

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK

1301 12th Street, Suite 400

Altoona, PA 16601

Phone: 814-949-2470 • planning@altoonapa.gov

REQUEST FOR PROPOSALS

**LOCATION: 300-330 East Chestnut Avenue, Altoona, PA
16601**

PROJECT: Purchase and Adaptive Reuse of Property

The Redevelopment Authority of Altoona (RA), on behalf of the Land Bank (LB), has acquired 300-330 East Chestnut Avenue, Altoona, PA 16601. The LB intends to solicit proposals from qualified bidders for the purchase and adaptive reuse of the former Immigration and Customs Enforcement facility.

The site is at ground level and elevated above road level. All public utilities are connected to the site, including public sewer, natural gas, and electricity. The site comprises parcels 01.07-12..-003.00-000 and 01.13-26..-005.00-000. The lot size is approximately 5.58 acres. The property does not lie within a flood zone and is on FEMA Flood Map 420113C0144D, effective 3/2/2012. The site has direct access to East Chestnut Avenue. The site is properly improved for use, and no adverse conditions have been noted. The present use of the facility is warehouse/commercial/office/ indoor shooting ranges.

The warehouse/office space covers approximately 51,615 square feet and comprises five buildings. The warehouse areas have concrete floors, while the office areas have carpet, tile, or vinyl flooring over concrete. Multiple offices are located in the front section of the main building, along with two men's restrooms, two women's restrooms, a half bath in one office, a break room, a vault area, and multiple warehouses. Two indoor ranges, one for pistol and the other for rifle, together span over 17,132 square feet. The pistol range is fully automated and has 30 firing points. Both ranges are fully operational and include air-scrubbing and lead-abatement systems.

MINIMUM BID PRICE:

The LB will accept no bids below \$1,500,000. The successful bidder will be required to provide the City of Altoona Police Department with scheduled access to the indoor pistol and rifle ranges, at no cost to the City of Altoona, in perpetuity.

AVAILABLE USES AND SUBSIDIES:

The adaptive reuse of approximately 51,516 square feet of warehouse/office space, along with the creation or retention of at least 10 jobs, is required and is a priority for the City of Altoona's economic and redevelopment efforts. In addition, the operational use of the indoor pistol and rifle shooting ranges must be maintained.

Local Economic Revitalization Tax Assistance (LERTA):

The Local Economic Revitalization Assistance (LERTA) Program, authorized by PA Act 76 of 1977, is an effective way to encourage revitalization and new construction. Properties that qualify for LERTA are exempt from real estate property tax on a graduated scale over the 5-year LERTA period. Base taxes continue throughout and after completion of the construction/improvement.

Under the provisions of the City of Altoona Ordinance No.5797, adopted by the Altoona City Council on December 5, 2022, a Local Economic Revitalization Tax Assistance (LERTA) program is available as a tax incentive for the rehabilitation and development of business property within the city limits of the City of Altoona, to encourage property improvements. Business improvements are exempt from the City of Altoona real property tax, as provided for in the following schedule.

For the remainder of the year, the improvement is completed and otherwise taxable, and the 1 st complete fiscal year thereafter	100% of the eligible assessment is exempt
2 nd complete fiscal year	80% is exempt
3 rd complete fiscal year	60% is exempt
4 th complete fiscal year	40% is exempt
5 th complete fiscal year	20% is exempt
After the 5 th complete fiscal year	The exemption terminates

NAP – Enterprise Zone Tax Credit Program :

Basics:

- Eligible applicants are private, for-profit companies
- Project must be located within the defined Enterprise Zone
- Maximum tax credit award is equal to 25% of qualified investment, up to \$500,000 per project
- Qualified investment includes rehab/expansion, improvements to buildings, improvements to land, engineering, architectural, and acquisition costs
- Investment window typically runs from July 1 of the program year through Sept 30 of the following year (15 months)
- Application window is typically April through May
- Project audit is required to close out and receive tax credit proceeds

Tax Credit Awards:

- The awardee may use tax credit awards to offset certain state taxes, including but not limited to:
- Personal Income Tax
- Corporate Net Income Tax
- Capital Stock-Foreign Franchise Tax
- Bank Shares Tax and more
- The applicant awarded EZ Tax Credits may also opt to exercise three other options for use of the credits:
- Carry Forward
- Sell for cash or assign (cash proceeds typically range from 80-90% of the credit amount)
- Pass through to another eligible entity
 - *(Neither DCED nor ABCD Corporation provides tax advice. Applicants should consult their respective accountants or tax advisors for specific tax-related questions.)*

TERMS AND CONDITIONS:

The LB has a clear title to the land. The successful bidder will begin work once all applicable agencies have approved the site development and building plans. The proposal should indicate whether the developer plans to begin work immediately.

