

Draft

MINUTES  
of the  
May 17, 2023 MEETING  
of the  
REDEVELOPMENT AUTHORITY OF BEAVER COUNTY

The meeting was called to order at 12:00 p.m.

Roll Call

Members Present: Messrs, Kochanowski, Vescio, Kopsack  
Members Absent: Rousseau (excused)  
Staff Present: Lance Grable, Dan Distler, Attorney Verlihay  
Guests Present: None

Approval of the Minutes of the April 19, 2023 Board Meeting

*A motion was made by Mr. Vescio and seconded by Mr. Kopsack to approve the minutes of the April 19, 2023 Board Meeting. The motion was unanimously approved.*

Bank Account Reports, Presentation of Bills and Deposits

The meeting packet contained copies of the following bank statements:

- RABC Checking Account #621964-540-9 for the period 4/1/23-4/30/23;
- Beaver Station RACP Account #6301679648 for the period 4/1/23-4/30/23;
- Money Market II Account #6300898680 for the period 4/1/23-4/30/23;
- Aliquippa Tin Mill Account #6302767966 for the period 4/1/23-4/30/23;
- WesBanco Checking Account #1272005529 for the period (Not available at the time of the meeting.)
- WesBanco Checking Account #1272007509 for the period (Not available at the time of the meeting.)
- WesBanco Checking Account #3781727909 for the period 3/31/23 – 4/30/23.

Mr. Grable explained that the meeting packets contained:

- A copy of invoice and check # 1803 in the amount of \$882.00 to George Verlihay for payment of invoice approved at 4/19/23 Board meeting.

*A motion was made by Mr. Kopsack and seconded by Mr. Vescio to accept the bank documents as presented and approve and ratify all payments.*

*The motion was unanimously approved with a roll call vote as follows.*

<i>Mr. Kochanowski</i>	<i>Yes</i>
<i>Mr. Vescio</i>	<i>Yes</i>
<i>Mr. Rousseau</i>	<i>Absent</i>
<i>Mr. Kopsack</i>	<i>Yes</i>

Budget

Presentation of Communications – None

Reports of Officers -None

Unfinished Business

- *The Bricks* – Mr. Grable asked Atty. Verlihay if he had an update on the transfer of the Bricks properties. Atty. Verlihay stated that to date 35 properties have been transferred and that he holds the documents needed to transfer the last property. Atty. Verlihay further stated that he will have Mr. Kochanowski sign the remaining document after the meeting. Mr. Grable added that representatives from the development team and the City of Aliquippa held an event to kick off the project. Mr. Grable reported that he could not add any more to the details of that event as he was not invited to attend but that it is good to see something happening on these properties.
- *RABC Organization and Structure* - Mr. Grable reported to the Board that he conversed with Laura Rubino about joining the RABC Board and she stated that she would be honored to be a part of the Board. Mr. Grable further explained that if the Board was in agreement he would send a letter to the Commissioners asking that she be appointed to fill Chet Thompson's term. The Board agreed and instructed Mr. Grable to ask the Commissioners to appoint Ms. Rubino.
- *Centennial Capital Midland Project* – Mr. Grable reported that the meeting packets contained a copy of the letter granting the extension for this RACP project and that the staff will continue to see if this grant can be included with one of the Midland LP RACP projects.
- *Blighted Property Review Committee* – Mr. Grable reported that he met with Mr. Trombetta on the project. He explained that the project continues to progress. Mr. Grable also mentioned that he is working with SGA to see if there is some funding to help with asbestos identification and funding to get those workers certified to identify and possibly remove asbestos.
- *Weavertown Environmental Project* – Mr. Grable reported that the meeting packets contained a copy of the letter granting the extension for this RACP project and that the staff will continue to see if they can find someone that can use that property for a development.
- *Bet-Tech Intermodal* - The RABC staff had nothing new to report on this subject.
- *Landbank* - RABC staff had nothing new to report on this subject.
- *Mycelia L.P.* – RABC staff had nothing new to report on this subject
- *Midland L.P.(Phase I and II) RACP* – Mr. Grable reported that he attended a pre-bid meeting for this project. Mr. Grable further explained that Midland LP was putting out another bid for work that was not covered in the original bid scope and was being added to take the project to completion. Mr. Grable also went through what happened with the reimbursement request that was provided to Midland. LP.
- *The Bluffs at Glade Path RACP* – RABC staff had nothing new to report on this subject.
- *Rivertowns Project* – Mr. Grable reported that he continues to work to find funding for this project and that he has had conversations with the Director of Beaver County Parks and Recreation to see if there is some funding available from their department. Mr. Grable added that additional activities are being planned for the Beaver County Boom festival and he believes that will continue to elevate the importance of the development trails and river access in our river towns.
- *Crossgates Development*- RABC staff had nothing new to report on this subject.
- *IBEW RACP* – RABC staff had nothing new to report on this subject.
- *Midland Phase III RACP* – Mr. Grable reported that he asked for an extension for the submission of the Business application for this project because there is a lot of interest in this site and the developer is working on finalizing an agreement with the best organization. A brief discussion ensued.
- *BCAT* – The RABC staff had nothing new to report on this subject.
- *Aliquippa Union Hall RACP* – RABC staff had nothing new to report on this subject.

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- *Turnpike Distribution Center II* – Mr. Grable stated that he received notification from the OB that the extension request was granted and is now due 6/6/23.
- *G & B Hopewell RACP* – Mr. Grable reported again that he asked for an extension for this business application because the developer is considering alternatives to the original application.
- *Midland Phase IV RACP* – Mr. Grable reported that he asked for an extension for the submission of the Business application for this project because there is a lot of interest in this site and the developer is working on finalizing an agreement with the best organization. A brief discussion ensued.
- *Ambridge Ordinance Violation* – RABC staff had nothing new to report on this subject.
- *Cannelton Road* – Mr. Grable reported that the staff is waiting for response from the EPA on whether they have received the cleanup grant. A brief discussion ensued.
- *Ambridge Borough RACP* – RABC staff had nothing new to report on this subject.
- *Beaver Area High School* - Mr. Grable informed the Board that Commissioner Camp asked him if he had been in contact with Beaver Area High School because he was informed that they had received an RACP grant. Mr. Grable explained that he told Commissioner Camp that he had not heard from Beaver High school and would let him and the Board know if that changes. Mr. Grable further explained that it is his understanding that this project is going through CED and thus will remove it from the agenda unless the board disagrees. The Board agreed to remove from the agenda.

**New Business**

Adjournment

***Mr. Grable asked if there was anything else to be brought before the Board and stated that the next meeting is scheduled for 6/21/23. There being no further business to come before the RABC Board, a motion was made by Mr. Vescio and seconded by Mr. Kopsack to adjourn the meeting. The motion carried unanimously.***

The meeting was adjourned at 12:30 p.m.

Respectfully Submitted By:

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Lance M. Grable  
Executive Director