

Redevelopment Authority of Lawrence County Meeting Minutes

September 25, 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, September 25th, 2025.

Attendance:

Redevelopment Authority:	Dennis Alduk, Chairman Frank Telesz, Vice Chairman Jim Gagliano, Secretary Jon Natale, Treasurer Ben Bush, Asst. Secretary/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:	Nicholas Vercilla, New Castle News

Call to Order

The September 25th, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:00 p.m. by Dennis Alduk.

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Ben Bush, to approve the minutes from the August 28, 2025, meeting. Motion carried, 5-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 08/31/2025 was \$795,393.83. Staff submitted a review of available funds and funding sources.

Executive Session

12:00 PM Frank Telesz moved; Jon Natale seconded the motion to move into Executive Session.

Motion carried 5-0.

12:23 PM Jim Gagliano moved; Ben Bush seconded the motion to move out of Executive Session.

Motion carried 5-0.

c. New Business –

1. **PHARE Funds** – The application for the 2026 PHARE funds is due November 3, 2025. Letters for support have been sent out to all municipalities and cooperating agencies. The due date is October 10th, 2025, and we have already received several. The 2025 PHARE Funds have been received. We are required to allocate 30% of the funds to rehabilitation projects and 5% is set aside for administration. The remaining portion can be split between demolition and façade projects. We will need to decide by the December meeting how much we want to allocate to each.

d. Old Business –

1. **Countywide Blight Removal Program Update -**
 - **Demolitions update - Round 1 - 2025**

- Sites visits were made to nine repository properties. Three of the properties are being used by neighboring landowners and we will be sending letters out to them making them aware of the Side Yard Program. We have identified five properties with structures that we would like to put out to bid for demolition. One of these properties is a mobile home in a mobile home court. Discussion was made regarding this demolition as we typically only take down structures that are on property owned by the same person. The staff will look into this and present further information at the October, 2025 meeting.
 - **Façade Program –**
 - Discussion was made concerning the amount of funds to be allocated to the 2026 Façade Program.
- 2. RACP Extension –**
 - The staff will be working to put together a project for the extension before the November 2025 deadline.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Ben Bush moved; Frank Telesz seconded the approval of Payment of Bills.
Motion carried 5-0.
- b. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2025-22 entering into agreement with the City of New Castle for demolition reimbursement of structure located at
 - 527 E. Long Avenue, New Castle, PA.
 Motion carried 5-0
- c. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2025-23 approving the application to PHFA for the 2026 PHARE funds.
Motion carried 5-0

The next meeting will be held on Thursday, October 23rd, 2025, at 12:00 pm at Theo's Creperie located at 147 S. Market Street, New Wilmington, PA.

Adjournment – Meeting adjourned at 12:40 PM.