority of Lawrence County Meeting Minutes

June 26, 2025

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, June 26, 2025.

Attendance:

Redevelopment Authority:	Dennis Alduk, Chairman Jim Gagliano, Secretary Ben Bush, Asst. Secretary/Treasurer
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Deputy Director of Community Development Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	Dan Kennedy, County Commissioner

Call to Order

The June 26, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:00 p.m. by Dennis Alduk.

Executive Session –

12:00 PM Jim Gagliano moved; Ben Bush seconded the motion to move into Executive Session.

Motion carried 3-0.

12:12 PM Jim Gagliano moved; Ben Bush seconded the motion to move out of Executive Session.

Motion carried 3-0.

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Ben Bush, to approve the minutes from the May 22, 2025, meeting. Motion carried, 3-0.
- b. **Approval of minutes** – Jim Gagliano moved, seconded by Ben Bush, to approve the minutes from the June 18, 2025, special meeting. Motion carried, 3-0.
- c. **Secretary/Treasurer Report** – Balance of RALC accounts as of 05/31/2025 was \$903,821.09. Staff submitted a review of available funds and funding sources. We have not received the official notice but we did receive word that we have been awarded PHARE funds in the amount of \$400,000 and the County was awarded \$200,000. We will be requesting a quarterly disbursement of ACT 152 funds from the Commissioner's and starting July 8th, the ACT 48 fees will start being collected.
- d. **New Business – None**
- e. **Old Business –**
 - **Countywide Blight Removal Program Update -**
 - **Demolitions update-**

- First Merit Site – 25 N. Mill Street - DORE & Associates have started site restoration at the former First Merit property. R.A.R. Engineering Group has been monitoring the process.
- Rite-Aid Site – 119 E. Washington Street – R.A.R. Engineering Group and the City of New Castle are working with the property owner to get the site secured and cleared of debris.
- All Aboard Ellwood – 236 4th Street – Ellwood City – Construction on this project must start by February, 2026. As defined by our agreement, beginning construction is applying for the building permit, receiving it and breaking ground within 30 days of the date of the permit.
- Repository Demolitions – We have two properties currently on the list but will wait until we have reviewed the updated repository list from the Tax Claim Department in August before we put anything out to bid.
- **Façade Program –**
 - All agreements for the 2025 façade program have been signed and all Notices to Proceed have been issued.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Ben Bush moved; Jim Gagliano seconded the approval of Payment of Bills.
Motion carried 3-0.
- b. Ben Bush moved; Jim Gagliano seconded the approval of Resolution R-2025-10 approving the transfer of four (4) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Donna M. Baas
 - Karen Bellaman & Michael Chandler
 Motion carried 3-0
- c. Jim Gagliano moved; Ben Bush seconded the approval of Resolution R-2025-11 approving the transfer of two (2) exempt lots from RALC to applicant. RALC simultaneously transfers exempt lots to applicants:
 - Donna M. Baas
 - Shepherd's Light Ministry
 Motion carried 3-0
- d. Ben Bush moved; Jim Gagliano seconded the approval of Resolution R-2025-12 approving the transfer of four (4) vacant lots from Tax Claim (repository) to RALC. RALC simultaneously transfers vacant lots to applicant:
 - Flywheel Sports Based Youth Development
 Motion carried 3-0
- e. Ben Bush moved; Jim Gagliano seconded the approval of Resolution R-2025-13 entering into agreement with Shenango Township for demolition reimbursement of a structure located at 2001 Martha Street, New Castle, PA.
Motion carried 3-0

The next meeting will be held on Thursday, July 31st, 2025, 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; Ben Bush seconded the meeting adjourn at 12:31 PM.
Motion carried 3-0