

REDEVELOPMENT AUTHORITY OF BEAVER COUNTY

BEAVER COUNTY COURTHOUSE
810 THIRD STREET
BEAVER, PA 15009

JOHN A. KOCHANOWSKI, Chairman
JOSEPH WEST, Vice Chairman
MARIE HARTMAN, Secretary
FRANK VESCIO, Treasurer
LAURA RUBINO, Assistant Treasurer
Dan Distler, Director, Office of Planning and Redevelopment

Telephone: 724-770-4428
or 724-770-4421
Fax: 724-775-3915
Email: ddistler@beavercountypa.gov

MEMO

To: Board Members of the Redevelopment Authority of Beaver County
From: Dan Distler, Director, Office of Planning and Redevelopment
Date: October 11, 2024
RE: October 16, 2024 Meeting

Relative to the above referenced subject, delivered herewith are copies of the proposed Agenda and associated documents for your review. As a reminder, the next regularly scheduled meeting of the RABC will be held at 12:00 noon October 16, 2024 via teleconference or at the Courthouse. There will be a virtual call option also and the invite will be sent out shortly with the login information.

Please let me know if you are not able to attend the meeting. My office phone number is 724-770-4428.

cc: Beaver County Commissioners
file

REDEVELOPMENT AUTHORITY OF THE COUNTY OF BEAVER
AGENDA
October 16, 2024 Meeting

Roll Call

Approval of Minutes of the September 18, 2024 Meeting (draft copy attached)

Bank Account Reports, Presentation of Bills and Deposits

- See Bank Statements:
 - Citizens Bank RABC Business Checking Account #6219645409 – See attached statements for 9/1/24 – 9/30/24
 - Citizens Bank Money Market II Account #6300898680 – See attached statements for 9/1/24 – 9/30/24
 - Wesbanco Checking Account #3781727909 – Have not received WesBanco statements as of 10/8/24
- Bills Received/Paid/Issued
 - See attached invoice #14176 for Mr. Nalli in the amount of \$645.00 for 7/17/24 – 9/18/24

(Motion to approve and pay; All in Favor)

- Miscellaneous

(Motion to Approve) Roll Call Vote

Budget –

Presentation of Communications

Reports of Officers

Unfinished Business

- RABC Organization and Structure – The Office of Planning and Redevelopment is currently hiring for a Senior Planner. The position can be found on the County website, or a job description can be provided if requested.
- Blighted Property Review Committee – Dan will provide an update.
- Weavertown Environmental Project -
- Bet-Tech Intermodal -
- Land Bank -
- Mycelia RACP -
- Rivertowns Project – Met with Columbia gas regarding potential Rochester trail expansion on 10/8. Columbia was very receptive and seemed supportive. Will be setting up meetings with National Fuel and Norfolk Southern.
- Crossgates Development -
- IBEW RACP – Grant agreement executed 9/11/24; Special conditions uploaded 9/16/24. Waiting on IBEW to provide reimbursement request for RABC to submit online.
- Midland LP Phase III and IV RACP – Agreements have been completed by Mr. Nalli and are circulating for signatures.
- BCAT -

- Turnpike Distribution Center II – Still waiting on revised RDA’s from Pat Nardelli. Board advice?
- G&B Hopewell RACP – Awaiting assignment of State consultant to project
- Cannelton Road – Blackhawk School District taxes paid in the amount of \$5,120.90 (See attached tax receipts)
- Ambridge Borough RACP -
- RABC Properties –
- Neighborhood North Museum RACP –
- Bricks – Received call from Aliquippa School District Treasurer; The property taxes for this property had been abated. The School District tax check for \$165.19 was returned to RABC and made void.

New Business

- Thank You letters have been mailed to Mr. Kopsack and Mr. Rousseau

NEXT MEETING – November 20, 2024

ADJOURNMENT

Draft

MINUTES
of the
September 18, 2024 MEETING
of the
REDEVELOPMENT AUTHORITY OF BEAVER COUNTY

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

Roll Call

Members Present: Mr. Kochanowski, Mr. West, Ms. Hartman, Mr. Vescio, Ms. Rubino

Members Absent:

Staff Present: Atty. Nalli, Dan Distler, David Thompson

Guests Present: Dom Anselmo, KU Resources; Commissioner Jack Manning

Approval of the Minutes of the June 19, 2024 Board Meeting and the July 17, 2024 Board Meeting

A motion was made by Mr. Vescio, and Seconded by Ms. Rubino to approve the minutes.

