

ALTOONA REDEVELOPMENT AUTHORITY
Minutes of Friday September 16, 2016

The Redevelopment Authority of the City of Altoona held their regular monthly meeting on Friday September 16, 2016 in the Fourth Floor Conference Room in City Hall.

Board Members Present: Don Devorris, Richard Fiore, Julie Patosky, Louisa Lobre-Riley, Mayor Matt Pacifico and Attorney Elizabeth Benjamin

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

Guests Present: Christie B. Jordon, Zoe Café
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, July 15, 2016 meeting were reviewed. A motion was made to approve the minutes as read by Julie Patosky and seconded by Louisa Lobre-Riley, which passed unanimously.

3. Finance

The financial report for the month of July and August 2016 for the Altoona Redevelopment Authority and the Altoona Transportation Center were presented by Jean Cupp. A motion was made by Louisa Lobre-Riley, 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

Attorney Elizabeth Benjamin presented the finalized Greyhound Lease to be executed for signatures. A motion was made by Julie Patosky to execute for signature the Greyhound Lease. Richard Fiore seconded the motion. Motion passed unanimously. Attorney Benjamin then presented the Vineyard Lease Addendum that as of August 1, 2016 Vineyard Altoona will pay \$45.00 per month to occupy what has been labeled as "Taxi Dispatch" in addition to the Lessee's payment of \$750.00 which is currently the agreed-upon rent set forth in the lease agreement. A motion was made to execute the Lease Addendum for signature by Mayor Matt

Pacifico. The motion was seconded by Julie Patosky which passed unanimously.

6. Other Business

Property Reassessment Change- Mr. Ardizzone presented the Property Reassessment Change report as requested at the July 15, 2016 meeting. Mayor Pacifico noted that some of these properties have buildings on them. Mr. Ardizzone indicated that properties are as they were transferred to the Redevelopment Authority. Some of these buildings are occupied, i.e. the old Sinclair Gas Station on 6th Avenue and Lloyd Street is be used by the Community Development Demo Crew.

Transportation Center Floor Damage Update – Lee Slusser reported that the stripping and rewaxing process has made the floor damage look better. After a brief discussion it was decided that we will wait and see how it looks at a later date.

Depository Accounts – Jean Cupp reported that she had a meeting with First National Bank. The proposal for banking services shows that we can move all of the Redevelopment Authority accounts, have no fees and earn interest on each account. She has notified Mr. Dave Worthing of Mid State Bank and was told that he conceded that he cannot offer the rates and no fees deal. Richard Fiore made a motion that we switch to First National Bank for our banking needs. Julie Patosky seconded the motion. The motion passed unanimously.

Transportation Center Cleaning Contract – Mrs. Cupp presented the Proposal's for Cleaning of the Center. We received two proposals one from the Blair/Clearfield Association for the Blind and Visually Impaired and one from King Cleaning Services of Pittsburgh. The lowest bid is from our current cleaning service the B/C Association for the Blind and Visually Impaired. This bid being a \$50 per month increase. Although there have been some problems over the years with this service, it was decided that Attorney Benjamin will draw up a contract and attach a letter of conditions as we had done with last year's contract. A motion to accept Blair/Clearfield Association for the Blind and Visually Impaired with a conditional approval was made by Mayor Pacifico. Motion seconded by Louisa Lobre-Riley. The motion passed unanimously.

Chestnut Avenue Property – Mr. Ardizzone presented a letter from Altoona Land Development LLC, stating that in 2001 they purchased a piece of property and have been developing it since that time to make it more appealing for sale. They finally have a buyer and in a recent title

search the title company found a defect in the deed. In 1980, a section of the property was transferred to the Redevelopment Authority. Two years later, a parcel of that same section (a thin stretch of land) was included in the deed to Penn Mid State Advertising. The deed has transferred several times and each time the error was carried forward. This title defect is stopping the buyer from purchasing the property for development. Altoona Land Development LLC is requesting purchasing the land for \$101.00 from the Redevelopment Authority in order to regain this piece of property. A motion was made to sell this piece of property to the Altoona Land Development LLC, for \$101.00 by Mayor Pacifico. Julie Patosky seconded the motion. Motion passed unanimously.

AMTRAK Station – Mr. Slusser reported that he had a phone call from AMTRAK stating that AMTRAK had made a decision to distaff its stations system wide including the Altoona station. They are requesting that someone from the Altoona Transportation Center open the station a half hour before the arrival of each AMTRAK train and close it after said train leaves. Mr. Slusser explained to him that we currently have no employees at the Center; a private cleaning service comes to the Center each day well after the last train leaves. The Center is unlocked each morning and locked by its tenants each night. Typically, this is done by AMTRAK, as they have the longest hours of any tenant of the Center. It would mean that AMTRAK customers could no longer wait indoors for the train to arrive. Keeping in mind that the only access is through the interior of the Center (complete with elevators) a bridge over an expressway and security fencing, meaning that someone will need to unlock and lock this bridge as well as the entire Altoona Transportation Center for AMTRAK to continue to function at its current Altoona siding. This would also require approval from PENNDOT. A discussion ensued and the consensus of the Redevelopment Authority is that we are not in the position to help AMTRAK in this regard at the present time.

ZOE CAFE' – Christie Jordan of Zoe Cafe' told the Authority that when the plumbing was completed for the Cafe' a 2.5 Gallon Instant Hot Water tank had been installed. This is not sufficient for the operation and will not pass the PA State "Retail Food Facilities & Restaurants Health Inspection." It was decided that we will secure bids for a new larger hot water tank to be installed. The Authority authorized up to \$1,000.00 and Zoe Cafe' agreed to pay 25% of the cost. If the cost goes beyond \$1,000.00 the committee will be called by phone for approval so as not to hold up the installation for another month.

Ms. Jordan also asked that the Authority to consider updating the sign in front of the Transportation Center to include Zoe Café or letting her know what kind of sign she can put up for Zoe Café.

Law Firm Reorganization – Attorney Benjamin told the committee that her firm has reorganized and is now named Beard Legal Group, PC

7. Adjournment

There being no other business, a motion was made at 9:00 a.m. by Richard Fiore and seconded by Louisa Lobre-Riley. Motion passed unanimously.

Approved by Louisa Lobre-Riley, Secretary