

ALTOONA REDEVELOPMENT AUTHORITY
Minutes of Friday, April 15, 2016

The Redevelopment Authority of the City of Altoona held their regular monthly meeting on Friday, April 15, 2016 in the Fourth Floor Conference Room in City Hall.

Board Members Present: Richard Fiore, Mayor Matt Pacifico, Julie Patosky, Brendon Moran (legal representative).

Staff Present: Lee Slusser, Nick Ardizzone, Jean Cupp

Guests Present: Bill Kibler, Altoona Mirror

1. Call To Order

The meeting was called to order by Julie Patosky at 8:30 a.m.

2. Approval of the Minutes

The Minutes of the Friday, March 18, 2016 meeting were reviewed. A motion was made to approve the minutes by Richard Fiore and seconded by Matt Pacifico, which passed unanimously.

3. Finance

The financial report for the month of March 2016 for the Altoona Redevelopment Authority and the Altoona Transportation Center were presented by Jean Cupp. A motion was made by Richard Fiore, to accept the financial reports as presented. Matt Pacifico seconded the motion, which passed unanimously.

The Preventative Maintenance Contract from MARC-Service, Inc. was presented by Jean Cupp. This contract is for the Heating, Ventilating and Air Conditioning Equipment in the Transportation Center. The annual cost for this contract is \$1,200.00 with \$600.00 payable upon acceptance of contract and the balance due in September, 2016. The contract period is from April 16, 2016 to April 16, 2017. A motion to accept the contract was made by Matt Pacifico. Richard Fiore seconded the motion, which passed unanimously.

4. Public Comment

None at this time.

5. **Solicitor's Report**

Brendon Moran presented the updated version of the new Lease Agreement proposed for the Redevelopment Authority and Greyhound. The original lease agreement was dated in 1985 and was extremely outdated. A motion to approve the new lease with the modifications was made by Richard Fiore. Matt Pacifico seconded the motion, which passed unanimously.

Mr. Moran presented the Amtrak Agreement and Lease. A motion for "Acknowledgement and approval of a 5 year Extension of the terms of Amtrak's current lease of space in the Transportation Center, pursuant to the third renewal option with the current Lease Agreement. Renewal will extend lease agreement to June 30, 2021," was made by Matt Pacifico. Richard Fiore seconded the motion, which passed unanimously.

Mr. Moran then presented the Zoe' Café Lease Agreement. Christie Jordan desires to rent space for and operate the Zoe' Cafe' A discussion ensued regarding the fact that this space has no plumbing for water or sewer. It was decided to make an offer to share half the expense of the plumbing for this space. The Redevelopment Authority will secure proposals for the work to be done. The lease was presented assuming that water service would not be provided, however. If water service is provided, the lease would have to be amended. A motion was made by Richard Fiore for approval of the lease pending resolution of a separate issue regarding "Patrons" in 1(a) Provision 5 as pointed out by the City Manager. Matt Pacifico seconded the motion, which passed unanimously.

6. **Other Business**

Mow & Lien Contract – Jean Cupp presented the Bids that came in for the 2016 Mow & Lien Program. The bids ranged from \$24.95 per hour to \$60.00 per hour. A motion was made by Matt Pacifico to accept the bid from J.J. Sinisi Landscaping & Lawncare at \$24.95 per hour. Richard Fiore seconded the motion, which passed unanimously.

Mortgage Satisfaction – Nick Ardizzone presented a Mortgage Satisfaction Request for the Improve Loan Program at 2025 3rd Avenue. The mortgage has been paid in full but was never satisfied. Richard Fiore made a motion that the request to have this loan satisfied be carried out and a letter be sent to Allegheny Real Estate Closings Company, Inc. stating as such. Matt Pacifico seconded the motion, which passed unanimously.

Non-loitering of Public Space – A brief discussion ensued on the issue of Public Space use. Lee Slusser explained that non-loitering public can use public space as long as they are not blocking the egress.

7. Adjournment

There being no other business, a motion was made at 9:00 a.m. by Richard Fiore to adjourn the meeting and seconded by Matt Pacifico. Motion passed unanimously.

Approved by Julie Patosky, Acting Chairperson