Bank Account Reports, Presentation of Bills and Deposits

The meeting packet contained copies of the following bank statements:

- Citizens Bank RABC Business Checking Account #6219645409 – Mr. Distler presented bank statements for 7/1/24-7/31/24 and 8/1/24-8/31/24
- Citizens Bank Money Market II Account #6300898680 – Mr. Distler presented bank statements for 7/1/24-7/31/24 and 8/1/24-8/31/24
- Wesbanco Checking Account #3781727909 – Mr. Distler presented a bank statement for 6/30/24-7/31/24 and 7/31/24-8/31/24

Mr. Distler also informed the Board that the RABC had received its annual appropriation from the County.

A motion was made by Mr. Vescio and seconded by Mr. West to accept the bank documents as presented.

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

Mr. Kochanowski Yes

Mr. West Yes

Ms. Hartman Yes

Mr. Vescio Yes

Ms. Rubino Yes

Budget - None

Presentation of Communications – None

Reports of Officers -None

Unfinished Business

- *RABC Organization and Structure* – Mr. Distler welcomed new board members Joseph West and Marie Hartman.

- *Blighted Property Review Committee* – Mr. Distler informed the Board that the remaining two “Reclaim houses” in Midland and Beaver Falls have been completed. A small discussion followed.
- *Weavertown Environmental Project* – The RABC staff had nothing new to report on this subject.
- *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.* – The RABC staff had nothing new to report on this subject.
- *Rivertowns Project* – Mr. Distler informed the board that he had met with the project consultant, discussion followed.
- *IBEW RACP* – Mr. Distler reported that all of the required documents had been uploaded to the Office of the Budget and a grant agreement has been received.
- *Midland LP Redevelopment Phase III* – Mr. Distler and Mr. Nalli informed the Board that the Agreements for this project had been completed.
- *BCAT* – The RABC staff had nothing new to report on this subject.
- *Turnpike Distribution Center II* – Mr. Distler informed the board that the state consultant was currently awaiting project documents for this project.
- *G & B Hopewell RACP* – Mr. Distler informed the Board that this project was awaiting assignment of a State consultant.
- *Cannelton Road* – Mr. Distler and Dom Anselmo provided an update regarding this project to the Board, a small discussion followed.
 - ***A motion was made by Mr. Vescio and seconded by Ms. Rubino to sign a work authorization with KU resources, and to pay the Blackhawk School District taxes in the amount of \$5,120.90.***
- *Ambridge Borough RACP* - The RABC staff had nothing new to report on this subject.
- *RABC Properties* – The RABC staff had nothing new to report on this subject.
- *Neighborhood North Museum RACP* – The RABC staff had nothing new to report on this subject.
- *Bricks* – Mr. Distler informed the Board that this property has now been transferred to the Aliquippa Economic Development Corporation.
 - ***A motion was made by Mr. Vescio and seconded by Ms. Rubino to pay Aliquippa School District taxes in the amount of \$165.19***

Adjournment

Mr. Distler asked if there was anything else to be brought before the Board and stated that the next meeting is scheduled for 10/16/24. There being no further business to come before the RABC Board, a motion was made by Mr. West and seconded by Ms. Rubino to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 1:00 p.m.
Respectfully Submitted By:

Dan Distler
Director



US002 | BR627
ROP 450
P.O. Box 7000
Providence, RI 02940

Commercial Account Statement

Page 1 of 3

Beginning September 01, 2024
through September 30, 2024

Questions? Contact us today:



CALL:
Commercial Account Customer
Service
1-800-862-6200



VISIT:
Access your account online:
citizensbank.com



MAIL:
Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

REDEVELOPMENT AUTHORITY OF BEAVER COUNTY
RABC CHECKING
810 THIRD ST-COURTHOUSE
BEAVER PA 15009

**REDEVELOPMENT AUTHORITY OF BEAVER COUNTY
RABC CHECKING
Business Green Checking
XXXXXX-540-9**

Business Green Checking for XXXXXX-540-9

Balance Calculation

Previous Balance		18,364.29
Checks	-	.00
Debits	-	3.00
Deposits & Credit	+	.00
Current Balance	=	18,361.29

You can waive the monthly maintenance fee of \$9.99 by maintaining an average daily balance in your account of \$2,000 or by making 5 qualifying transactions that post to your account during the statement period.

Your average daily balance used to qualify this statement period is: \$18,363

Your number of qualifying transactions this statement period is: 0

A Courtesy waiver is active on your account so monthly maintenance fees are not currently being assessed.

Your next statement period will end on October 31, 2024.

Please See Additional Information on Next Page

Business Green Checking for XXXXXX-540-9 Continued

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING 540-9

Debits **

***May include checks that have been processed electronically by the payee/merchant.*

			Previous Balance
			18,364.29
<i>Date</i>	<i>Amount</i>	<i>Description</i>	Total Debits
Other Debits			
09/30	3.00	SERVICE CHARGE STATEMENT DELIVERY	- 3.00

Daily Balance

						Current Balance
Date	Balance	Date	Balance	Date	Balance	= 18,361.29
09/30	18,361.29					



US002 | BR627
 ROP 450
 P.O. Box 7000
 Providence, RI 02940

Commercial Account Statement

Page 1 of 3

Beginning September 01, 2024
 through September 30, 2024

Questions? Contact us today:



CALL:
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 1-800-862-6200



VISIT:
 Access your account online:
citizensbank.com



MAIL:
 Citizens
 Customer Service Center
 P.O. Box 42001
 Providence, RI 02940-2001

REDEVELOPMENT AUTHORITY OF BEAVER COUNTY
 RABC MONEY MARKET II
 810 THIRD ST--COURTHOUSE
 BEAVER PA 15009

**REDEVELOPMENT AUTHORITY OF BEAVER COUNTY
 RABC MONEY MARKET II
 Business Money Market
 XXXXXX-868-0**

Business Money Market for XXXXXX-868-0

Balance Calculation

Previous Balance		349,348.02
Checks	-	.00
Debits	-	.00
Deposits & Credit	+	.00
Interest Paid	+	28.63
Current Balance	=	349,376.65

Balance

Average Daily Balance	349,348.02
-----------------------	------------

Interest

Current Interest Rate	.10%
Annual Percentage Yield Earned	.10%
Number of Days Interest Earned	30
Interest Earned	28.63
Interest Paid This Year	269.29

You can waive the monthly maintenance fee of \$9.99 by maintaining a minimum daily balance in your account of \$2,500.
 Your minimum daily balance used to qualify this statement period is: \$349,348
 Your next statement period will end on October 31, 2024.

Please See Additional Information on Next Page

Business Money Market for XXXXXX-868-0 Continued

TRANSACTION DETAILS FOR BUSINESS MONEY MARKET ACCOUNT ENDING 868-0

Interest						Previous Balance
<i>Date</i>	<i>Amount</i>	<i>Description</i>				349,348.02
09/30	28.63	INTEREST				Total Interest Paid
						+ 28.63
Daily Balance						Current Balance
<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	= 349,376.65
09/30	349,376.65					

Nalli, Elias and Associates, PC
150 Pleasant Dr., Suite 101
Aliquippa, PA 15001 US
+17243754005



**NALLI, ELIAS
& ASSOCIATES, P.C.**
ATTORNEYS & COUNSELORS AT LAW

INVOICE

BILL TO

Redevelopment Authority of
Beaver County
Beaver County Courthouse
810 Third Street
Beaver, PA 15009

INVOICE # 14176
DATE 09/19/2024
DUE DATE 10/19/2024
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/17/2024	Solicitorship Review of Agenda; brief call w/ Dan Distler before the meeting; Attend and participate in monthly meeting	1	150.00	150.00
08/20/2024	Solicitorship Preparation of Opinion of Counsel & 4 Agreements, Betters REH LP	1.50	150.00	225.00
08/21/2024	Solicitorship Review of Agenda; attend and participate in discussion (no formal meeting - no quorum)	0.80	150.00	120.00
09/18/2024	Solicitorship Review of Agenda, attend and participate in monthly meeting of RACB	1	150.00	150.00

Please make check/money order payable to Nalli, Elias and Associates, P.C.

BALANCE DUE

\$645.00

Nalli, Elias and Associates, P.C. accepts Visa, Mastercard, American Express and Discover.

2024 REAL ESTATE TAX STATEMENT
BLACKHAWK SCHOOL DISTRICT



OFFICE HOURS:

TUES AND FRI 9:30AM TO 12:30PM. OTHER TIMES BY APPOINTMENT.
CLOSED HOLIDAYS

OUR TAXING SCHOOL DISTRICT PERMITS THE FOLLOWING PAYMENT PLAN
1ST PAYMENT OF: \$524.80 DUE BEFORE 08/31/2024
2ND PAYMENT OF: \$524.80 DUE BEFORE 10/31/2024
3RD PAYMENT OF: \$524.81 DUE BEFORE 12/31/2024
INSTALLMENT PAYMENTS ARE DUE AT FACE, ANY LATE PAYMENTS WILL RESULT IN
BALANCE DUE IN FULL PLUS A PENALTY OF 10% OF TOTAL FACE.

OFFICE PHONE: 724-827-8765

TAXES ARE NOW DUE AND
PAYABLE. PROMPT
PAYMENT IS REQUESTED.