The successful bidder will enter into a Developer's Agreement with the Land Bank for the following:

- a. Final inspection to verify that the proposed project scope is completed and approved by the Land Bank.
- b. Building permits and subsequent inspections will be required for all applicable work.
- c. General Liability Insurance and, if applicable, workers' compensation insurance, will be required as part of the executed Developer's Agreement on the property.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Luchansky, Director
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Eluchans@altoonapa.gov

PROPOSAL INSTRUCTIONS:

1. Proposal packages must be delivered to the Community Development Department no later than **12:00 PM on June 2nd, 2026.**
2. Must include the signed statement on page 6.
3. All submissions, including attachments, must be on 8 ½" x 11" paper.
4. Respondents must submit **3 copies** of the proposal, including attachments. Electronic submission will be accepted.
5. The Land Bank reserves the right to discuss any items in an applicant's proposal, including, but

not limited to: scope of work, prior experience, financial concerns or clarifications, and project schedule. After review, the applicant will have 5 business days to resubmit any required items. The successful proposal is expected to be selected at the June 19th, 2026, Redevelopment Authority / Land Bank board meeting. Proposals will be held for ninety (90) days.

6. Evaluation criteria will include, but not be limited to, price, prior work experience, project schedule, prior and pending code violations from the bidder within the City of Altoona, and compliance with the terms of this request for proposals.
7. The LB reserves the right to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of the LB.
8. The successful bidder will be required to deposit \$1,000.00 into an escrow account held by the Altoona Redevelopment Authority Land Bank to cover legal counsel fees and costs associated with the Developer's Agreement and other transaction costs. The deposit will be credited upon completion of the Developer's Agreement and will be forfeited if the bidder fails to start or complete the project.

Proposal Submission:

1. Included in your proposal should be
 - Bid price of \$1,500,000 minimum.
 - Prior experience, current project load, and ability to staff the project.
 - Professional References-Do not include LB board or City of Altoona staff members in this section.
 - Provide a *150-day* project schedule.

DEVELOPERS AGREEMENT

1. *Upon selection by the Land Bank, I/we agree to enter into a Developer's Agreement in form and content satisfactory to the Land Bank.*
2. *I/we agree not to seek any variances from the Altoona City Code of Ordinances without the expressed written permission of the Land Bank.*
3. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the property/project. I/we may not at any time after the execution of the Developer's Agreement make any claim against the Land Bank based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the Land Bank is retaining the property.*
4. *I/we understand that the Land Bank reserves the right to utilize a multitude of evaluation techniques so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
5. *I/we certify the following:*
 - (1) *I/we am/are not delinquent in paying real estate taxes on any property located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - (2) *I/we have no outstanding violations of the property maintenance code or other codes regarding properties located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - (3) *I/we have no outstanding municipal utility bills that are more than one year outstanding and owed to the City of Altoona or Blair County.*
 - (4) *If I/we am/are submitting this application on behalf of an entity, I/we make the above certifications on behalf of the entity and all Related Parties.*
 - (5) *To the best of my/our knowledge, all of the information in this application is true, correct, and complete.*

CONTACT INFORMATION AND ACCEPTANCE OF STATEMENT OF PROPOSED DEVELOPER

Organization: _____ Phone: _____

Contact Person _____

Address: _____

_____ Email: _____

Developer is a(n) _____ individual, _____ partnership, _____ corporation

I/we have read this Proposal Package, understand the proposal requirements of the LB, and submit this Proposal on this _____ day of _____, 2026.

Print

Signature

Title

Print

Signature

Title

LEGAL INFORMATION

APPLICANT NAME(S):

APPLICANT STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

MARITAL STATUS: _____ SINGLE _____ MARRIED _____ N/A

OWNERSHIP (REGARDLESS OF MARITAL STATUS):

_____ INDIVIDUAL _____ JOINT _____ OTHER (DESCRIBE): _____

IF APPLICANT IS AN ENTITY, LIST ALL INDIVIDUALS AND ENTITIES THAT HAVE A DIRECT OWNERSHIP, CONTROLLING OR MANAGING INTEREST IN THE ENTITY (E.G., OFFICERS, DIRECTORS, PRINCIPALS, GENERAL AND LIMITED PARTNERS, MANAGING PARTNERS, MEMBERS, MANAGERS, AND STAKEHOLDERS) (COLLECTIVELY "RELATED PARTIES"):

DOES THE APPLICANT HAVE ANY OWNERSHIP INTERESTS IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

DO ANY RELATED PARTIES HAVE ANY OWNERSHIP INTEREST IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:

- A. ARTICLES OF INCORPORATION, ASSOCIATION, OR ORGANIZATION, INCLUDING AMENDMENTS (STAMPED AS ACCEPTED BY THE STATE)
- B. CERTIFICATE OF LIMITED PARTNERSHIP, INCLUDING ADMENDMENTS (STAMPS AS ACCEPTED BY THE STATE)
- C. LLC AGREEMENT, INCLUDING AMENDMENTS (SIGNED)
- D. PARTNERSHIP AGREEMENT, INCLUDING AMENDMENTS (SIGNED) IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION