

Redevelopment Authority of Lawrence County Meeting Minutes

April 24, 2025

The regular monthly meeting of the Redevelopment Authority of Lawrence County was held at the Commissioner's Meeting Room located at 430 Court Street, New Castle, PA at 12:00 p.m. on Thursday, April 24, 2025.

Attendance:

Redevelopment Authority:	Dennis Alduk, Chairman Frank Telesz, Vice Chairman Jim Gagliano, Secretary (Via Zoom) Jon Natale, Treasurer – (Via Zoom)
Staff:	Amy McKinney, Executive Director Rebecca Shaffer, Deputy Director of Community Development Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	None

Call to Order

The April 24, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:01 p.m. by Dennis Alduk.

Executive Session –

12:03 PM Frank Telesz moved; Jon Natale seconded the motion to move into Executive Session.

Motion carried 4-0.

12:31 PM Frank Telesz moved; Jon Natale seconded the motion to move out of Executive Session.

Motion carried 4-0.

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Frank Telesz moved, seconded by Jon Natale, to approve the minutes from the March 27, 2025, meeting. Motion carried, 4-0
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 03/31/2025 was \$948,550.55. Staff submitted a review of available funds and funding sources.
- c. **New Business – None**
- d. **Old Business –**
 - **Countywide Blight Removal Program Update -**
 - **Demolitions update-**
 - First Merit Site – 25 N. Mill Street - We are waiting to hear when DORE & Associates will be on back to finish restoration at the former First Merit site. Amy has reached out to R.A.R. Engineering Group for an update.

- Metrovitalization – 119 E. Washington Street – We have not had an update from them but we know that City of New Castle is working with them to get the site secured for safety purposes.
- **Façade Program –**
 - The due date for the 2025 Façade applications was March 31, 2025. We received a total of 31 applications. All applications have been reviewed and scored based on our ranking criteria.
- **RACP Grant –**
 - Linda Nitch from DON Enterprises contacted Amy about possibly attending a future meeting to give us an update on their status. We have a six-month extension letter prepared for signature at today's meeting. This is the first of three (3) six-month extensions we can request should it become necessary.
- **ACT 48 Ordinance Update –**
 - The Commissioners passed the ACT 48 ordinance on April 8th, 2025. It will go into effect on July 8th, 2025. This ACT allows for a \$250 fee to be assessed on every foreclosure, mortgage, sheriff sale and repository property sale.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Frank Telesz moved; Jim Gagliano seconded the approval of Payment of Bills.
Motion carried 4-0.
- b. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2025-06 approving the transfer of two (2) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Firas M. Ashour
 - Hudson Dean
 Motion carried 4-0
- c. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2025-07 approving nine Façade grant applications for the following businesses:
 - 101 West Vine – 101 West Vine St, New Wilmington, PA
 - AAJ Realty LLC – 400 Beaver St, Wampum, PA
 - Shenango Commons Management LLC (BC3)– 2658 Ellwood Rd, New Castle, PA
 - Gold Herin LLC – 202 W. Neshannock Ave, New Wilmington, PA
 - Human Services Center – 106 E. North St, New Castle, PA
 - Irides Holdings LLC – 134 W. Neshannock Ave, New Wilmington, PA
 - New Castle Public Library, 207 E. North St, New Castle, PA
 - Outsource Multi Service-Diane Coury Design–411 N. Jefferson St, New Castle, PA
 - Terrance P. Meehan – 131 E. Lincoln Ave, New Castle, PA
 Motion carried 4-0

The next meeting will be held on Thursday, May 22nd, 2025, at 12:00 pm at Georgetown Eats located at 1947 Georgetown Road, Volant, PA, 16156.

Adjournment – Frank Telesz moved; Dennis Alduk seconded the meeting adjourn at 12:39 PM.
Motion carried 4-0