

Redevelopment Authority of Lawrence County Meeting Minutes

July 31, 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, July 31, 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 Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
Public:	None

Call to Order

The July 31, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:01 p.m. 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 June 26, 2025, meeting. Motion carried, 5-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 06/30/2025 was \$869,690.67. Staff submitted a review of available funds and funding sources.
- c. **New Business** –
 - **All Aboard Ellwood Extension Request** – They are seeking a 90-day extension for their project. Currently, their deadline to break ground is February 2, 2026. They have raised a significant portion of the funding but have been unable to apply for an RCAP grant for the remaining portion due to the fact that no grant funding rounds have been available so far this year. It is expected that a round will open late this year or early in 2026. Another concerning factor for them is that there could be adverse weather conditions at the time of the agreed upon deadline. Discussion was made by the Board about implementing a standard extension agreement going forward. Ryan Long, solicitor for the Authority, will draft an agreement to be presented at the next meeting on August 28, 2025.
 - **DON Enterprises Inc. Extension Request** – DON Enterprises Inc. has an approved extension for the RCAP grant for the Union Station Crossing Wright Building project. They have sent notice to the Authority to advise that the bankruptcy plan for DON Enterprises Inc. has been submitted to the court and a decision to accept the plan has been scheduled for November 2025. This

date is past the six-month deadline for the project management proposal (PMP). Discussion was made to apply for a second extension.

d. **Old Business –**

- **Countywide Blight Removal Program Update -**

- **Demolitions update-**

- First Merit Site – 25 N. Mill Street - DORE & Associates have completed site restoration and we are awaiting an invoice for the final payment.
 - Rite-Aid Site – 119 E. Washington Street – It is our understanding that the City of New Castle has instructed them to fill the open foundation due to safety concerns.

- **Façade Program –**

- There is open funding allocated for Façade that was not used in 2025 which can be used for next year's round, or it can be reallocated should the need arise.

- **2025 Repository List –**

- The 2025 Repository list should be made available for review on August 1, 2025.

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-2025-14 approving the transfer of three (3) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Michael & Cindy CornellMotion carried 5-0
- c. Ben Bush moved; Frank Telesz seconded the approval of Resolution R-2025-15 entering into agreement with Shenango Township for demolition reimbursement of structures located at
 - 4228 Hollow Road, New Castle, PA.
 - 249 Atlas Road, New Castle, PA
 - Atlas Road, New CastleMotion carried 5-0
- d. Frank Telesz moved; Jon Natale seconded the approval of Resolution R-2025-16, Approval of financial statements for the year ending December 31, 2023.

The next meeting will be held on Thursday, August 28th, 2025, at 12:00 pm in the Commissioner's Meeting Room, located on the first floor of the Lawrence County Government Center.

Adjournment – Meeting adjourned at 12:35 PM.