

Redevelopment Authority of Lawrence County Meeting Minutes

JANUARY 22, 2026

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, January 22, 2026.

Attendance:

- Redevelopment Authority:** Dennis Alduk, Chairman
Frank Telesz, Vice Chairman
Jim Gagliano, Secretary
Jon Natale, Treasurer
Ben Bush, Assistant Secretary/Treasurer – Via Teams (late)
- Staff:** Amy McKinney, Executive Director
Rebecca Shaffer, Deputy Director of Community Development (via Teams)
Mary Glass, Office Manager/CDBG Administrator
Ryan Long, Solicitor
- Public:** Rachel Hanson, Neighbors in New Castle

Call to Order

The January 22, 2026, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:00 PM by Dennis Alduk.

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Jim Gagliano moved, seconded by Jon Natale, to approve the minutes from the November 25, 2025, meeting. Motion carried, 4-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 12/31/2025 was \$1,181,074.49. Staff submitted a review of available funds and funding sources.
- c. **New Business** – None
- d. **Old Business** –
 1. **Countywide Blight Removal Program Update -**
 - o **Demolitions update**
 - 119 E. Washington Street – Metrovitalization – The City has requested they put a new fence up around the open pit. They are also citing them for code violations.
 - All Aboard Ellwood – They need to break ground and begin construction within 30 days of receiving their building permit. Their deadline to begin construction was February 2, 2026. A 90-day Extension & Escrow agreement was requested and granted on August 28th, 2025. They are requesting clarification on what starting construction would be defined as. Specifically, they want to know if putting in a foundation satisfies our requirements. Discussion was made and the board agrees that the determination of when construction begins should be evaluated on a project-by-project basis.
 2. **PHARE Application Update** –

We are waiting to hear back about the application that was submitted.

3. RACP Update –

We will need to do a cooperation agreement between the County and the Redevelopment Authority. We received the letter from DON Enterprises Inc., relinquishing any funds for the Wright Building project. The County entered into an agreement with Gibson-Thomas Engineering Company as a structural engineer on an as needed basis. One of the projects they will be working on is the Whittaker Building project. They will help us determine if the best use would be a complete demolition/rebuild, or if possibly some of the structure(s) could be saved.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jon Natale moved; Frank Telesz seconded the approval of Payment of Bills.
Motion carried 5-0.
- b. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2026-01 approving the transfer of two (2) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Heather M. Gathers
 - Danielle D. PhillipsMotion carried 5-0
- c. Jon Natale moved; Frank Telesz seconded the approval of Resolution R-2026-02 entering into agreement with the City of New Castle for demolition reimbursement of structure located at:
 - 415 Bleakly Avenue, New Castle, PA
- d. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2026-03 entering into agreement with the City of New Castle for demolition reimbursement of structure located at:
 - 939 Harrison Street, New Castle, PA
- e. Jim Gagliano moved; Jon Natale seconded the approval of Resolution R-2026-04 entering into agreement with the City of New Castle for demolition reimbursement of structure located at:
 - 303 E. Fairmont Avenue, New Castle, PA

Adjournment

Frank Telesz moved, seconded by Jon Natale to adjourn. Meeting adjourned at 12:29 PM.

The next meeting will be held on Thursday, February 26, 2026, at 12:00 pm in the Commissioner's Meeting Room, located on the first floor of the Lawrence County Government Center.