



REDEVELOPMENT AUTHORITY OF THE CITY OF UNIONTOWN  
BOARD OF DIRECTORS MEETING MINUTES

April 29, 2024

1. Pledge
2. Call to Order/Roll Call/Additional Attendances

The Redevelopment Authority of the City of Uniontown, Pennsylvania met in regular session in Uniontown, Pennsylvania on Thursday, the 29 day of April 2024.

The Executive Director called the meeting to order at 4:00 PM and roll call was as follows:

Present: Mr. Matt George  
Mr. Mark Rafail  
Dr. Kurt Sturdevant (Phone)  
Brad Trott  
Paul Palya

**Additional Attendance: Sign-in sheet Provided.**

Jeremy Davis, Esquire  
Director Simmons, Executive Director

3. The Executive Director stated: "If a potential conflict exists, you are duty bound to disclose."

1. No Public Comment
2. New Business

a. Award Lawn and Maintenance Contract

The costs analysis placed the project under competitive sealed bids. Director Simmons reached out to four telephone/email quotes. \$20,160 Current per cut is \$25 – Starkeys cut is \$22.50 with a first and last of \$45. Starkey Land & Land LLC, quotes requested a first of the season rate, regular rate and last cut of the season rate. This will be six cuts at 2 cuts each month besides the first and last cut. Any additional work to be done will following the bidding requirements. Other bids received Johnathan Hart Coolspring Contracting \$42,880, first/last \$55, \$65, Eric Shaterley Elite Lawncare \$48,000 first/last \$75, regular \$60, Local Lawn and Landscaping \$49,600 first/last \$125, Regular \$65. While the costs were drastically different it was identified that this company is local and has over 30 employees with an H2B contract. A contract will be entered into with terms for one year.

***Mr. Mark Rafail requested a Motion to accept the quote from Starkey Lawn & Land LLC in the amount of \$20,160, pending final contract.***

*Motion: Mr. Mark Rafail*

*Second: Mr. Brad Trott*

*All in Favor. Motion Carried*

The board reviewed the park maintenance and will also request quotes, Lincoln, Lemon Storey and Nemaocolin. The Director will reach out to the County to learn how it will be maintained. The agreement with E&H Contracting will be closed.

b. Storey Square Rental Fees

Rental is \$150 and the Director proposes to raise the rate to \$250. The rental process has transition to an online process. A tired system was proposed in terms of non-profits, for profits and number of guests.



The group reviewed the access to electric. Director Simmons will review the options to turn off the electric and signage for loitering and will review the ordinances. It was recommended to review the occupancy rate to help determine the costs.

**c. CDBG Calvary Park Project**

The meeting with Council was held and the project reviewed. The city has no interest and have refence the property back to the Authority. Calvary will provide volunteers for maintaining the area. Others in the community are willing to assist with annual contribution to assist with the park. It is expected to cost approximately \$3K annually, with \$650 being for the insurance policy with biweekly mowing and trash cleanup. It is expected that the first four years could be funding through the community in addition to a line item in an existing budget to establish the park. It was proposed that the park be accepted as a donation and maintain like Lemon Street Park. Director Simmons will verify the taxes on the property and review any options for endowments. Meeting will be held with WVU and the church and others in the community. Director Simmons request at least some dollars from the city but the city made no commitment. It was discussed that may the park later transfer to the Parks and Recreation Board. The group reviewed the process for Uniform Relocation Assistance (URA) The next steps will be to revise the Activity to relief the property being donated to the Redevelopment Authority.

***Director Simmons requested a Motion to accept the property 34 Clarke Avenue as a donation from Calvary United Methodist Church.***

*Motion: Mr. Brad Trott*

*Second: Mr. Mark Rafail*

*All in Favor. Motion Carried*

**d. American Junior Golf Foundation (AJGF) Grant Request**

The group reviewed an upcoming event at the Nemaocolin where Joe Walko will assist with administering. The funding received can be received under a non-profit with a pass thru rate of 5%.

***Director Simmons requested a Motion to approve the pass thru for the American Junior Golf Foundation at a pass thru of 5%.***

*Motion: Mr. Mark Rafail*

*Second: Dr. Kurt Sturdavant.*

*All in Favor. Motion Carried*

3. Executive Session (Personnel)
4. Next Meeting – May 15, 2024
5. Adjournment

***Director Simmons requested a Motion to adjourn the meeting.***

*Motion: Mr. Paul Palya*

*Second: Mr. Brad Trott*

*All in Favor. Motion Carried*

Brad Trott, Secretary

7/5/2024

Date

