

**ALTOONA REDEVELOPMENT AUTHORITY AND ALTOONA LAND BANK
Minutes of Friday, October 16, 2020**

The Redevelopment Authority of the City of Altoona and the Altoona Land Bank Board held their regular monthly meeting on Friday October 16, 2020 in the Fourth Floor Conference Room in City Hall.

Board Members Present: Richard Fiore, Jr., Louisa Lobre-Riley, Ron Beatty, Mayor Matt Pacifico, Jessica Sprouse

Staff Present: Nic Ardizzone, Attorney Elizabeth Benjamin, Bette Fischer

Guests Present: Ken Decker, Altoona City Manager
Bill Kibler – Altoona Mirror

1. Call to Order

The meeting was called to order by Chair, Richard Fiore, at 8:35 a.m.

2. Approval of the Minutes

The Minutes of the Friday, September 18, 2020 meeting were reviewed. A motion was made to approve the minutes as read by Ron Beatty and seconded by Matt Pacifico, which passed unanimously.

3. Approval of Financial Reports

Nic Ardizzone presented August 2020 Financial Reports. Matt Pacifico moved to approve the Financial Statements. Motion was seconded by Ron Beatty, which passed unanimously.

4. Public Comment

None at this time.

5. Solicitor's Report

No regular business to report.

6. Other Business

- a. Cleaning Services Update** – Nic Ardizzone reported that Tim Hileman, Altoona City Fire Chief, took the lead on the COVID-19 cleaning that needed to be done at the Transportation Center. Pinnacle 7 Professional Cleaning Services performed the 1X Clean. Pinnacle also proposed a general cleaning cost per month = \$2,000. to include cleaning windows (interior and exterior); scrub

floors, strip & wax restroom floors, clean restrooms, wipe down walls/ceilings, clean elevator & lift, clean entry ways, (includes former Vineyard Room and kids room but not restaurant or office.) A brief discussion ensued and it was decided that Ken Decker would contact Pinnacle and ask them to clean for the months of November and December or until the city has made a decision as to whether or not they will be putting a full-time custodian in the Transportation Center. Nic Ardizzone will contact the Blair Clearfield Association for the Blind and thank them for their service and let them know that we will no longer be using their services as of October 31, 2020. A motion was made to accept the proposal from Pinnacle by Jessica Sprouse. Lousia Lobre-Riley seconded the motion. Motion passed unanimously.

b. Scott Electric Quotations

Ron Beatty reported that he and Nic Ardizzone had spent some time at the Transportation Center with a representative from Scott Electric looking at the current lighting situation. The lighting is very poor with many of the fixtures not working at all. They are old and no longer able to be maintained as parts are not available for them. We have received quotes for the Dome and also lights for the entry ways. A lengthy discussion ensued and it was decided that this conversation could wait until after the first of the new year and be revisited at that time.

c. Eastern Elevator Quote

Nic Ardizzone reported that he was contacted by Eastern Elevator Services stating that they had sent out a quote several months ago regarding a Lock Assembly Replacement on the Handicapped Lift in the Transportation Center, but had never heard anything in return. They sent a new quote out on October 15, 2020, proposing to provide and install new door lock assembly and make necessary adjustments. Price includes all labor, materials to perform the work for a fixed price of \$2,478.00. A lengthy discussion ensued at which time Ron Beatty asked if going forward we could have an engineer from staff or another engineering firm give a second opinion on non-emergency repairs, to the elevators due to the cost of some of these repairs. There are only a few engineers that are qualified to work on elevators so unless it would be a really large expense it would be difficult to find someone to able to render an opinion. This conversation ensued from a previous repair that amounted to \$36,000. Since it was two years ago, Mr. Fiore said that we would need to check the minutes, Bette Fischer will research and send them to Mr. Kibler.

A motion was made by Jessica Sprouse to approve the proposal of \$2,478.00 for this repair. Motion was seconded by Matt Pacifico. Motion passed unanimously.

Mr. Ardizzone told the Authority that we have received a violation from the Commonwealth of PA, regarding the boiler. The steam gauge was broken and a valve was leaking and were in need of repair. Marq Services (maintenance company) had already been in and made the repairs, before the violation was received.

- d. A conversation ensued regarding staffing of the Redevelopment Authority and the Transportation Center. Mr. Decker told the members that he is not sure yet who will be managing the Transportation Center in the future, but that the main function of the Redevelopment Authority is not to manage the Transportation Center. Jessica Sprouse said that while she agrees she also made it clear that she feels that the Transportation Center is very important to the city as there are 20,000+ people who use the center every year, it is a vital part of intown. Mr. Decker then went on the say that Mayor and Council are looking at the possibility of building a new smaller facility on Lot 24 of the 10th Avenue expressway, which is on the other side of the expressway which would eliminate the need for the crossovers. He has had conversation with Amtrak officials and they are looking into grants that could possibly help to build a new facility. The new facility would house the Amtrak Station and Greyhound as the 10th Avenue is wide enough to accommodate bus pullovers. Amtrak is also looking at adding a second Pennsylvanian train East-West which would increase ridership. The question was raised as to what we would do the current facility. Mr. Decker stated that we could possibly use it for white space such as an incubator, or large meeting room space for COVID-19 – social distancing that could be shared by the City, UPMC, Penn State or the Housing Authority for public meetings. The City currently does not have a meeting room for large meetings.

7. **Adjournment**

There being no other business, a motion was made to adjourn the meeting at 9:45 a.m. by Matt Pacifico. Motion was seconded by Ron Beatty. Motion passed.

Approved by