PARCEL NUMBER	MILLAGE	TOTAL TAX DUE
58-120-0118-000-1	10.1444	2.00% DISC: JUL 01 - AUG 31
LINE NUMBER	LAND	\$1,542.92
1192	155,200	FACE: SEP 01 - OCT 31
	BUILDING	\$1,574.41
	0	
TOTAL ASSESSMENT		10.00% PENT: AFTER OCT 31
155,200.00		\$1,731.85
DESCRIPTION		
16.369 AC		
LOCATION		
0 CANNELTON RD		

MAKE CHECK PAYABLE TO:
BLACKHAWK SCHOOL DISTRICT
PHIL DIROCCO
3590 DARLINGTON ROAD
DARLINGTON, PA 16115



If serviced by a Mortgage Company, please forward this bill to them immediately.
REDEVELOPMENT AUTHORITY OF THE COUNTY OF BEAVER
810 3RD STREET
BEAVER PA 15009

UNPAID TAXES WILL BE FILED: 12/31/2024

58-120-0118-000-1

TAXPAYER COPY

IF A RECEIPT IS REQUIRED, SEND BOTH SIDES ALONG WITH A STAMPED SELF-ADDRESSED ENVELOPE.

2024 REAL ESTATE TAX STATEMENT
BLACKHAWK SCHOOL DISTRICT



OFFICE HOURS:

TUES AND FRI 9:30AM TO 12:30PM. OTHER TIMES BY APPOINTMENT.
CLOSED HOLIDAYS

OUR TAXING SCHOOL DISTRICT PERMITS THE FOLLOWING PAYMENT PLAN
1ST PAYMENT OF: \$1,161.87 DUE BEFORE 08/31/2024
2ND PAYMENT OF: \$1,161.87 DUE BEFORE 10/31/2024
3RD PAYMENT OF: \$1,161.88 DUE BEFORE 12/31/2024
INSTALLMENT PAYMENTS ARE DUE AT FACE, ANY LATE PAYMENTS WILL RESULT IN
BALANCE DUE IN FULL PLUS A PENALTY OF 10% OF TOTAL FACE.

OFFICE PHONE: 724-827-8765

TAXES ARE NOW DUE AND
PAYABLE. PROMPT
PAYMENT IS REQUESTED.

PARCEL NUMBER	MILLAGE	TOTAL TAX DUE
58-120-0118-001-1	10.1444	2.00% DISC: JUL 01 - AUG 31
LINE NUMBER	LAND	\$3,415.91
1193	343,600	FACE: SEP 01 - OCT 31
	BUILDING	\$3,485.62
	0	
TOTAL ASSESSMENT		10.00% PENT: AFTER OCT 31
343,600.00		\$3,834.18
DESCRIPTION		
26.981 AC BLDG		
LOCATION		
825 CANNELTON RD		

MAKE CHECK PAYABLE TO:
BLACKHAWK SCHOOL DISTRICT
PHIL DIROCCO
3590 DARLINGTON ROAD
DARLINGTON, PA 16115



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REDEVELOPMENT AUTHORITY OF THE COUNTY OF BEAVER
810 3RD STREET
BEAVER PA 15009

UNPAID TAXES WILL BE FILED: 12/31/2024

58-120-0118-001-1

TAXPAYER COPY

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2024 REAL ESTATE TAX STATEMENT
BLACKHAWK SCHOOL DISTRICT



OFFICE HOURS:

TUES AND FRI 9:30AM TO 12:30PM. OTHER TIMES BY APPOINTMENT.
CLOSED HOLIDAYS

OUR TAXING SCHOOL DISTRICT PERMITS THE FOLLOWING PAYMENT PLAN
1ST PAYMENT OF: \$20.29 DUE BEFORE 08/31/2024
2ND PAYMENT OF: \$20.29 DUE BEFORE 10/31/2024
3RD PAYMENT OF: \$20.29 DUE BEFORE 12/31/2024
INSTALLMENT PAYMENTS ARE DUE AT FACE, ANY LATE PAYMENTS WILL RESULT IN
BALANCE DUE IN FULL PLUS A PENALTY OF 10% OF TOTAL FACE.

OFFICE PHONE: 724-827-8765

TAXES ARE NOW DUE AND
PAYABLE. PROMPT
PAYMENT IS REQUESTED.

PARCEL NUMBER	MILLAGE	TOTAL TAX DUE
58-120-0117-P00-1	10.1444	2.00% DISC: JUL 01 - AUG 31
LINE NUMBER	LAND	\$59.65
1191	6,000	FACE: SEP 01 - OCT 31
	BUILDING	\$60.87
	0	
TOTAL ASSESSMENT		10.00% PENT: AFTER OCT 31
6,000.00		\$66.96
DESCRIPTION		
100.0 AC		
LOCATION		

MAKE CHECK PAYABLE TO:
BLACKHAWK SCHOOL DISTRICT
PHIL DIROCCO
3590 DARLINGTON ROAD
DARLINGTON, PA 16115



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REDEVELOPMENT AUTHORITY OF THE COUNTY OF BEAVER