

Redevelopment Authority of Lawrence County Meeting Minutes

August 28, 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, August 28th, 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:	Dan Kennedy, County Commissioner Nicholas Vercilla, New Castle News

Call to Order

The August 28, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:02 p.m. by Dennis Alduk.

Public Comments

None

Regular Agenda

- a. **Approval of minutes** – Ben Bush moved, seconded by Jon Natale, to approve the minutes from the July 31, 2025, meeting. Motion carried, 5-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 07/31/2025 was \$842,829.75. Staff submitted a review of available funds and funding sources.

Executive Session

12:05 PM Frank Telesz moved; Jon Natale seconded the motion to move into Executive Session.
Motion carried 5-0.

12:27 PM Frank Telesz moved; Ben Bush seconded the motion to move out of Executive Session.
Motion carried 5-0.

c. New Business –

1. **RACP Extension Request** – We are coming up on the deadline to request an extension. The board will need to discuss this in more detail at the September meeting if they are going to make the request.

d. Old Business –

1. **Countywide Blight Removal Program Update -**

- **Demolitions update-**
 - The staff has compiled a list of possible repository demolition properties which includes three residential structures and seven properties with outbuildings, swimming pools and other debris. They will be doing a site visit to these properties during the month of September and will present their findings to the Board at the September 25th, 2025, meeting. There is one occupied repository property located in the City. The staff has requested that the County Sheriff serve an order to vacate the premises. The structure appears to be in an unsafe condition. There may be two requests for emergency demolitions coming in. One is located at 527 E. Long Avenue, New Castle and the other is located at 719 Crescent Avenue, Ellwood City. We currently have four properties under municipal demolition agreements with a completion date of November 1, 2025.
- **Façade Program –**
 - Once the 2025 PHARE funds are received, the Board will discuss if they wish to continue the program and how much funds will be allocated to it for 2026.

2. All Aboard Ellwood Extension Request –

- The staff presented the Extension and Escrow Agreement prepared by Attorney Ryan Long. If the Board approves, the staff will forward the agreement to All Aboard Ellwood, Inc., for their signature. Funds will then be deposited to escrow account and held until May 2, 2026. Should All Aboard Ellwood Inc., not fulfill the terms of the agreement, those funds will then be issued back to the Redevelopment Authority of Lawrence County.

Action Agenda

- a. Approval of Bills – Checks were presented for payment and signature. Jon Natale moved; Ben Bush seconded the approval of Payment of Bills.
Motion carried 5-0.
- b. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2025-17 approving the transfer of three (3) side lots from Tax Claim (repository) to RALC. RALC simultaneously transfers side lots to applicants:
 - Jane & Brian Haney
 - Jerald P. Hooks
 - Paul H. McDonald
 Motion carried 5-0
- c. Ben Bush moved; Jim Gagliano seconded the approval of Resolution R-2025-18 entering into agreement with Shenango Township for demolition reimbursement of structure located at
 - 2003 Moravia Street, New Castle, PA.
 Motion carried 5-0
- d. Jon Natale moved; Frank Telesz seconded the approval of Resolution R-2025-19 entering into agreement with South New Castle Borough for demolition reimbursement of structure located at
 - 2108 Morris Street, New Castle, PA.
 Motion carried 5-0
- e. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2025-20 entering into escrow agreement with All Aboard Ellwood Inc.
Motion carried 5-0
- f. Ben Bush moved; Jim Gagliano seconded the approval of Resolution R-2025-21, Approval of financial statements for the year ending December 31, 2024.

The next meeting will be held on Thursday, September 25th, 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 12:41 PM.