

# Redevelopment Authority of Lawrence County Meeting Minutes

**November 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 Tuesday, November 25, 2025.

## **Attendance:**

<b>Redevelopment Authority:</b>	Dennis Alduk, Chairman Frank Telesz, Vice Chairman Jim Gagliano, Secretary Jon Natale, Treasurer
<b>Staff:</b>	Amy McKinney, Executive Director Rebecca Shaffer, Deputy Director of Community Development (via Teams) Mary Glass, Office Manager/CDBG Administrator Ryan Long, Solicitor
<b>Public:</b>	Nicholas Vercilla, New Castle News Rachel Hanson, Neighbors in New Castle Vern L. Eppinger, New Bedford PA

## **Call to Order**

The November 25th, 2025, meeting of the Redevelopment Authority of Lawrence County was called to order at 12:02 p.m. by Dennis Alduk.

## **Executive Session**

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

Motion carried 4-0.

12:20 PM Jim Gagliano moved; Frank Telesz seconded the motion to move out of Executive Session.

Motion carried 4-0.

## **Public Comments**

None

## **Regular Agenda**

- a. **Approval of minutes** – Jon Natale moved, seconded by Frank Telesz, to approve the minutes from the October 23<sup>rd</sup>, 2025, meeting. Motion carried, 4-0.
- b. **Secretary/Treasurer Report** – Balance of RALC accounts as of 10/31/2025 was \$1,176,296.80. Staff submitted a review of available funds and funding sources.
- c. **New Business** – None
- d. **Old Business** –
  1. **Countywide Blight Removal Program Update -**
    - **Demolitions update**
      - Bid Updates – Bids were sent out to all qualified bidders on October 14<sup>th</sup>, 2025 with a due date of November 18<sup>th</sup>, 2025. Three structures are located in the City of New Castle, one is in Shenango Township and the other is in Wayne Township. . Fryer Excavating and Seigel Excavating submitted bids. Seigel Excavating was the low bidder on all five structures.

2. **Façade Program** –

2026 Guidelines – The updated 2026 Façade Program guidelines were presented to the board for review and discussion.

**3. PHARE Application Update –**

The applications were due on November 20<sup>th</sup>, 2025, and have already been submitted. The County application request is for \$750,000 with \$600,000 coming from Marcellus Legacy and \$150,000 from real estate transfer tax. The Redevelopment Authority application request is for \$750,000 from the real estate transfer tax. We can expect news of the award in May or June of 2026.

**4. 2026 Meeting Dates & Locations –** Dates and Locations were reviewed and discussed.

**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. Jon Natale moved; Jim Gagliano seconded the approval of Resolution R-2025-25 entering into agreement with Siegel Excavating for Round 1-2025 Contract 1 demolitions.  
Motion carried 4-0
- c. Jim Gagliano moved; Frank Telesz seconded the approval of Resolution R-2025-26 entering into agreement with Siegel Excavating for Round 1-2025 Contract 2 demolitions.  
Motion carried 4-0
- d. Frank Telesz moved; Jim Gagliano seconded the approval of Resolution R-2025-27 approving the updating of the Façade Program Guidelines.  
Motion carried 4-0
- e. Jon Natale moved, seconded by Frank Telesz to approve the 2026 Meeting Dates and Locations.  
Motion carried 4-0

**Adjournment**

Frank Telez moved, seconded by Jim Gagliano to adjourn. Meeting adjourned at 12:32 PM.

The next meeting will be held on Thursday, December 18, 2025, at 12:00 pm in the Commissioner's Meeting Room, located on the first floor of the Lawrence County Government Center.