

ALTOONA REDEVELOPMENT AUTHORITY
Minutes of Friday July 15, 2016

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

Board Members Present: Don Devorris, Richard Fiore, Mayor Matt Pacifico and Brendon Moran (legal representative)

Staff Present: Lee Slusser, Nick Ardizzone, Jean Cupp and Bette Fischer

Guests Present: Judy Coutts – Downtown Altoona Business Community
Derek Heilmann – The Vineyard Church
Bill Kibler, Altoona Mirror

1. Call To Order

The meeting was called to order by Don Devorris at 8:30 a.m.

2. Approval of the Minutes

The Minutes of the Friday, June 17, 2016 meeting were reviewed. A motion was made to approve the minutes as read by Richard Fiore and seconded by Mayor Matt Pacifico, which passed unanimously.

3. Finance

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

4. Public Comment

None at this time.

5. Solicitor's Report

Brendon Moran presented a Satisfaction Piece for Marion E. Hoover and Teresa E. McGraw of 2025 Third Avenue, Altoona, PA 16602. The same was recorded on June 14, 2016 at Instrument Number 201609366.

6. Other Business

Transportation Center Floor Damage Update – Lee Slusser reported that Mr. Horell of Servicemaster by Horell was in to the Transportation Center and used a Propane Buffer which melted the wax, to hopefully fill in the scratches. Mr. Horell said the scratches are so deep that the buffing didn't do much. His suggestion would be to do a total Strip and Rewax. Mr. Devorris suggested that since Zoe's Cafe' has a limited income and is doing a Community Service that we defer a decision pending the results of a Strip and Rewax. In the meantime he asked that we get pricing on replacing the floor and bring back to next meeting. He also suggested that we turn a claim into our insurance company and then Zoe's Café would be responsible for the deductible.

Downtown Altoona Business Community Request – Judy Coutts, President of the Downtown Altoona Business Community, presented a Zombie Town USA two-day event scheduled for Friday, August 26 and Saturday, August 27. The committee is requesting permission to use the public toilet rooms in the transportation center for the event on Saturday, August 17, from 10 a.m. – 5 p.m. The committee will clean and stock the toilet rooms before, during and after the event. They are also asking to use the lobby for St. Luke's Episcopal Church to hold a Zombie Family Painting Party from 1 – 3 p.m. The church would be responsible for setting up and removing the tables and chairs needed for its activity and for returning the lobby to its pre-activity condition when the activity is over. The Vineyard Church Altoona, a tenant of the transportation center will be a "Safe House" during the event, providing water, snacks and a cool, quiet environment to visitors from 10 a.m. – 5 p.m. Redevelopment Authority members voiced a couple concerns, 1. Insurance? Is there going to be insurance that would cover any liability that could happen? 2. Have the other tenants been notified and are they ok with the use of the center for this function? Ms. Coutts stated that GAEDC was providing logistical and insurance help for the use of Heritage Plaza, she will check with them to see if this insurance will cover the Transportation Center also. Mr. Slusser will send a letter to Amtrak and Greyhound letting them know of the event. The Vineyard Church is already participating. A conditional motion to allow the use of the center for this event with the proper liability insurance and pending that there are no objections from the tenants was made by Richard Fiore. The motion was seconded by Mayor Matt Pacifico. Motion passed unanimously.

The Vineyard Church Proposal – Derek Heilmann presented a proposal for an agreement to rent the vacant 8.7 sq.ft. office space on the exterior of the 11th Avenue side of the Altoona Transportation Center for an office. The proposal is to pay \$45 per month and match the term of the lease with their existing lease for the spaces they rent inside the center. Brendon Moran stated that he could have Attorney Benjamin write an addendum to the existing lease. A motion was made to accept the proposal and add an addendum to the current lease by Mayor Matt Pacifico. Richard Fiore seconded the motion. Motion passed unanimously.

Depository Accounts – Jean Cupp presented an email that she recently received from M & T Bank requesting modifications to our accounts in order to keep them in a “fee free” arrangement. In 2015 M & T Bank waived \$1843.00 in fees that the accounts generated. They wish to move the InTown Housing and Transportation Center Security Deposit accounts to non-interest bearing low activity checking accounts. Currently these accounts earn interest. The other accounts would remain as is with the ACH debit block fraud protection. This service normally has a \$25.00 per month per account charge. They have been providing that service to us fee free. As of January 1, 2017, they wish to charge these accounts \$10 per month per account for the service.

Ms. Cupp stated that she has scheduled a meeting with First National Bank and will be meeting with their representative this afternoon to see what they could offer. Initial conversation indicated that they could provide accounts free of fees. Mr. Devorris is concerned that due to Public Viewing of our accounts and expenses we need to be transparent with how we handle our accounts. He requested Ms. Cupp to ask First National to put in writing their proposal and then talk with M&T to see if they could provide the same level of service to keep the accounts. If they could not, then the accounts could be moved.

Mr. Devorris asked if the authority has heard anything on the County Assessments. Mr. Ardizzone said that we are in receipt of the them but that he really hadn't had the time to look closely at them. Mr. Devorris asked that he prepare an analysis and send it to him next week.

Mr. Devorris also asked about the plumbing work for Zoe's Café in the Transportation Center. Mr. Ardizzone stated that he has been down several times this week and checked on the progress. It is coming along and hopefully will be done for Zoe's to open as scheduled.

7. Adjournment

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

Approved by Mayor Matt Pacifico, Acting Secretary